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14th February 2022

Elizabeth Lawrence
Woodend
Water Lane
Storrington
West Sussex
RH20 3LY

Dear Elizabeth,

**Arboricultural Constraints Assessment & Tree Constraints & Tree Protection Plans
for Lidsey Lodge Farm, Sack Lane, Lidsey**

I am pleased to confirm that having attended site on Monday 31st January to carry out the Tree Survey works I am now in a position to offer you advice on the constraints which trees could place on the viability of the re-development of this site and the likelihood of success through the Planning process.

Tree Survey Schedule

- This acts as an inventory of the trees present on site at the time of my inspection which may have the potential to be a constraint on the redevelopment of the site.
- You will see that the trees are graded A, B, C and U in accordance with BS5837:2012 recommendations and according to their appearance and condition.
- I would ask that you refer to the tree survey notes included within the report for further guidance on definitions for each category grading.

Root Protection Schedule

- This defines the minimum root protection areas (RPA's) which will need to be applied and respected in order to comply with British Standard 5837:2012 Recommendations. You will see that where there is no perceived constraint to the rooting pattern the RPA is shown as a circle whose radius is measured from the centre of the trees trunk. Where there is a perceived constraint to rooting then BS5837 requires that the Arboricultural Consultant estimates the most likely pattern of rooting and also shows this as a polygon equivalent to the same area as the circle.
- Please note that some Local Authorities apply the British Standard 5837:2012 Recommendations '20% ruling' which means that if your development overlaps the RPA's by 20% or more of previously open/undeveloped ground then it can be used as a reason for refusal.

Tree Constraints Plan – BH 01/02

- This is a graphical/visual representation of the tree survey data that has been collected – primarily crown spreads and colour coded trunk centres to show a trees grading.
- Tree RPA's [blue dotted circles and blue dashed polygons] are shown as well on the same plan.
- Any development that is shown to be taking place within a trees RPA requires that we provide the Planners with a detailed Arboricultural Method Statement covering the mitigation measures which will be applied to protect tree roots and/or minimise damage.

The Granary – White Chimney Row – Westbourne PO10 8RS

Tree Stock Overview & Design Guidance

- This site is currently dominated by Farming Barns and Outbuildings with concrete surfaced interlinking areas and there are no trees of significance and high landscape merit on the site itself.
- To the immediate left hand (western) side of the current access point on raised ground there are two scruffy Elderberries (Group 1) which are of very poor quality and limited life expectancy. The proposal for a new access means that they cannot be retained. But their loss is readily mitigated by the high levels of new planting shown on the Lizard Landscapes Master Plan for the project.
- There is also a young Sycamore (Tree 1) on raised ground to the western side of the site close to an access point which merits a moderate B grading but it is currently small in stature and of limited landscape merit. It will also be lost to the proposals for a new access at this point but this can readily be mitigated with the planting of a new young Oak tree (see attached Tree Protection Plan 03/04).
- Hedge 1 Beech and Group 2 Crimean Limes in the garden of Lidsey Barn are plants of high merit and significance and will require full protection in accordance with BS5837 recommendations. This can readily be achieved and these plants will be fully protected during the construction phase without adverse impact from the proposed development.
- There is a small Elderberry (T2) along the northern site boundary, that is growing out of the side of the ditch and is smothered and totally dominated by Brambles. There is very little live crown growth showing and I would advise that this tree is removed and reliance placed on the amount of new landscaping shown on the Lizard Landscapes Master Plan for the future.
- To the eastern side of the site perimeter there is a soil/spoil bund where Elderberries (Group 3) have self seeded into it at intervals. These are all poor quality trees that have very little live crown showing due to being swamped by Brambles. However, with some attention to the Brambles they can be safely retained at this time as the development proposals will have no adverse impact upon them.
- There is an off site mature Oak (T3) which I could not access, but assume it has its roots into the drainage ditch and this permanent waterlogging along with regular root disturbance from annual ground works to the farmers fields could easily have lead to the decline and dieback which we currently see in its crown. This tree has a short anticipated life expectancy but can be safely retained at this time as the development proposals will have no adverse impact.
- The three Elderberries (Group 4) rooted into the soil/spoil bund to the south side of the site that are of poor quality and no long term value but they can be safely retained at this time as the development proposals will have no adverse impact upon them.
- The two low graded Grey Willows in Group 5 are growing in the centre of the waterlogged drainage ditch and seem to have adapted fairly well to this situation. They can be safely retained at this time as the development proposals will have no adverse impact upon them.
- The three Elderberries one Buddleia and a Hawthorn in Group 6 are of poor quality and no long term value, but they can be safely retained at this time as the development proposals will have no adverse impact upon them.

Overall, I saw nothing which would pose a constraint to the redevelopment of this site in line with the RJCA Architects Site Layout and Block Plan. Quite the contrary in fact, I would see the redevelopment of the site in this manner and in accordance with the Landscape Master Plan proposed by Lizard Landscapes as an enhancement of this site in the wider landscape of this area.

I trust that this information is of assistance to you in the planning process and I remain available for further arboricultural advice and guidance on this project should this prove to be necessary.

Yours sincerely,

