

May 2025

ARBORICULTURAL IMPACT ASSESSMENT

Hurley Farm, Turners Hill Road, East Grinstead,

West Sussex. RH19 4LB

For

Mr & Mrs Upton

Prepared By

DOLWIN & GRAY

ARBORICULTURE, FORESTRY & CAPE

LITTLE MILLHOLE WOOD,

ERIDGE LANE, ROTHERFIELD, EAST SUSSEX, TN6 3JU.

TEL: (01892) 853232 FAX: (01892) 853434

E-mail: enquiries@dolwinandgray.co.uk

Introduction

Dolwin & Gray were instructed by Mr. T. Hoskins, of Turner & Hoskins Architects Ltd on behalf of Mr & Mrs Upton, owners of Hurley Farm, to prepare an Arboricultural Impact Assessment and Tree Constraints Plan for the trees which may be affected by proposed building works at Hurley Farm. The proposed works to be the subject of a Planning Application.

Site Description

See Turner & Hoskins Architects 'Planning, Design and Access Statement' dated April 2025.

Documents Provided (Including)

Doc. ref: 2180.2.01 Existing Location Plan, Proposed Block Plan.

Doc. ref: 2180.302.01 Planning Design and Access Statement dated April 2025.

Survey Details (BS 5837: 2012)

A site visit was carried out by the undersigned on Thursday 22nd May 2025 in good sunny weather conditions.

The visit was unaccompanied.

The data collected was from a visual inspection of the trees from ground level only, with no detailed inspection of the internal structure/condition of any of the trees undertaken. Where considered necessary a more detailed inspection will be recommended.

The Root Protection Area calculated as per BS5837:2012 and recommended Tree Protection Barrier positions are illustrated on the Tree Constraints Plan.

The categories of information obtained for each tree is listed below.

- 1 Tree Reference No.
- 2 Species.
- 3 Height in metres.
- 4 Trunk diameter in millimetres.
- 5 Crown spread in metres.
- 6 Approximate height of crown above ground level.
- 7 Age class.
- 8 Vigour.
- 9 Structural Condition.
- 10 Preliminary Management Recommendations.
- 11 Estimated remaining period of significant contribution in years.
- 12 Category to BS 5837: 2012

As stated above the structural condition of the trees was inspected visually to assess the crown and stem for any weakness, including hollows, forks or other defects that may affect its stability and safe and useful life expectancy within a domestic garden.

Risk Assessment

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Tree species characteristics have been taken into account with species known to have a propensity to shed limbs etc given lower Category grading and reduced estimated remaining contribution in years. The risk from trees increases in areas of regular usage. Where structures are within the falling range of trees, the risk is constant.

Trees have a lightweight structure, which is designed to resist imposed loads and stresses by adaptive growth in any areas of weakness. They cannot adapt to unforeseen forces and hence failure of a tree or its parts can never be ruled out.

Development Proposal

The development proposal is for the conversion of an existing building in to living accommodation. See supplied documentation for fuller details.

We understand that the existing building footprint is to remain un-altered.

Tree Details

See attached Tree Schedule

Impact of Development on Tree Retention

In order for trees on development sites to be retained account has to be taken of the area around each tree which can be left undisturbed. The Root Protection Area (RPA) required is calculated as per BS5837:2012 Annexe D.

Details of the required minimum RPA for each of the surveyed trees are included within the Tree Schedule. This Schedule also gives the radius from the centre of each tree required to achieve the RPA. The RPA does not have to be a circle. Subject to arboricultural advice the RPA can be of any shape provided it covers the required area.

The Root Protection Areas are annotated on the Tree Constraints and Protection Plan.

Works within a Root Protection Area (RPA)

No part of the designated Application Site is within the RPA of any tree. The only part of the entire building which is within an RPA is the section which is currently a garage. This is not within the Application Site. The area of the garage which is within the RPA is 22m² at the periphery of the RPA and equates to 3.4% of the total RPA.

We understand that no ground works are to be carried out in this area.

No access within an RPA which is not an existing surfaced formalised access route is considered necessary at this time.

Tree Protection/Ground Protection

Due to the low level of works and there being no requirement to access any RPA, we do not consider that any additional tree or ground protection is necessary.

Underground services

There is no requirement to install any underground services within or near to an RPA.

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No work within an RPA should be undertaken without consulting an Arboriculturist and the Local Planning Authority and obtaining written approval from the Local Authority.

Storage of materials on site.

No materials can be stored within the Root Protection Areas unless suitable ground protection is in place.

Any materials whose accidental spillage would cause damage to a tree such as fuels, oils, chemicals and cement should be stored and handled well away from the outer edge of its RPA.

If this is not feasible, then the materials should be stored on an impervious surface with any possible run-off directed away from trees and/or stored within a bunded container.

Potentially injurious materials must not be stored on a porous surface within or near to an RPA.

Care needs to be taken as to the direction of any run-off to ensure it does not contaminate any proposed planting areas or the RPA of any retained tree.

Tree surgery works to enable construction.

No tree works are necessary to complete the proposed works. Works recommended within the tree schedule are not necessary for the construction to proceed.

Prior to any trees works commencing, checks should be made with the LPA to ascertain whether any trees are protected by Tree Preservation Order (TPO) or are within a Conservation Area and the consent of the LPA is required.

Summary

Provided the above recommendations are adhered to, we consider that the proposed works will have no detrimental effect on any of the retained trees.

Liability & Duration

This Report has been prepared for the sole benefit of the client Mr and Mrs Upton to whom responsibility is limited and no responsibility will be accepted by Dolwin & Gray to any Third Party.

The information in this Report is subject to any changes of circumstances that may take place following the date of inspection.

This document is not a report on the safety of the subject trees.

Colin L. Goss
Dolwin & Gray

3rd June 2025

TREE SCHEDULE – Hurley Farm, Turners Hill Road, RH19 4LB

Tree No	Species	Height	Trunk	Crown	Height of Crown	Age	Vigour	Structural Condition	Preliminary Management Recommendations	Years	Category	RPA radius (M)	RPA area (M²)
1*	Oak	20	1200	13	4	Fully mature	Good	"Very large spreading tree situated on a bank. Some dead wood including some very large.	Oak	20	1200	13	4
2	Tulip tree	12	220	3	2	Young	Fair	Young tree of good form though may become too large for position. Minor twig dieback throughout crown.	None	40+	C3	2.64	21.9
3	Birch	12	200	4	2	Young	Good	Young tree of good form.	None	20+	C3	2.40	18.1
4	Birch	12	200	4	3	Young	Good	Young tree of good form.	None	20+	C3	2.40	18.1
5	Acer	6	120	2	2	Young	Good	Young tree of good form.	None	20+	C3	1.44	6.5
6	Willow	10	100, 120, 150, 180, 200	4	2	Semi-mature	Good	Multi stem from near ground level. In direct contact with garden store ground slab & likely to cause disruption to slab. Some stems lean west towards brick building subject of this Planning Application	Remove & treat stump against re-growth.		U	4.14	53.8
7	Willow	10	120	2	4	Young	Good	Drawn up single stem very close to garden store slab & likely to cause disruption to slab. Root sucker from T6.	Remove & treat stump against re-growth.		U	1.44	6.5
8	Willow	10	230	6	2	Semi-mature	Good	Drawn up single stem very close to garden store slab & likely to cause disruption to slab. Leans south due to group pressure.	Remove & treat stump against re-growth.		U	2.76	23.9

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								Probably common root with T9					
9	Willow	10	280, 150	4	2	Semi-mature	Good	Main stem + basal sucker. In direct contact with garden store ground slab & likely to cause disruption to slab.	Remove & treat stump against re-growth.		U	3.82	45.8
10	Oak	13	400	6	1.2	Mature	Good	Tree within hedgerow of mainly Hazel & Holly coppice	None	20+	B1,3	4.32	58.6
11	Spruce x 3	<6	180, 130, 90	2	1	Young	Good	Group of 3 young ornamental trees	None	40+	C1,2,3	1.69	9.0
✱	Denotes limited access.												

TREE SCHEDULE EXPLANATION SHEET BS 5837: 2012

<u>Number:</u>	As numbered on survey plan.
<u>Species:</u>	Common name.
<u>Height:</u>	Estimated height (metres).
<u>Trunk:</u>	Diameter (millimetres) Measured as per BS5837:2012
<u>Crown:</u>	Average crown spread radius (metres). Individual measurements given where there is a significant difference.
<u>Height of Crown</u>	Average height of crown above ground.

<u>Age:</u>	Y	-	Young	-	Less than one third life expectancy.
	MI	-	Middle Aged	-	One third to two thirds life expectancy.
	M	-	Mature		
	OM	-	Over Mature		

<u>Vigour:</u>	Physiological condition:	G – Good
		F – Fair
		P – Poor
		D – Dead

<u>Structural Condition:</u>	e.g. Collapsing.
	Presence of decay.
	Physical defect

Preliminary management recommendations:

Initial recommendations including: the need for more detailed investigation of suspected defects.

The potential for wildlife habitat.

Remedial works to help prevent collapse/remove obvious danger.

Years: Estimated remaining years of worthy contribution to landscape.

Category: To British Standard 5837:2012 Trees in Relation to Design, Demolition & Construction – Recommendations
See Table 1 – Cascade chart for tree quality assessment.

Table 1 – Cascade chart for tree quality assessment. BS5837:2012

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TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	♦ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). ♦ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. ♦ Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease, or very low quality trees suppressing adjacent trees of better quality). NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve;			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
	Criteria – Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A., but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	MID BLUE
Category C Those of low quality with an estimate remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value.	GREY

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