



BS5837:2012 Tree Survey & Arboricultural Impact Assessment Report.

Standen House and Garden – Extension to Visitor Reception Building.

Revision 2.

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January 2026.

Checked by: Magda Marner Date: 13/01/2026	Approved by: David Levett Date: 13/01/2026
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1.0 Introduction.

- 1.1 Instruction:** We are instructed by Mr Piers Guyenette, Senior Building Surveyor, National Trust (The Client), to undertake a tree survey, in accordance with BS5837:2012, Trees in relation to design, demolition and construction – Recommendations, and to provide an arboricultural impact assessment report, in support of proposals to extend the existing visitor reception building at Standen House and Garden and associated new underground foul and water main services.
- 1.1.2 This report supersedes our previous tree survey and arboricultural impact assessment report (October 2025) in consideration of the revised layout of the new underground foul and water main services.
- 1.1.3 The requirements of the tree survey are to:-
- Record information about the trees on site likely to be affected by the proposals;
 - Assess the potential impact of the proposals on the adjacent trees and vice-versa; and
 - Provide a tree survey and arboricultural impact assessment report with recommendations for specific tree protection and mitigation measures, as appropriate.
- 1.2 The Proposal:** This report relates to the proposal to extend the northern end of the existing visitor reception building at the main car park to Standen House and Garden, and the revised layout of the new underground foul and water main services.
- 1.3 Documents Provided: The following documents were provided:**
- A topographical plan of the site.
 - Standen Visitor Reception – Existing & Proposed Underground Foul and Water Main Services (Drawing no. 24-04-201-F) produced by Baird Design.
- 1.4 Scope of Survey and Report:** The survey relates to trees with a stem diameter of 75mm or more (measured at 1.5m above ground level) located immediately adjacent to the visitor reception building and the route of the new underground foul and water main services. The tree survey data has been compiled independently of the project proposals.
- 1.4.1 The report is concerned with the impact the project proposals may have on the nearby trees. Its purpose is to allow all concerned parties to assess the tree information as part of the proposals.
- 1.5 Report Limitations:**
- The report is concerned solely with arboricultural issues.
 - Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. The condition assessment of the trees is based upon factors evident at the time of the inspection and the interpretation of those factors by suitably qualified inspectors. Any subsequent significant meteorological event or alterations to the site may change the stability and condition of the trees and may affect the validity of this report.
 - This report is valid for 12 months.

2.0 Site Visit and Observations.

- 2.1 Site Visits:** A further site visit was undertaken on the 8th of January, 2026, following the initial site visit on the 22nd of September, 2025, by suitably experienced and qualified arboriculturists.
- 2.2 Methodology:** Observations were conducted from ground level, using the 'Visual Tree Assessment' system (VTA) by Claus Mattheck and Helge Breloer and The Body Language of Trees, Research for Amenity Trees No 4 (Department of the Environment). No internal diagnostic equipment was used other than a sounding mallet and probe.
- 2.2.1 Information was collected in accordance with the recommendations in 4.4.2.5 and 4.4.2.6 of BS5837:2012 and included species, height, diameter, branch spread, crown clearance, age class, physiological condition, structural condition and estimated remaining contribution. No soil samples were taken. Each tree was then allocated one of four categories (U, A, B or C) and one or more sub-categories (1, 2 and 3) to reflect its suitability as a material constraint on the scheme, in accordance with Table 1: Cascade chart for tree quality assessment in BS5837:2012 (Appendix C). The height, branch spread, physiological condition and quality assessment category were recorded for the hedges.
- 2.2.2 Any significant shrub areas impacted by the proposal were also plotted on the Tree Survey Plan (Appendix A) and Tree Constraints Plan (Appendix B).
- 2.3 Site Description:** Standen House and Garden is located to the south of East Grinstead, West Sussex, accessed from West Hoathly Road.
- 2.3.1 The existing visitor reception building is situated next to the entrance to the car park, situated to the south-east of the main house (Photograph 1, Appendix E). The main access drive is constructed of tarmacadam surfacing from the property entrance, converting to crushed stone, adjacent to the Barn Cafe down to the car park (Photograph 2, Appendix E).
- 2.3.2 There is a pedestrian access path, (also constructed of crushed stone) which runs from the southern side of the visitor reception, parallel to the northern side of the access drive, crossing over to the southern side of the access drive after approximately 42m and extending alongside the allotment gardens (separated by formal maintained yew hedges) towards the main house (Photographs 3-5, Appendix E). There is wooden post and rail fencing on the southern side of the path (in between the fence and access drive) and wooden post and rail fencing and close board fencing on the northern side of the footpath (Photographs 6 & 7). There is also post and rail fencing to the rear of the visitor reception building (Photograph 8, Appendix E) and along the southern side of the access drive from the main entrance (Photograph 9, Appendix E).
- 2.3.3 There is a shaw of trees of mixed species immediately to the west of the visitor reception building and to the north of the access drive (Photograph 10, Appendix E),

the majority of which are growing on a bank. There is also a shaw of trees of mixed species on the southern side of the access drive (Photograph 9, Appendix E) and an adjacent semi-mature common hornbeam (T6) (Photograph 11, Appendix E). There is a mature cherry tree (T7) in a grass verge further north-west on the southern side of the access drive (Photograph 12, Appendix E) and a group of 3 no. mature London plane trees (T8, T9 & T10) in the grass area opposite the Barn Cafe (Photographs 13 & 14).

2.3.4 The ground level slopes from west to east towards the car park.

3.0 Tree Survey.

3.1 Tree Survey and Constraints: The results of the tree survey are shown in the Tree Survey Plan and Schedule (Appendix A), and the Tree Constraints Plan (Appendix B).

3.1.1 The tree survey identified 4 no. A category tree, 3 no. B category trees, 3 no. C category trees, 3 no. B category groups of trees, 2 no. C category groups of trees and 2 no. B category hedges. Details of the graded trees and hedges and their locations can be found within the Tree Survey Plan and Schedule, Appendix A.

3.1.2 The RPA of each tree surveyed was determined using the calculation methods detailed in BS5837:2012 and plotted as a polygon which centres on the base of the stem, shown on the Tree Constraints Plan (Appendix B). For the tree groups, the calculation of the RPAs has been based on the average stem diameters of the trees within each group. For the hedges, the RPAs have been extended to 1m beyond the crown spread.

3.2 Regulatory Protection: A search on Mid Sussex Council's online map of protected trees has established that there are no Tree Preservation Orders applicable to this site and the site is not located within a Conservation Area. The tree protection status is correct at the time of the production of this report, but can be subject to change. It is therefore the responsibility of any persons undertaking works to the trees which are the subject of this report and in accordance with our recommendations, to undertake their own statutory checks.

3.2.1 Standen House is protected as a Grade I Listed Building.

4.0 Arboricultural Impact Assessment.

4.1 Tree Survey and Tree Protection Plan: The Tree Survey Plan (Appendix A) and Tree Constraints Plan (Appendix B) have been produced from the topographical plan and the proposed layout plan provided by The Client. These plans can only be used in relation to the tree issues.

4.1.1 The Tree Survey Plan shows the existing trees and hedges numbered and categorised in accordance with BS5837:2012.4.1.2. The Tree Constraints Plan shows the extent of the RPAs of the surveyed trees and hedges. Below ground constraints of the trees and hedges are represented by the RPAs. The above ground constraints arise from the current and ultimate heights and spreads of the trees and hedges. An assessment of the Tree Constraints Plan has determined the likely impact of the proposal on the trees and hedges and vice-versa. The Tree Survey Plan and Tree Constraints Plan also show any significant shrub areas impacted by the proposal.

4.2 Trees to Be Removed: No trees will need to be removed to facilitate the proposal.

4.2.1 A group of hydrangea shrubs, located to the north of the visitor reception building, will need to be removed to enable the proposed extension to this building (Photograph 1, Appendix E). These shrubs could be transplanted to another suitable area of the property grounds.

4.3 Incursions within RPAs:

4.3.1 Visitor Reception Building Extension: The proposed extension to the visitor reception building will encroach within part of the eastern edge of the RPA to T2 common pear. The extent of encroachment is very minor (less than 0.25m²/less than 0.4% of the total RPA) and, as such, will not significantly impact on this tree.

4.3.2 New Underground Foul and Water Main Services: The proposed revised route of the new underground foul and water main services will encroach within the RPAs to trees T2, T6, T7, T8, T9, G1, G2 and G3. A summary assessment of the trees affected and the likely impact of the extent of encroachment on the trees is detailed in Table 1 below.

Table 1 - Trees with Incursions within the RPAs from New Underground Foul and Water Main Services.

Tree No.	Species	Category	Extent of Encroachment & Considerations (S = Significant, I = Insignificant)
T2	Common pear	B.1.2.	Parts of eastern and south-eastern edges of the RPA by 0.2m ² /less than 0.4% of the total RPA. Extent of encroachment – not significant.
T6	Common hornbeam	B.1.2.	North-western side of the RPA by 20m ² /approximately 20% of the total RPA, within 2m from the main stem. New services located within existing access drive and footpath. Root growth likely to be inhibited due to compacted ground in access drive, slightly less

			so in footpath. Excavations required close to main stem. Extent of encroachment – significant (within the section of footpath).
T7	Wild cherry	C.1.2.	South-western side of RPA by 10m ² /approximately 14% of the total RPA, within 2m of main stem. New services located within the existing footpath Root growth likely to be partly inhibited due to compacted ground in footpath, but excavations will occur close to main stem. Extent of encroachment – significant.
T8	London plane	A.1.2.	Eastern side of RPA by 30m ² /less than 5% of the total RPA. New services located within existing access drive where root growth likely to be inhibited due to compacted ground. Extent of encroachment – not significant.
T9	London plane	A.1.2.	Northern side of RPA by 126m ² /approximately 18% of the total RPA. New services located within existing access drive where root growth likely to be inhibited due to compacted ground. Extent of encroachment – not significant.
G1	3 no. Common ash	C.1.2.	Part of outer south-eastern edge of the RPA by 0.3m ² /less than 0.2% of the total RPA. Extent of encroachment – not significant.
G2	8 no. Silver birch	B.1.2.	Southern side of the RPA by just under 8m ² /approximately 4% of the total RPA. Southern side of the RPA extends into existing footpath where root growth is likely to be inhibited and therefore the actual extent of encroachment is actually less than 4% of the RPA. Extent of encroachment – not significant.
G3	3 no. Common hazel	C.1.2.	South-western side of the RPA by 77m ² /25% of the total RPA. Extent of encroachment – significant.

4.3.3 Sections of the water main services will significantly impact on trees T6 common hornbeam (Photograph 11) and T7 wild cherry (Photograph 12). Excavations within the RPAs of these 2 no. trees will need to be carried out by hand with the aid of a pneumatic breaker only (areas highlighted in green on the Tree Constraints Plan, Appendix B). Great care must be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots, avoiding damage to the bark. No roots over 25mm in diameter shall be severed without consultation with a competent arboriculturist. Where smaller roots need to be severed, they must be cut back using sharp secateurs or a sharp pruning saw.

4.3.4 Exposed roots must be wrapped or covered immediately with sacking to prevent desiccation and to protect them from rapid temperature changes. Any wrapping must be removed prior to backfilling. Prior to backfilling, and where possible, retained roots

must be surrounded with sharp sand (not builder's sand because of its high salt content), or other loose inert granular fill (e.g. pea gravel or horticultural grit).

- 4.3.5 A section of the proposed new underground foul water main services will significantly impact on G3. 3 no. common hazel (Photograph 15, Appendix E). It is recommended that these mature coppice trees are re-coppiced prior to the trenching operations, to ensure their safe, long-term retention.
- 4.4 Changes To Existing Ground Levels or Ground Surfaces:** The proposals will not involve altering any existing ground levels or ground surfaces.
- 4.5 Site Access Arrangements and Storage Area:** Access for vehicles, plant and machinery to the working areas is to be along the existing access road and the area of car park adjacent to the visitor reception area. Any required compound or storage area must be confined to a suitable area of the car park, away from any trees.
- 4.6 Tree Works:** The tree survey identified safety works to trees G4. 2 no. common yew (Photograph 16, Appendix E), G5. 3 no. field maple (Photograph 17, Appendix E), T2 common pear (Photograph 18, Appendix E), T6 common hornbeam (Photograph 19, Appendix E), T7 wild cherry (Photograph 20, Appendix E) and T10 London plane (Photograph 21, Appendix E). All tree surgery works to facilitate the project and for obvious safety and arboricultural reasons are included in the Tree Works Schedule (Appendix D).
- 4.7 Protective Fencing:** The existing fencing to the rear of the visitor reception building and either side of the access drive will provide adequate protection to the adjacent trees and prevent encroachment within the RPAs by vehicles, plant or machinery.
- 4.7.1 Temporary barriers will need to be erected in the location of the foul water main, within the tree shaw adjacent to G3. 3 no. common hazel, to prevent any further incursions within the RPAs of these trees (shown as a pink dashed line on the Tree Constraints Plan, Appendix B). The temporary barriers must be erected prior to the commencement of any works and remain in place until the works have been completed.
- 4.8 General Protection Measures:** It is important that measures for protection are in place throughout the works and for as long as a risk of damage to the trees remains. Particular care and planning are necessary in the operation of plant and machinery to ensure all plant movements and operations will not impact on the adjacent trees.
- 4.8.1 No materials shall be stored or dumped within the protected RPAs. Likewise, no vehicles, plant or machinery shall be permitted within the designated exclusion zones to minimise the risk to the trees from soil compaction.
- 4.8.2 No discharge of potential contaminants shall occur within the RPAs of the trees or where there is a risk of run-off into the RPAs.

5.0 Site Management and Supervision.

- 5.1 Site Management and Supervision:** All the project works should be supervised by a competent National Trust member of staff, to monitor compliance with the tree protection measures identified in this report, seeking further advice from a competent arboriculturist, as required (particularly if any tree roots over 25mm need to be severed).

6.0 Conclusions.

- 6.1 Conclusions:** The proposed extension to the visitor reception building and routes of the new underground foul and water main services will not require the removal of any trees. However, a group of hydrangea shrubs to the north of the visitor reception building will need to be removed to facilitate the extension of this building. These shrubs could practicably be transplanted to another suitable area of the property grounds with the aid of a mini excavator.
- 6.1.1 Sections of the water main services will significantly impact on trees T6 common hornbeam and T7 wild cherry. Excavations within the RPAs of these 2 no. trees will need to be carried out by hand with the aid of a pneumatic breaker only (areas highlighted in green on the Tree Constraints Plan, Appendix B). Great care must be taken to preserve and work around roots greater than 25mm in diameter and clusters of smaller roots avoiding damage to the bark. Where it is necessary to sever roots over 25mm in diameter further advice must be sought from a competent arboriculturist. Where smaller roots must be severed, they shall be cut back using sharp secateurs or a sharp pruning saw. Exposed roots must be wrapped or covered immediately with sacking and any wrapping removed prior to backfilling. Also prior to backfilling, retained roots must be surrounded with sharp sand (not builder's sand) or other loose inert granular fill such as pea gravel or horticultural grit, where possible.
- 6.1.2 The proposed new underground foul water main services will significantly impact on G3. 3 no. common hazel. It is recommended that these over-mature coppice trees are re-coppiced prior to the trenching operations, to ensure their safe, long-term retention.
- 6.1.3 To minimise damage occurring to any of the trees on site, the protection measures detailed in sub-sections 4.5 Site Access Arrangements and Storage Area, 4.7 Protective Fencing and 4.8 General Protection Measures should be incorporated as part of the project proposals.
- 6.1.4 The tree survey identified safety works to trees G4. 2 no. common yew, G5. 3 no. field maple, T2 common pear, T6 common hornbeam and T7 wild cherry and T10 London plane. All tree surgery works to facilitate the project and for obvious safety and arboricultural reasons are included in the Tree Works Schedule (Appendix D).
- 6.1.5 All tree works should be carried out in accordance with BS3998:2010: Tree Work – Recommendations, and completed prior to the commencement of all other project works or construction vehicles/machinery entering the site.
- 6.1.6 Prior to undertaking any tree works recommended in this report, it is essential that the trees are assessed for the presence of nesting birds and protected species such as bats. The disturbance or destruction of nesting sites is an offence under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000. Further advice on bats can be obtained from the Bat Conservation Trust. Advice on nesting birds can be obtained from Natural England or The Royal Society for the Protection of Birds.
- 6.1.7 A search on Mid Sussex Council's online map of protected trees has established that there are no Tree Preservation Orders at this property and the property is not located within a Conservation Area.

7.0 Recommendations.

7.1 **Recommendations:** It is recommended that;

- (i) the contents and recommendations of this arboricultural report are incorporated within the final project proposals;
- (ii) the tree protection measures are observed and implemented by the contractor, under the supervision of competent National Trust staff (or project arboriculturist if required); and
- (iii) a copy of this report is kept on site and is part of site induction where applicable.

8.0 References.

British Standard 5837: 2012 "Trees in Relation to Construction".

"The Body Language of Trees" by Claus Mattheck & Helge Breloer.

"Principles of Tree Hazard Assessment & Management" by David Lonsdale.

British Standard 3998: 2010 Tree Work – Recommendations.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendices

- Appendix A - Tree Survey Schedule and Plan
- Appendix B - Tree Constraints Plan
- Appendix C - Cascade chart for tree quality assessment
- Appendix D – Tree Works Schedule
- Appendix E – Photographs

BS5837:2012 Tree Survey

The Living Forest Ltd.

Client: National Trust - Standen House and Garden
 Project: Visitor Reception Building
 Survey Date: 08/01/2026
 Surveyor: David Levett & Kieran Gorman

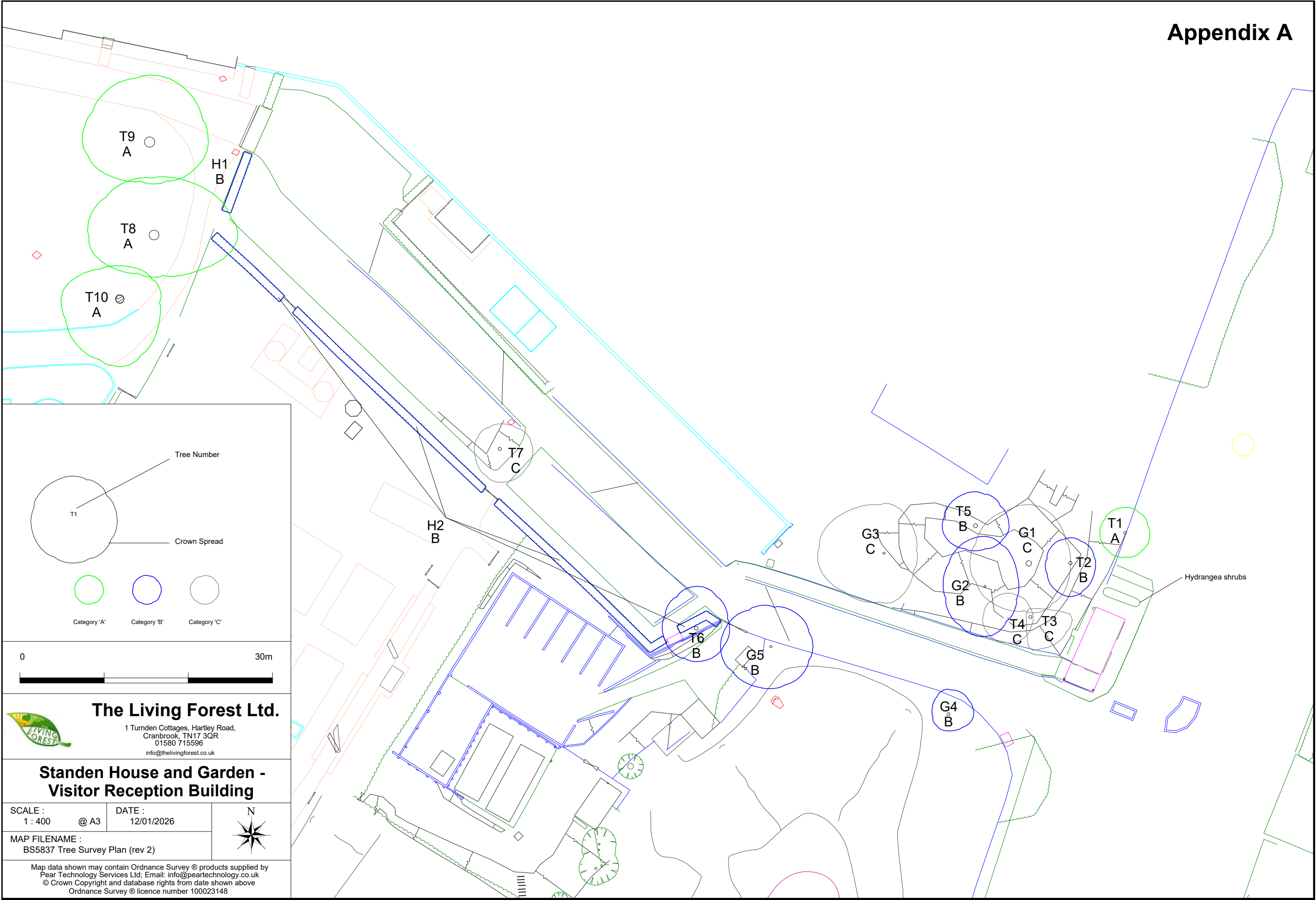
1 Turnden Cottages
 Hartley Road
 Cranbrook
 Kent
 TN17 3QR
 Phone: 01580 715596

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
Estimated Measurements													
G1													
Common Ash <i>Fraxinus excelsior</i>	16	3	664 (Eq)	N	7	5	SM	A: 199.5 R: 7.96	Poor	C: Poor S: Fair B: Good	No action :: No action		C.1.2 <10 yrs
Estimated Measurements													
G2													
Silver Birch <i>Betula pendula</i>	15	8	651 (Eq)	N	6	5	SM	A: 191.5 R: 7.8	Good	C: Fair S: Good B: Fair	No action :: No action		B.1.2 10 to 20 yrs
Estimated Measurements													
G3													
Common Hazel <i>Corylus avellana</i>	12	10	822 (Eq)	N	6	2	M	A: 305.9 R: 9.86	Fair	C: Good S: Fair B: Fair	No action :: No action		C.1.2 <10 yrs
Estimated Measurements													
G4													
Common Yew <i>Taxus baccata</i>	7	2	370 (Eq)	N	3	1.5	Y	A: 62 R: 4.44	Good	C: Good S: Good B: Good	Raise low canopy :: To 5.0m		B.1.2 20 to 40 yrs
Estimated Measurements													
Age Classifications: N Newly planted EM Early Mature Condition: C Crown Stems: Ø Diameter Y Young M Mature S Stem (Eq) Equivalent stem diameter using BS5837:2012 definition SM Semi-mature OM Over Mature B Basal area ERC: Estimated Remaining Contributio													

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G5											Estimated Measurements		
Field Maple <i>Acer campestre</i>	13	6	637 (Eq)	N	5	4	SM	A: 183.5 R: 7.64	Good	C: Fair S: Fair B: Fair	Ivy :: Sever/remove ivy		B.1.2
				E	5	5					A group of 1 no. single-stemmed, 1 no. twin-stemmed, and 1 no. triple-stemmed field maple trees overhanging main access road. Dense ivy growth on main stems and in crowns hiding possible defects and adding weight to crowns. Sever and remove a section of ivy from around the circumference of each stem base.		20 to 40 yrs
				S	5	3							
				W	6	2							
H1											Estimated Measurements		
Common Yew <i>Taxus baccata</i>	1.7	0		N	3		SM	A: 0 R: 0	Good	C: Good S: Good B: Good	No action :: No action		B.1.2
				E	0.5								20 to 40 yrs
				S	3						Formal maintained hedgerow.		
				W	0.5								
H2											Estimated Measurements		
Common Yew <i>Taxus baccata</i>	1.8	0		N	0.5		SM	A: 0 R: 0	Good	C: Good S: Good B: Good	No action :: No action		B.1.2
				E	14								20 to 40 yrs
				S	0.5						Formal maintained hedgerow.		
				W	14								
T1											Estimated Measurements		
Common Oak <i>Quercus robur</i>	12	1	330	N	3	1.5	SM	A: 49.3 R: 3.96	Good	C: Good S: Good B: Good	No action :: No action		A.1.2
				E	3	1.5							>40 yrs
				S	3	1.5					Tree of good form overhanging edge of parking bays. No significant defects visible.		
				W	3	1.5							
T2											Estimated Measurements		
Common Pear <i>Pyrus communis</i>	10	1	410	N	3	1	SM	A: 76.1 R: 4.92	Good	C: Fair S: Good B: Good	Remove :: Suspended or broken branches		B.1.2
				E	3	1							20 to 40 yrs
				S	4	1					Tree growing on raised bank. 1 no. partially broken, hanging branch on south-eastern side of crown at a height of approximately 2.5m.		
				W	3	1							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio		

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
T3												Estimated Measurements	
Apple sp. <i>Malus sp.</i>	6.5	1	360		N	1		SM	A: 58.6 R: 4.31	Good	C: Good S: Fair B: Fair	No action :: No action	C.1.2 <10 yrs
					E	5	1.5					Tree on raised bank growing with an acute lean to the south-east, overhanging edge of visitor reception building (base appears structurally sound).	
					S	4	1.5						
					W	0.5	2						
T4												Estimated Measurements	
Common Hazel <i>Corylus avellana</i>	6	10	190	(Eq)	N	3	1.5	Y	A: 16.3 R: 2.27	Good	C: Good S: Good B: Fair	No action :: No action	C.1.2 <10 yrs
					E	3	2					Young, multi-stemmed coppice tree growing on raised bank. No significant visible defects.	
					S	3	2						
					W	3	2						
T5												Estimated Measurements	
Common Hornbeam <i>Carpinus betulus</i>	12	2	499	(Eq)	N	4	1.5		A: 112.8 R: 5.99	Good	C: Good S: Fair B: Fair	No action :: No action	B.1.2 20 to 40 yrs
					E	4	2					Twin-stemmed tree (partially fused together) growing on raised bank. Squirrel damage (bark wounds) on a number of branches and stems.	
					S	3	1						
					W	4	1.5						
T6												Estimated Measurements	
Common Hornbeam <i>Carpinus betulus</i>	11	2	467	(Eq)	N	5	2	SM	A: 98.6 R: 5.6	Good	C: Good S: Fair B: Good	Raise low canopy :: To 5.0m	B.1.2 20 to 40 yrs
					E	4	2					Twin-stemmed tree with low branches overhanging main access drive and footpath. Crown lift to give 5m clearance above access drive and 3m clearance over footpath.	
					S	4	2						
					W	4	1.5						
T7												Estimated Measurements	
Wild Cherry <i>Prunus avium</i>	6.5	1	400		N	3	1.5	M	A: 72.4 R: 4.8	Fair	C: Fair S: Fair B: Fair	Raise low canopy :: To 5.0m	C.1.2 <10 yrs
					E	4	2.5					Low branches overhanging edge of access drive. Minor deadwood within crown. Small cavity on southern side of stem base. Raise low branches over access drive to give a clearance of 5m.	
					S	4	3						
					W	3	2.5						

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T8											Estimated Measurements	
London Plane <i>Platanus x hispanica</i>	21	1	1190	N	7	4	M	A: 640.7 R: 14.28	Good	C: Good S: Good B: Good	No action :: No action Mature tree of good form. No significant visible defects.	A.1.2 >40 yrs
T9											Estimated Measurements	
London Plane <i>Platanus x hispanica</i>	20	1	1250	N	8	4	M	A: 706.9 R: 15	Good	C: Good S: Good B: Good	No action :: No action Mature tree in good condition overhanging access road. Occasional major deadwood within crown.	A.1.2 >40 yrs
T10											Estimated Measurements	
London Plane <i>Platanus x hispanica</i>	22	1	980	N	4	4	M	A: 434.5 R: 11.76	Good	C: Good S: Good B: Good	Remove :: Suspended or broken branches Mature tree in good condition. 1 no. broken, suspended branch in north-eastern side of crown at a height of approximately 10m.	A.1.2 >40 yrs



Tree Number

Crown Spread

Category 'A'

Category 'B'

Category 'C'

0

30m

The Living Forest Ltd.

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**Standen House and Garden -
Visitor Reception Building**

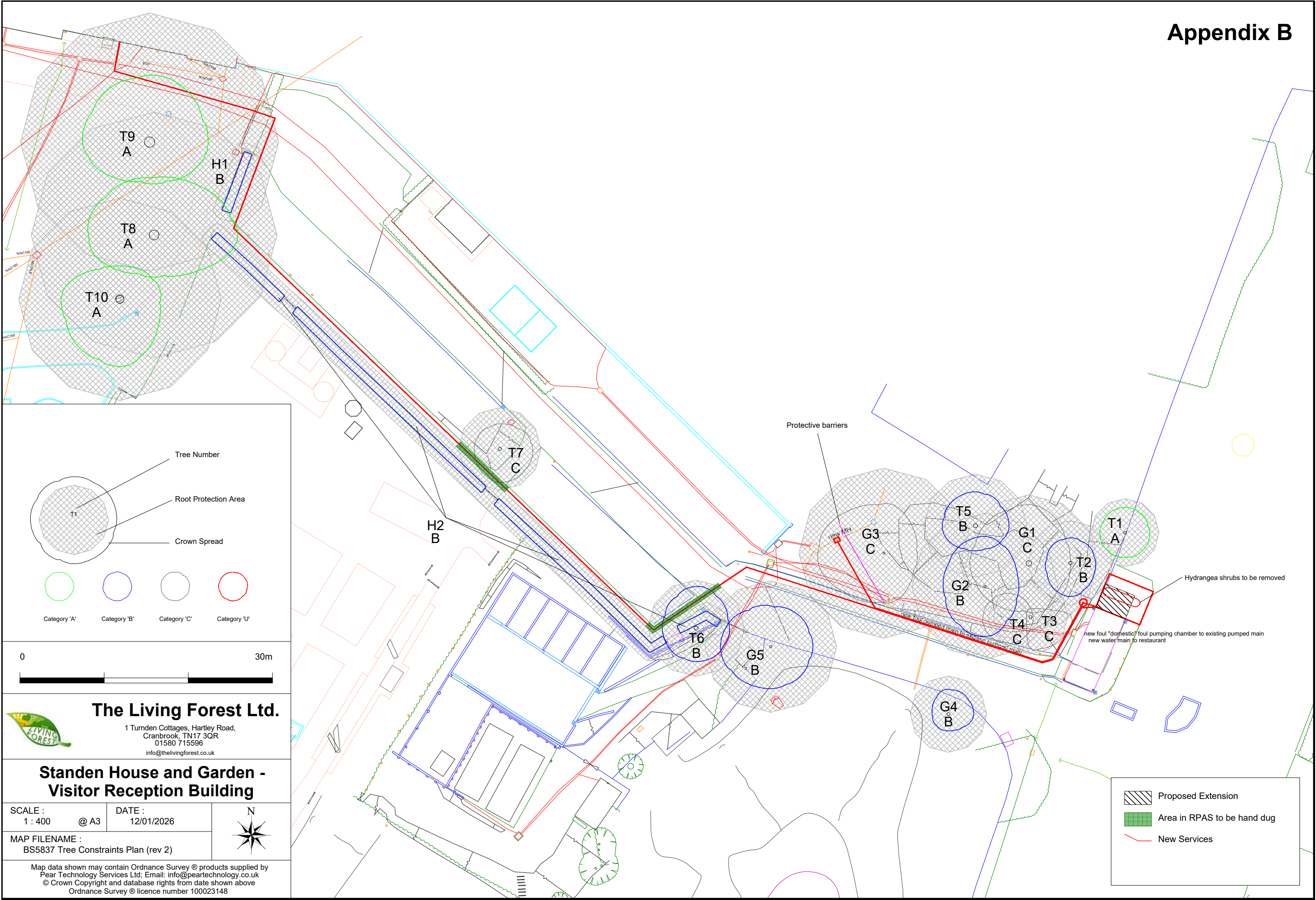
SCALE :
1 : 400 @ A3

DATE :
12/01/2026

N

MAP FILENAME :
BS5837 Tree Survey Plan (rev 2)

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Appendix C - Cascade Chart for Tree Quality Assessment

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)				
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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; (see 4.5.7).			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values Including conservation	
Trees to be considered for retention				
Category A				
Trees 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 those that are essential components or 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)	
Category B Trees 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 storm damage), such as 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	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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/transient landscape benefits	Trees with no material conservation or other cultural value	

Appendix D – Tree Works Schedule

Tree No.	Species.	Proposed Works.	Reason.
G3	Group of 3 no. common hazel. (Photograph 16, Appendix E).	Re-coppice 3 no. trees to main stools.	To accommodate new section of underground foul water main.
G4	2 no. common yew (Photograph 15, Appendix E).	Crown lift both trees to give 5m clearance above access drive.	Management works.
G5	3 no. field maple (Photograph 17, Appendix E).	Sever and remove 300mm wide section of ivy around circumference of each stem base.	Safety works.
T2	Common pear (Photograph 18, Appendix E).	Remove 1 no. partially broken, hanging branch on south-eastern side of crown at a height of approximately 1.5m.	Safety works.
T6	Common hornbeam (Photograph 19, Appendix E).	Crown lift to give 5m clearance above access road and 3m clearance over footpath.	Management works.
T7	Wild cherry (Photograph 20, Appendix E).	Crown lift to give 5m clearance above access drive.	Management works.
T10	London plane (Photograph 21, Appendix E).	Remove 1 no. broken, suspended branch in north-eastern side of crown at a height of approximately 10m.	Safety works.

APPENDIX E - PHOTOGRAPHS



Northern side of building to be extended, resulting in the removal of the group of hydrangea shrubs.

Photograph 1 – Visitor Reception Building.



Photograph 2 – Section of main access drive where surfacing changes from tarmacadam to crushed stone adjacent to the Barn Cafe.



Photograph 3 – Pedestrian access path which runs from the visitor reception building, along the northern side of the access drive, crossing over to the southern side.



Photograph 4 – Section of pedestrian access path on southern side of road crossing, extending alongside allotment gardens towards the main house.



Photograph 5 - Section of pedestrian access path on southern side of access alongside allotment gardens (separated by formal maintained yew hedge) towards the main house.



Photograph 6 – Section of wooden post and rail fencing on either side of access drive.



Photograph 7 – Section of wooden post and rail fencing and close board fencing on northern side of path and wooden post and rail fencing on southern side of path.



Photograph 8 – Wooden post and rail fencing running along the rear of the visitor reception building.



Photograph 9 – Shaw of trees on southern side of access drive with post and rail fencing.



Photograph 10 – Shaw of trees of mixed species immediately west of the visitor reception building and north of the access drive.



Photograph 11 – Common hornbeam (T6).



Photograph 12 – Mature cherry tree (T7) in a grass verge with low branches over access road and footpath.



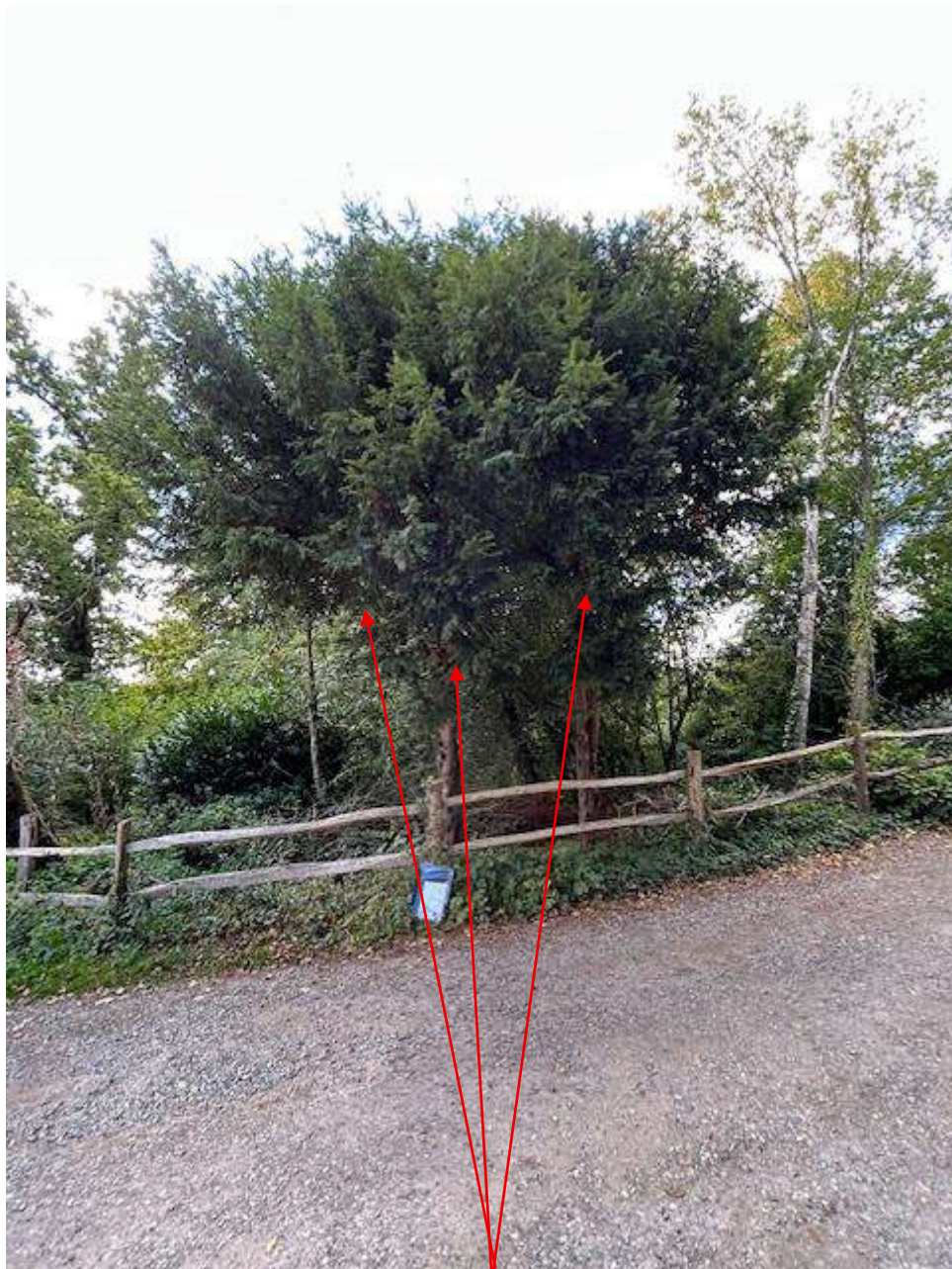
Photograph 13 – London plane (T8) & London plane (T9).



Photograph 14 – London plane (T10)



Photograph 15 – Group of 3 no. mature coppice hazel trees (G3) recommended for re-coppicing due to significant incursions within the RPA from the proposed new underground foul water mains.



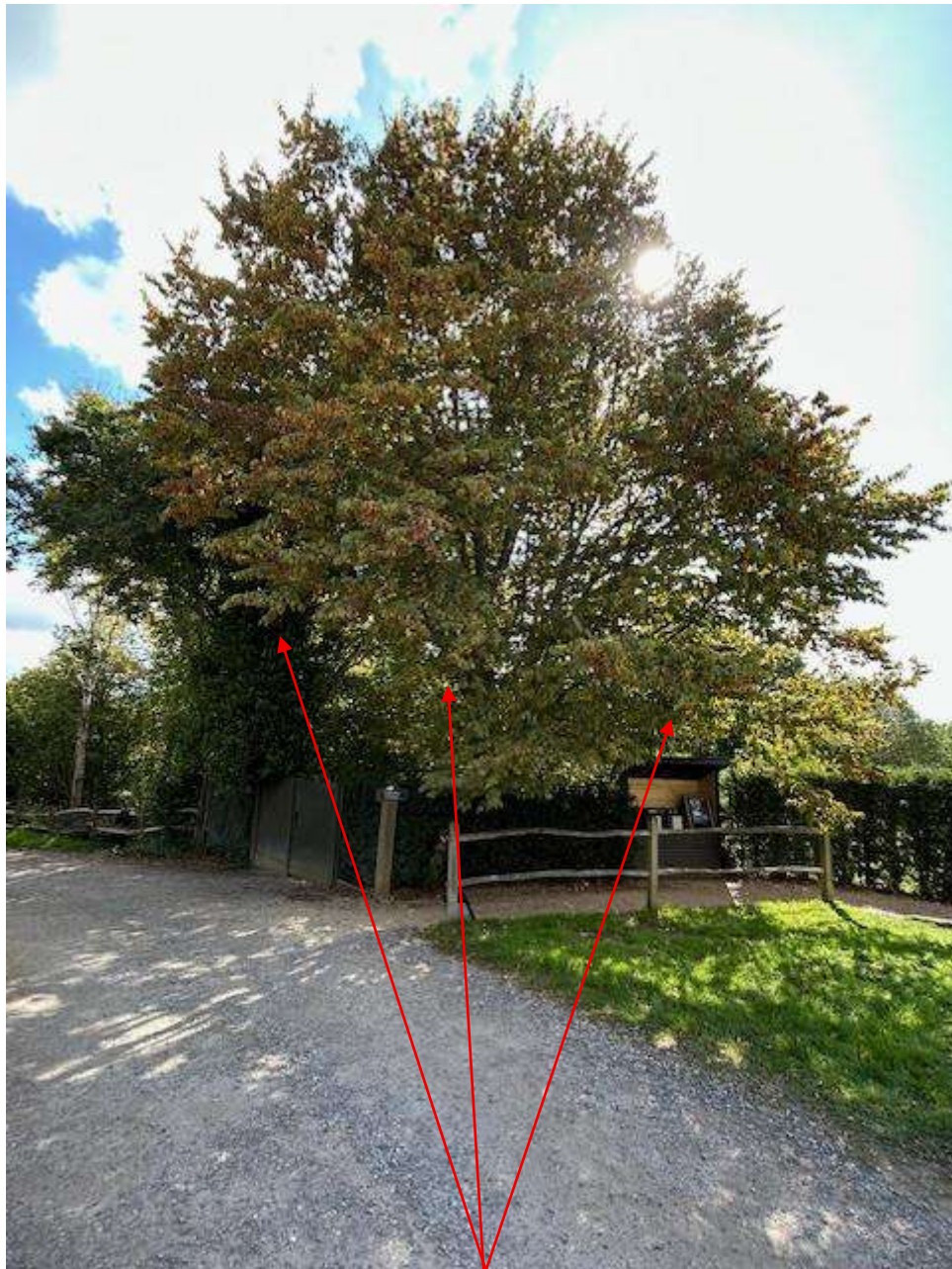
Photograph 16 – Group of 2 no. common yew trees (G4) with low branches over the access drive.



Photograph 17 - Group of 3 no. field maple (G5) with dense ivy on main stems and in crowns hiding possible defects and adding weight to crowns.



Photograph 18 – Common pear (T2) with 1 no. partially broken, hanging branch on south-eastern side of crown at a height of approximately 1.5m.



Photograph 19 – Common hornbeam (T6) with low branches overhanging access drive and footpath.



Photograph 20 – Wild cherry (T7) with low branches overhanging edge of access drive.



Photograph 21 – London plane (T10) with 1 no. broken, suspended branch in north-eastern side of crown at a height of approximately 10m.