

TREE SURVEY SCHEDULE

Project:	Burleigh Oaks House, Crawley Down, RH10 4PZ
Client:	Mr B Mitchell
Document Ref.:	MDJAC-BS26110-TSS-01
Survey Date:	20 February 2026

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BS 5837:2012 Tree Survey Schedule - Explanatory Notes

This document is based on a site visit and inspection undertaken by Matt Jones of MDJ Arboricultural Consultancy Ltd on 20 February 2026; deciduous trees were not in leaf.

The dimensions and assessments of the trees contained within this document reflect their condition at the time of the survey. I surveyed the trees from within the boundaries of the site only. The presence of additional physiological or structural defects that are only visible from restricted-access viewpoints cannot be discounted.

All trees were surveyed from ground level only, aided by the use of binoculars where considered necessary. The information contained within this document does not constitute a full hazard or risk assessment, and therefore, I (MDJ Arboricultural Consultancy Ltd) make no guarantee of their stability or safety.

1. Tree no.

Individual number assigned to the tree for identification, commencing at 1.

2. Statutory controls.

An indicative assessment of whether the tree is protected by a TPO [Ref. No. provided] or by virtue of being within a conservation area [Cons Area].

3. Species

Common and botanical names are provided. Botanical names are shown in italics.

4. Height

Measured using a clinometer or laser rangefinder, given in metres.

5. Trunk diameter

Trunk diameter measured at 1.5m, unless stated otherwise, in accordance with Figure C.1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

6. Radial crown spread

Extent of branches from the centre of the trunk to the tips in the principal cardinal directions, rounded up to the closest half metre. For trees with symmetrical canopies, an average measurement is provided.

7. Crown clearance

Height above ground level of the lowest live branch, in metres.

8. Height to first branch

Height above ground level of the origin of the lowest branch, in metres.

9. Age class

Young: recently planted, or yet-to-be established specimen, usually below 10m in height, subject to species characteristics;

Semi-mature: a recently established specimen, usually with excurrent morphology, and yet-to-reach its ultimate proportions, subject to species characteristics;

Mature: fully established, complex, decurrent or broad branching structure, and has achieved or is nearing its ultimate proportions, subject to environmental conditions and species characteristics;

Over-mature: has reached maturity, but is showing symptoms of minor decline within its canopy;

Veteran: has a large trunk diameter for its species, but displays evidence of veteranisation such as fungal colonisation, decay, hollowing, and has commenced retrenchment within its canopy;

Ancient: exceeds the typical size and age of the species, with a very large trunk diameter; with extensive fungal colonisation, decay, hollowing and veteran characteristics; has undergone significant retrenchment and is within the latter stages of life.

10. Physiology

General health and biological function, taking into account a healthy specimen of its size, age, species and location.

11. Structure

Structural condition of the tree, based on root (visible portions only), basal, trunk, stem and branch morphology.

Good: No morphological defects and no fungal or bacterial colonisation;

Fair: only minor morphological defects and a very low likelihood of failure; no pathological colonisation;

Poor: irremediable and significant morphological defects, leading to an increased likelihood of failure.

12. Landscape contribution

Assessment of landscape contribution and public amenity. Provided as either Low, Moderate or High.

13. Estimated remaining contribution

Provided in years as either <10, 10-20, 20-40 or 40+.

14. Comments

Comments have been made where appropriate.

15. BS 5837:2012 Category

Category assigned to the tree, based on its arboricultural quality, arboricultural landscape value and potential, in accordance with Table 1 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

16. RPA radius

Radius of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

17. RPA Area

Total area in metres squared of the root protection area, based on the trunk diameter of the tree, in accordance with Section 4.6 of British Standard BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations".

Table 1: Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on plan
Trees unsuitable for retention				
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 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, or very low quality trees suppressing adjacent trees of better quality			Red
Trees to be considered for retention				
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
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 of groups 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)	Green
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 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	Blue
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 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	Grey

Client name: Mr B Mitchell
 Site: Burleigh Oaks House, East Street, Turners Hill, RH10 4PZ
 Reference: MDJAC-BS26110-TSS-01
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Tree Survey Schedule



Tree No.	Statutory controls	Common name	Height [m]	Trunk diameter [mm]	Radial Crown Spread [m]	Height to 1st Branch [m]	Crown Clearance [m]	Age class	Physiology	Structure	Landscape contribution	Potential [Years]	Comments	Category	RPA Radius [m]	RPA Area [m ²]
T1	N/A	Common alder	10	270	N2.25m E4.75m S5m W5m	1.5	1.5	Early-mature	Good	Fair	Moderate	40+	Woodland edge tree with spreading canopy comparative to others. Of moderate quality and landscape value.	B (1)	3.24	32.98
T2	N/A	Common alder	18	350	N2m E2m S2m W5.75m	8	8	Mature	Good	Fair	Low	20-40	Woodland edge tree. Drawn form with asymmetrical canopy. Of moderate quality and landscape value.	B (1)	4.2	55.42
T3	N/A	Common alder	17	230	N2.5m E3.5m S1.25m W1.25m	1.75	1.75	Early-mature	Good	Fair	Low	40+	Internal woodland component. Drawn form. Of moderate quality but of low landscape value.	C (1)	2.76	23.93
T4	N/A	Common alder	22	315 350 425 370 370	N5.5m E6.25m S7m W5.25m	4	3	Mature	Fair	Fair	Moderate	20-40	Five-stemmed from base. Significant component of the woodland. Of moderate quality and landscape value.	B (1)	9.87	306.04
T5	N/A	Common alder	22	530	N3.75m E3.5m S3.5m W3.75m	3	3	Mature	Fair	Fair	Moderate	20-40	Internal woodland tree. Drawn form, high canopy. Of moderate quality and landscape value.	B (1)	6.36	127.08
T6	N/A	Common alder	20	255 280 340	N1.75m E1.5m S3.75m W4.75m	3	3	Mature	Fair	Fair	Moderate	20-40	Three-stemmed. Internal woodland tree. Of moderate quality and landscape value.	B (2)	6.11	117.28
T7	N/A	Common alder	21	325 310	N1.75m E1.5m S3m W2m	4	4	Mature	Fair	Fair	Moderate	20-40	Drawn form. Internal woodland tree. Basal cavity on west side of west stem - occluding. Dense epicormic shoots. Of moderate quality and landscape value.	B (2)	5.39	91.27
T8	N/A	Common alder	14	175	N2.25m E2m S2.25m W2.25m	2.5	2.5	Semi-mature	Good	Fair	Low	40+	Drawn form. Woodland boundary tree. Of moderate quality but of low landscape value.	C (1)	2.1	13.85
T9	N/A	Common alder	14	180	N0.75m E2.25m S4.25m W1.25m	2.5	2.5	Semi-mature	Good	Fair	Low	40+	Drawn form. Woodland boundary tree. Of moderate quality but of low landscape value.	C (1)	2.16	14.66
T10	N/A	Common alder	13	245	N2m E2.75m S5m W3.75m	4	4	Early-mature	Good	Poor	Low	10-20	Historical bark wounds to 4m. Woodland edge tree. Of low quality and landscape value.	C (1)	2.94	27.15

(est.) denotes estimated dimensions