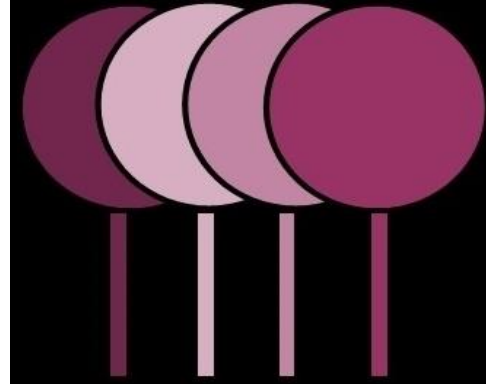




Nicholas Jones Consultants Limited

Independent Professional Arboricultural Consultancy

Arboricultural Assessment

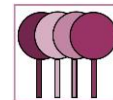
Site: Oakmead House
Broad Street
Cuckfield
West Sussex
RH17 5DX

Prepared by Nicholas Jones BSc. (Hons). MSc. M Arbor A

On behalf of A Smith

Date: 19th July 2021

Ref: NJCL 947



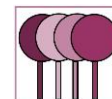
Executive Summary

Nicholas Jones Consultants Limited were commissioned by A Smith to prepare an arboricultural report to advise on the potential impacts of the proposed development upon the existing tree population located at Oakmead House, Broad Street, Cuckfield, West Sussex, RH17 5DX.

The proposed development includes extension of the existing dwelling on site.

This report confirms that there is one poor quality tree proposed for removal to facilitate the proposed development.

Following removal of the tree, there are no further arboricultural constraints to the development of the site.

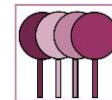


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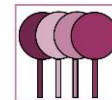


Validation Statement

This report contains supporting information regarding trees in relation to the proposed development at Oakmead House, Broad Street, Cuckfield, West Sussex, RH17 5DX.

For Local Planning Authority purposes this report contains the following elements:

- ❖ A tree survey in accordance with the guidance contained in British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations.' The survey has been undertaken by a competent and qualified arboriculturist.
- ❖ A plan indicating a North point, at an appropriate scale and containing tree survey information and tree retention categories as defined in British Standard 5837:2012.
- ❖ An assessment of the arboricultural impacts of the proposed development and details of all trees to be removed or retained and any associated measures proposed for their protection.

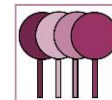


1. Introduction

1.1 Formal details – My name is Nicholas Jones I am the Principal Arboricultural Consultant for Nicholas Jones Consultants Limited. I have 31 years' experience in the arboricultural industry with the past 21 years acting as a consultant. I hold a BSc (Hons) in Arboriculture and an MSc in Arboriculture and Urban Forestry awarded by the University of Central Lancashire. I hold Professional Memberships of the Arboricultural Association, the International Society of Arboriculture and the Consulting Arborist Society. Moreover, I am a Lantra accredited Professional Tree Inspector, giving advice to clients on a wide range of arboricultural and horticultural issues.

1.2 This report has been commissioned by A Smith in order to advise on the following:

- ❖ The species, size and position of any trees within the area of the proposed development and within neighbouring and adjoining areas where trees may have some significance to the proposed development.
- ❖ The maturity and condition of the trees surveyed with appropriate recommendations for action.
- ❖ The impact of the proposed development upon the tree population in and around the site, along with the impact of retained trees on the end use of the site.



- 1.3 The site is under the administrative jurisdiction of Mid Sussex District Council. The council have confirmed that there are no Tree Preservation Orders relating to the site. Moreover, the site is not located within a Conservation Area¹.
- 1.4 The site was visited on 30th June 2021 and an assessment of a single mature cherry completed, in line with the guidance provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction Recommendations'.
- 1.5 The proposed development includes extension of the existing dwelling on site.
- 1.6 This report should be read with reference to the following drawings (Table 2):

Originator	Drg No	Title
Nicholas Jones Consultants Limited	NJCL 947_01_190721	Tree Layout Plan

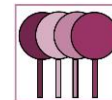
Table 2

- 1.7 The following technical references are made in this report (Table 3):

Originator	Title/Reference
British Standards Institute	5837:2012 Trees in relation to design, demolition and construction - Recommendations

Table 3

¹ [Tree Preservation Order \(TPO\) Map - Mid Sussex District Council](#)



2. Arboricultural Impact Assessment

- 2.1 Development proposals can impact on trees by requiring their removal or by adversely affecting their longevity through disturbance to their rooting environment or the impact of severe pruning. In many cases however it is possible to reduce the levels of disturbance by implementing precautionary measures and by adopting appropriate working practices.

Direct impacts of the proposed development on existing trees

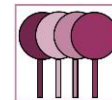
- 2.1.1 The proposed development requires the removal of a single mature cherry (T1) in order to facilitate the proposed footprint.
- 2.1.2 The tree is a poor-quality specimen with extensive basal decay (Figure 1) and is not suitable for retention beyond the next 5 years. The tree is not visible from the wider area and is largely obscured from view as a result of the existing adjacent garage (Figure 2).



Figure 1



Figure 2



3. Summary & Conclusions

- 3.1 British Standard 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by seeking arboricultural advice to inform the layout and design of the proposal
- 3.2 It is my professional opinion that the proposals put forward, whilst including the loss of a mature tree, will not result in any significant detriment to the character of the local area and the wider treescape.
- 3.3 From an arboricultural perspective the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees.
- 3.4 In summary, I consider that there are no valid arboricultural issues that reasonably restrict the proposed development of the site.

Prepared by Nicholas Jones *BSc (Hons). MSc. M Arbor A.*

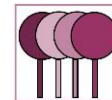
Date: 19th July 2021



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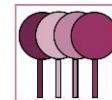


Appendix 1 – Tree Survey

A single cherry within the area of the proposed development has been assessed and the details recorded in the tree schedule (**Appendix 1**). The tree location is plotted onto Drg No. NJCL 947_01_190721 Tree Layout Plan (**Appendix 2**). The tree has been visually assessed from ground level only using non-invasive methods of inspection. Tree height is an estimation, crown spread and height to underside of canopy are measured with a laser range finder.

The survey information collated for each tree is as follows:

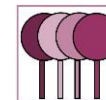
- Tree reference number: As recorded on the site plan.
- Tree species: Common name and full botanical classification
- Life stage: (J) Juvenile, (SM) Semi mature, (EM) Early mature, (M) Mature, (OM) Over mature, (V) Veteran
- Estimated remaining contribution in years e.g.: Less than 10, 10-20, 20-40, more than 40
- Height: In metres
- Stem diameter measured in millimetres as follows:
 - Single stem trees - measured at 1.5m above ground level
 - Multi stem trees (less than five stems) total of all stem diameters measured at 1.5m above ground level
 - Multi stem trees (more than five stems) mean stem diameter measured at 1.5m above ground level
- Crown Spread: Measured at the four cardinal points (Metres)
- Height to underside of canopy: Measurement from ground level to the lowest branch (Metres)
- Physiological condition: Good, Fair, Poor, Dead
- Structural condition: Assessed as previous item on presence of decay and potential structural defects



- Quality assessment category: As defined in Table 1.1
- Comments and observations: Information regarded as relevant by the assessing arborist
- Preliminary management recommendations: Details of any remedial action required to address significant defects and or facilitate development
- Adjusted root protection area radius (Metres) calculated in accordance with the formulas provided in chapter 4.6 and Annex D of BS5837:2012

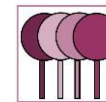
A full hazard assessment of the tree, such as decay detection and mapping, has not been undertaken as this is considered beyond the scope of this report. Obvious hazards and defects that would reasonably affect the trees contribution to the landscape have been fully considered and are detailed in the tree survey schedule.

British Standard 5837:2012 provides guidance for the assessment of trees on development sites and suggests four primary quality assessment categories and three associated sub-categories into which trees should be placed. These categories are defined in Table 1.1:



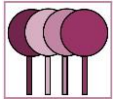
Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. 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 NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			Dark Red
Trees to Be Considered for Retention				
Category & Definition	Criteria - Subcategories			Identification on Plan
	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 or 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 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 as groups or woodlands, such that they attract a higher collective rating that 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 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 on groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefit	Trees with no material conservation or other cultural value	Grey

Table 1.1



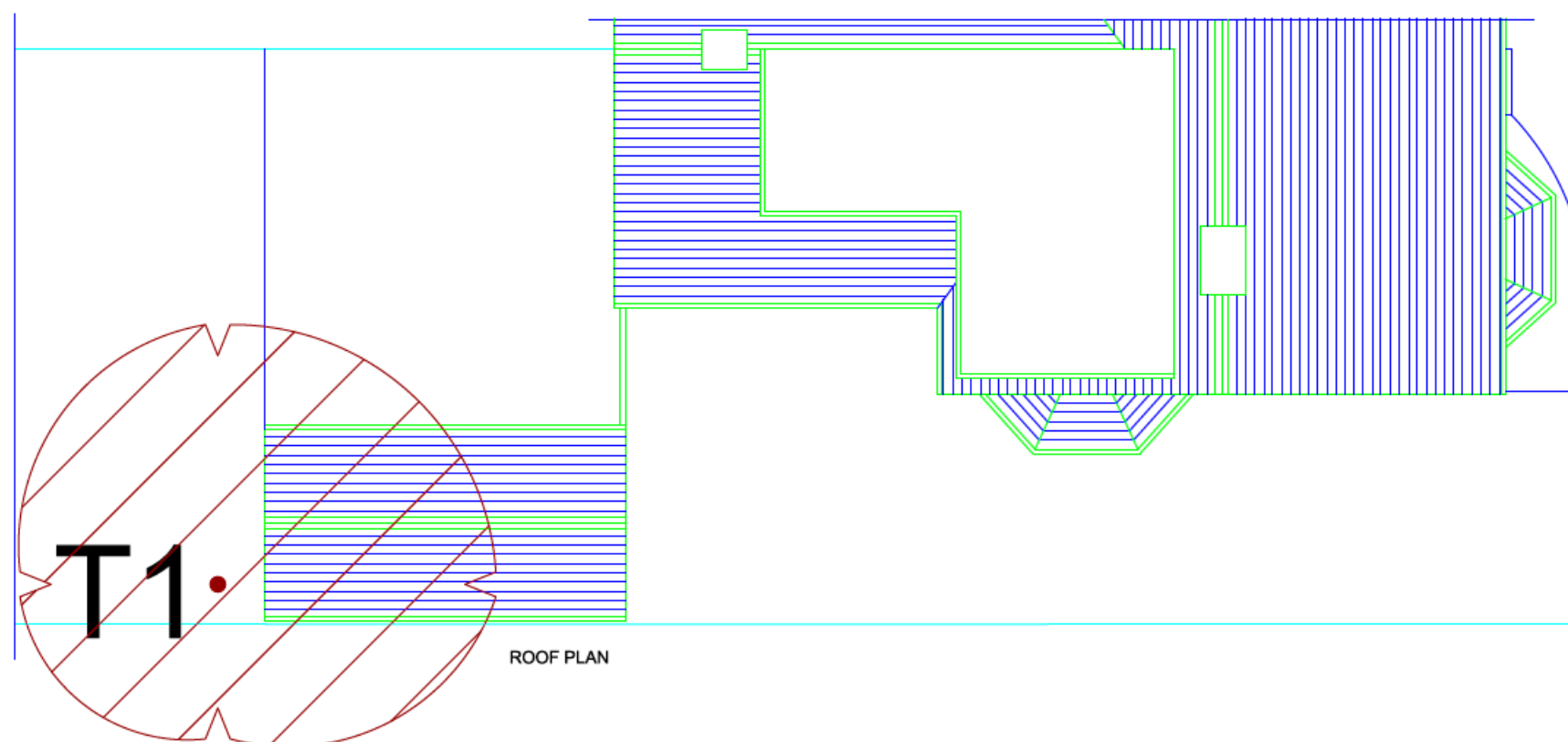
Notes: Root Protection Areas have been omitted for Category U trees and others proposed for removal as it is assumed they will not be subject to retention. RPA's are capped at a 15m radius (707m²) in accordance with British Standard 5837:2012.

Site:	Oakmead House, Cuckfield	Date:	30.06.2021			Reference No:	NJCL - 947				Surveyor:	N D Jones						
Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area (m²) for retained trees	Root Protection Area Radius (m) for retained
							N	E	S	W								
T1	Wild cherry (<i>Prunus avium</i>)	M	<5	6	1	290	4.2	4.5	2.5	3.2	1.8	Fair	Poor	U	Fair specimen close to the existing garage, extensive basal decay evident	Fell to facilitate the proposed development	N/A	N/A

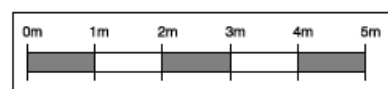


Appendix 2 – Drg No. NJCL 947_01_90721 Tree Layout Plan

*Do not scale from the drawings reproduced within this report



1:100 @ A3



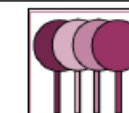
This drawing should be reproduced in colour only



Category U - Trees in such a condition that their retention in the context of the current land use cannot reasonably exceed 10 years

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Client's Name

A Smith

Job Title

Oakmead House, Broad Street
Cuckfield, RH17 5DX

Drawing Title

Tree Layout Plan

Scale

1:100 @ A3

Drawn

NDJ

Date

19.07.2021

Drg No

NJCL 947_01_190721

Status

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