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ARBORICULTURAL REPORT COMPRISING:

TREE SURVEY TO BS:5837: 2012
TREE CONSTRAINTS PLAN
TREE PROTECTION PLAN

Site address:
Hollyrood House
Ardingly Road
Haywards Heath
RH16 2QY

Client: **St Marks Properties Ltd**

Ref: HH 06.24

Site visit date: 26th June 2024

Report written date: 27-29th June 2024

Surveyed by: **William Kent** *Dip Arb(RFS L6)*
LANTRA: Professional Tree Inspector

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Table 1: Key Terms and Abbreviations	
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Arboricultural consultant	Arboriculturist instructed by the developer to oversee the retention and protection of trees within or adjacent to the development site
Competent person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached
Construction	Site Based operations with the potential to affect existing trees
Structure	Manufactured object such as a building, carriageway, path, wall, Service run, and built or excavated earthworks
Service(s)	Any above or below ground structure or apparatus required for utility provision e.g. drainage, gas supply, water, ground source heat pumps, soak-a-ways, CCTV, telecommunications, water, electric. etc.
British Standard 5837 (2012): <i>Trees in relation to design, demolition and construction - recommendations</i>	British Standard document outlining best practice and guidelines for the arboricultural and construction industry in relation to developments
British Standard 3998 (2010): <i>Tree work - Recommendations</i>	British Standard document outlining best practice for Tree Works to the arboricultural industry
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability, and where the protection of the roots and soil structure is treated as a priority
Construction Exclusion Zone (CEZ)	Area based on the root protection area from which access is prohibited for the extent of the project.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth
Arboricultural Implications Assessment (AIA)	An assessment that evaluates the arboricultural effects of the proposed design and where necessary recommends mitigation
Tree protection plan (TPP)	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing the trees for retention and illustrating the tree and landscape protection measures
Arboricultural method statement (AMS)	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained

1. INTRODUCTION

1.1. Instruction

1.1.1. I have been instructed by Mr Richard Smith to carry out a tree survey in relation to a potential future planning application to develop the site.

1.1.2. The report includes a schedule of existing trees. The data has been collected and the recommendations made in accordance with criteria outlined in BS5837:2012, *Trees in relation to design, demolition and construction — Recommendations*.

1.2. Development proposal summary

1.2.1. The planned development is essentially a refurbishment of the existing main buildings. No new development footprint beyond the existing main buildings is proposed. Some re-instatement of green areas where hardstanding currently exists will be carried out. A number of timber sheds and other unused outbuildings will be removed.

1.3. Limitations of the report

1.3.1. This report and the appended plans have been written up based on a site visit to survey the trees, utilization of tree data capture software, and information that has been provided by third parties.

1.3.2. WJKent Tree Consultancy (WJK) cannot guarantee the accuracies of documents or information provided by third parties and shall not be held liable for any issues that arise from any discrepancies within or between those items.

1.3.3. WJK has been instructed to survey those trees within or directly adjacent to an identified area for development within the subject property. Trees located either remote from the area of interest within the site, or beyond the constraints of the identified development area (i.e. trees which do not overhang the identified area and that are located beyond a distance of up to 12 times their estimated stem diameter as measured at 1.5m above ground level) or trees below 80mm in diameter as measured at 1.5m from ground level, have not been included and development impacts to these trees has not be evaluated.

1.3.4. The trees have been surveyed in accordance with the criteria set in the BS 5837 (2012).

1.3.5. Trees are dynamic organisms which undergo structural and physiological change as they continue to grow, age, and in response to changes in their local environment; therefore the findings of the tree survey cannot be fully relied upon after 12 months from the date of survey or after any significant changes to the tree's environment, which includes (but not limited to); construction pressures (e.g. soil compaction, damage to tree parts, root severance), significant weather events and changes to soil levels or water drainage patterns.

1.3.6. A full hazard assessment of the trees (including assessment of decay or their defects) has not been undertaken as part of this planning application as it is considered beyond the scope of this report. Any obvious hazards and defects have been identified where relevant in the tree survey schedule, which may also recommend remedial works. Only trees deemed relevant to a proposed development have been inspected and recorded. Trees not included in this report have NOT been inspected or assessed in any way.

1.3.7. Any works to trees that are outside of the legal boundaries of the owner would be subject (where relevant by law, statute and common) to the owner's permission or legal right of entry to mitigate a legitimate health and safety concern.

1.3.8. Detailed ecological considerations are beyond the scope of this report. UK and European wildlife legislation may affect the timing and even prohibit the enhancement of works and operations described in this report. Most of the information regarding wildlife can be found in the Wildlife and Countryside Act 1981 (as amended). It is recommended that consideration is given to the requirement for ecological surveys. Bats in particular are afforded particular protection, and a specialist may be required to determine if bats are present.

1.4. Supplied documents

The following drawings were supplied by the client:

- Existing topographical survey site plan - DWG and PDF
- Proposed re-development plans - DWG and PDF

2. THE SITE

2.1. General

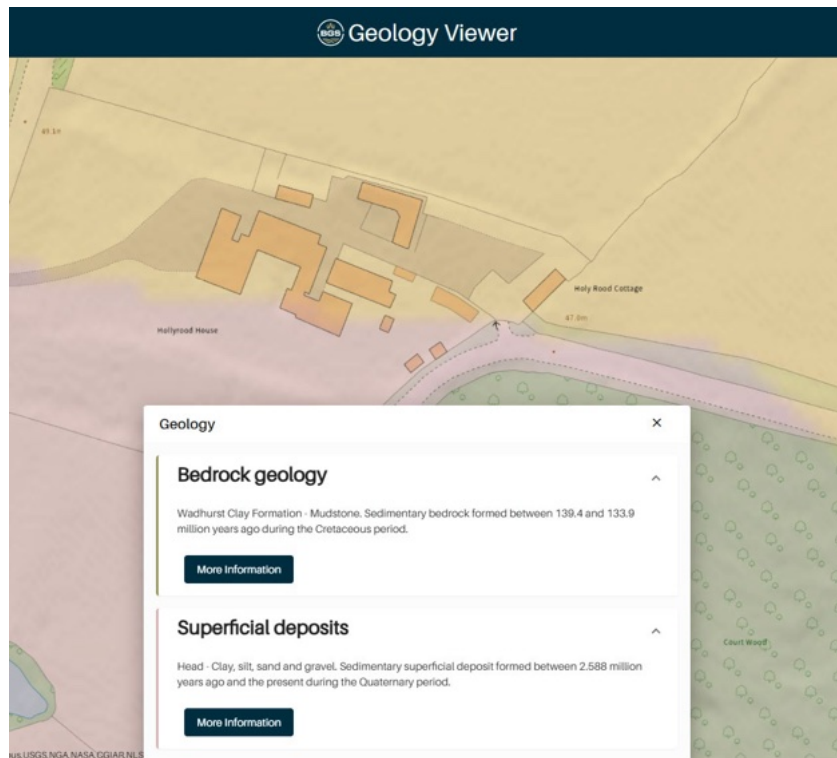
2.1.1. The site comprises a large detached, former care home house, multiple outbuildings including a cottage, utility buildings, sheds etc and substantial garden areas. The whole site extends to roughly 1.4 hectares in size. **See image of the site below.**



Above photograph shows aerial view of the site. Assumed site boundary is outlined in red.
Google earth imagery

2.1.2. The topography of the site is fairly level with only a slight downwards slope in a Southerly direction.

2.1.3. The site soil type is described by British Geological survey data as: Clay, mudstone, Silt, sand and gravel. **See BGS data screenshot below.**



3. THE TREES

3.1. I surveyed 58 x individual trees and groups of trees, located in positions where they could be affected by the proposed works. No off-site trees were necessary for inclusion.

3.2. The site is not located within a Conservation Area; however, six trees, located close to the Southeastern boundary, bordering Park Lane are covered by tree preservation orders. The only protected tree included in this report is T19 – Oak. This tree is sufficiently remote from the proposed development area to not require any special protective measures. The tree, its canopy spread, and RPA are all well within the specified construction exclusion zone.



3.3. The trees have been categorised as set out in BS5837:2012; a summary of the categorised trees can be seen at **Table 2** (below).

Table 2: Summary of tree categories		
Tree categories	Individuals	Groups
A	22	-
B	18	6
C	11	2
U	2	-
Total	53	8
Category A: of high quality with an estimated remaining life expectancy of at least 40 years Category B: of moderate quality with an estimated remaining life expectancy of at least 20 years Category C: of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm Category U: in such a condition that they cannot realistically be retained for longer than 10 years		

3.4. Photographs



Image 1: Site main entrance driveway – facing East



Image 2: Front of existing main house



Image 3: Shows dead Holly T20



Image 4: Shows T27 – Goat willow and G28 – Pear tree group (to right), to be removed to facilitate works



Image 5: Shows S30 – Laurel to be removed to facilitate works



Image 6: Shows G41 – Goat willow group, rooted directly above retaining wall. They are to be removed to facilitate development as well as for arboricultural reasons



Image 7: Shows G46 – Laurel group, rooted directly beside existing hard surface. They are to be removed to facilitate slight hard surface extension

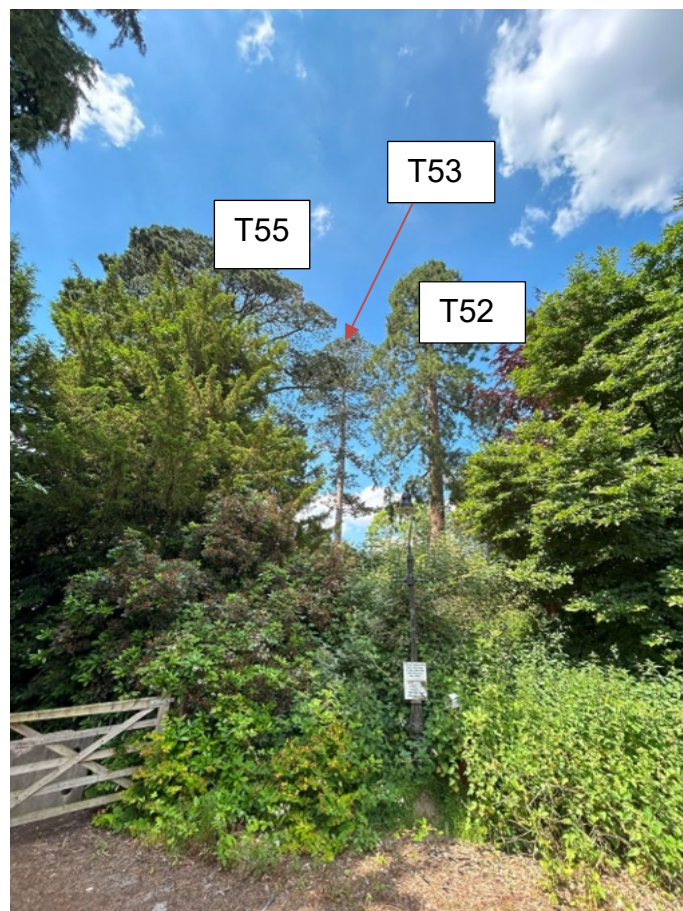


Image 8: Shows G46 – Laurel group, rooted directly beside existing hard surface. They are to large, important trees located in the front garden area, remote from the proposed development works

4. TREE CONSTRAINTS

4.1. Site layout design

4.1.1. Constraints imposed by trees both above and below ground shall be used to inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration.

4.2. The rooting environment

The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. The RPA is initially shown as a circle, the shape (but not size of area) may be adjusted, where appropriate, to reflect physical constraints or topographical features limiting root activity.

Consideration should also be given to NHBC Standards Chapter 4.2 in regard to technical requirements and recommendations (for foundations) when building near trees, hedgerows and shrubs, particularly in shrinkable clay soils.

4.3. Tree parts

Surface and buttress roots, the stem, stems and branches of retained trees are all direct constraints on proposed structures and services as well as on working and access space. Care will be needed to make sure that any branch pruning is not excessive and that there is enough space for future canopy growth.

4.4. Future pressure for removal

The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread.

4.5. Tree retention & removal

Retention: Trees can offer many benefits, including the provision of visual amenity, softening or complementing the effect of the built environment, and adding maturity and sales value to new residential developments (CABE, 2005). Trees make places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.

Removal: Consideration should be given to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction. Likewise, re-development can provide an opportunity to replace individual trees (usually those with limited potential) with species / specimens that are more suited to the existing or proposed setting; thereby providing a basis for long-term tree cover that can coexist harmoniously within the site.

5. CONCLUSION

5.9.1. This concludes the initial element of tree survey detail, for use within the planning process. The tree constraints plan has been used as a tool to help inform the architects what areas of the site could potentially be re-developed, and what areas should not; along with any special design requirements,

5.9.2. An arboricultural method statement is not considered necessary due to the low impacts of the project. However, if the council do decide that one is needed, this may be conditioned as part of a planning permission.

5.9.3. Accordingly, I conclude that, the proposal does not constitute any long-term threat to the character or appearance of the site, in that it is contributed to by the presence of significant trees.

June 2024

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