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REPORT ON INSPECTION OF TREES

AT

**73 BLUNTS WOOD ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1ND**

BY

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1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TREE CONSTRAINTS PLAN, DRAWING NO. J67.79/01

1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Ms L. Gower to undertake an inspection of trees located at the site referred to as 73 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1ND. The purpose of the inspection was to produce a base inventory of the tree stock, advise on any safety issues, calculate BS root protection areas and produce a Tree Constraints Plan that can be used for advising potential redevelopment layouts.
- 1.2 The trees were inspected on 3rd December 2025 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located on the west side of a small cul-de-sac, occupying a triangular plot of relatively level land with the two storey house centrally located with lawns to the front and rear. Various shrubs are located around the boundaries and either side of the front corners of the building with a mature Oak tree in the front garden. This has been crown raised and heavily reduced on a number of occasions.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".
- 4.2 The tree survey followed the numbered sequence from T1 to T9 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J67.79/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.

- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT - INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 5 individual trees and 4 small groups were inspected, with two relatively young trees located in adjoining gardens. T3 Eucalyptus has been planted quite close to the boundary and has been partially heavily reduced in the last year with long slender pendular limbs hanging over the garden. The other offsite tree, T1 Norway Spruce, has also been heavily reduced in the past and regrown a compact crown. Both are relatively small though the Eucalyptus has significant future growth potential.
- 6.2 All of the trees and shrubs, apart from the Oak T9, have been planted since the house was built with all being pruned and controlled in overall dimensions. All appear to be in reasonable health.

- 6.3 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS Category	Tree No.	Sub Total
A		
B	9	1
C	1, G2, 3, 4, G5, G6, 7, G8	8
U		
	TOTAL	9

6.4 **Interpretation of table**

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m²)
T1	Norway Spruce	C2	c250	3	28
G2	Laurel	C2	<200	<2.4	<18
T3	Eucalyptus	C2	c200	c2.4	c18
T4	Shrub	C2	150	1.8	10
G5	Western Red Cedar	C2	<80	<1	<3
G6	Mixed Shrubs	C2	<120	<1.4	<6
T7	Norway Maple	C2	240	2.9	26
G8	Cherry Laurel	C2	<100	<1.2	<5
T9	Common Oak	B2	720	8.6	232

8. SUMMARY

- 8.1 A total of 5 individual trees and 4 small groups were inspected, all but one of which have been planted since the house was built with two of the trees and one group located in adjoining gardens. Apart from the Oak T9 all are relatively small and of limited visual amenity value.
- 8.2 All of the trees and shrubs have been pruned to various degrees in the past and all appear in reasonable health.
- 8.3 The Tree Constraints Plan produced provides guidance on the potential influence above and below ground elements of trees could have on any redevelopment proposals. Account should also be taken of future growth potential and shading by the trees.

Tim Laddiman
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APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- 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 R category 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	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 and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	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 which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	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 and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Norway Spruce	4	1	c250	1.5	2	2.5	2	Y	1.8+	Unconfirmed	20-40	C2	Heavily reduced in past and regularly trimmed	
G2	Laurel	<3.5	1/Multi	<200	3	3	1.5	1.5	M	0+	Good	40+	C2	Regularly pruned screen	
T3	Eucalyptus	5.5	1	c200	c2	3.5	3	c2	Y	2.5+	Fair	40+	C2	Multi-stemmed <1.8m. Crown raised in past and partially reduced on several occasions. Long pendular thin limbs to S and E	
T4	Shrub	3.5	Multi	150	2	2.5	3.5	2	M	1+	Good	40+	C2	Multi-stemmed from ground level. Heavily cut back in past	
G5	Western Red Cedar	<2.2	Multi	<80	<1	<0.5	<0.5	<1	Y	0+	Good	40+	C2	Maintained hedge	
G6	Mixed Shrubs	<3.5	Multi	<120	<1.5	<3	<1.5	<1.5	M	0+	Variable	10-40	C2	Previously maintained shrubs	
T7	Norway Maple	4	1	240	1.5	1	1	1.5	Y	1.8+	Fair	40+	C2	Twin stemmed at 1.8m. Heavily pruned in last few months. Previously maintained screen	
G8	Cherry Laurel	<3.5	Multi	<100	1.5	1.5	1.5	1.5	SM	0+	Good	40+	C2	Previously maintained screen	
T9	Common Oak	12	1	720	3	4.5	3.5	3	M	3.5+	Good	40+	B2	Crown raised in past and heavily pruned on several occasions	

APPENDIX 2

- The root detection areas have been calculated using the measured stem diameters and the formula as described in the literature (e.g. Kohnke *et al.* 2004, equation 4.6 in BS5393:2012). These are represented as basic circles on the 'tree constraints' Plan. Where buildings, walls, fences and other structures are present, the indicated RPAs, and the surface existing within the indicated RPAs, it is likely that the basic configuration of root systems will have been affected. Foundations to walls and buildings are completely constructed and development, including any new buildings, is not permitted on their depth and the nature of the underlying soils. In the absence of detailed site investigations, the indicated RPAs are used for guidance only within any remediation proposals.