

Arboricultural Survey to BS5837:2012



Birch House,
Courtmead Road,
Cuckfield,
RH17 5LR.

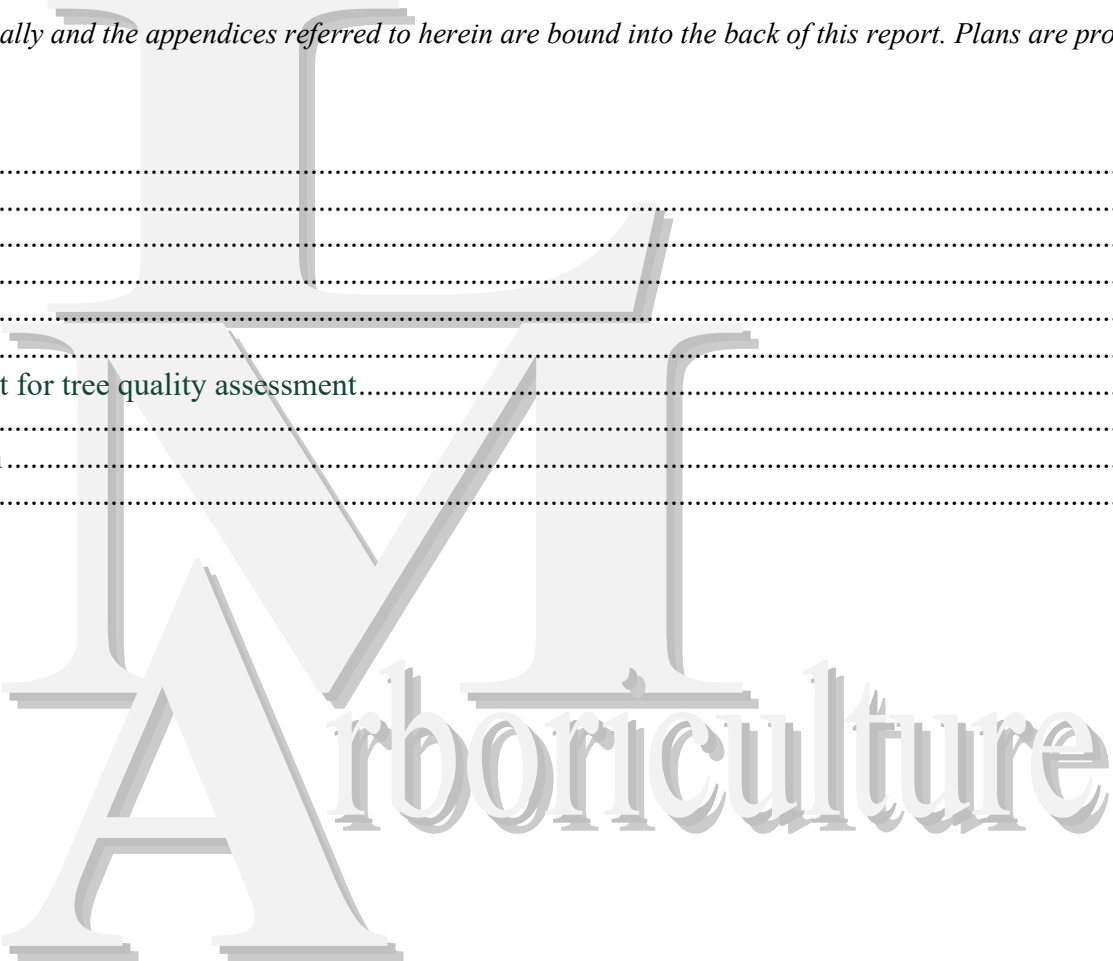
13th September 2025

Matt Middle Dip., (Arb.), Tech.Arbor.A.

Table of Contents

This report has been released electronically and the appendices referred to herein are bound into the back of this report. Plans are produced at A0, A1, A2 or A3 as appropriate.

1. Introduction.....	3
2. Survey	4
BS5837:2012 Scope.....	6
Methodology	6
Recommendations.....	9
Appendices.....	9
Appendix 1: Table 1 Cascade chart for tree quality assessment.....	10
Appendix 2: Schedule of Trees.....	12
Appendix 3: Tree Constraints Plan	17
3. Document Production Record.....	19



1. Introduction

LM Arboriculture (LMA) received written instruction on 9th July 2025 from Mr. and Mrs. McLeod to attend Birch House, Courtmead Road, Cuckfield, RH17 5LR; grid reference, TQ 30606 24609 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a schedule of trees, tree constraints plan, arboricultural impact assessment, arboricultural method statement and tree protection plan.

I am Matthew Middle, an arboricultural consultant at LMA. I undertook the tree survey on 24th October 2024 and subsequently produced this summary of my findings.

I hold a National Diploma in arboriculture, I also hold the LANTRA Professional Tree Inspector certification and have professional experience in contracting and in arboricultural consultancy spanning more than twenty years.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	OS Tile
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	LMA TS 01
Tree Constraints Plan	LMA TCP 01

2. Survey

An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Matthew Middle on 24th October 2024. During the survey, I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1). Five (5) individual trees and two (2) groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
OS Tile	-	-	-

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed.

BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Site description

Figure 1: OS Map (Bing Maps)

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BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorise trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees have been recorded by allocating it to one of the four categories; **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (Young, Middle Aged, Mature, Late Mature, Veteran);
- h) physiological condition (Average, Below average, Low, Dead);
- i) structural condition (Good, Moderate, Indifferent, Poor, Hazardous);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory refers to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Table 1 Cascade chart for tree quality assessment).

Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is a plan, typically delivered as an AutoCAD drawing (.file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An 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, shown in plan form in m².

Arboricultural Impact Assessment

This is an assessment, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan

This is a scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Arboricultural Method Statement

This is a 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.

Recommendations

At this stage I have not assessed the proposed scheme and make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan drawing (TPP).

Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.pdf)
- Tree Constraints Plan drawing (.dwg & .pdf)

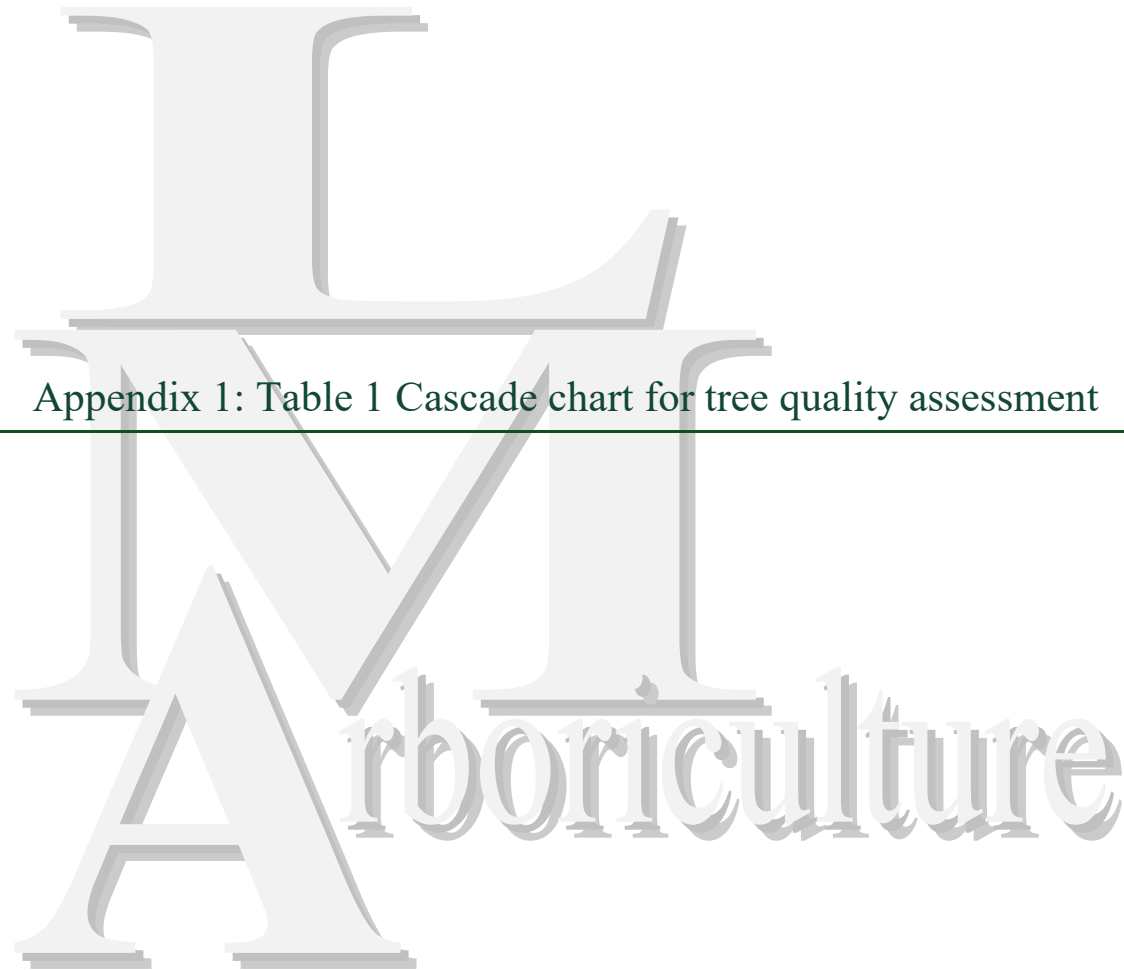
If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Matt

Matthew Middle
Arboricultural Consultant

Appendix 1: Table 1 Cascade chart for tree quality assessment



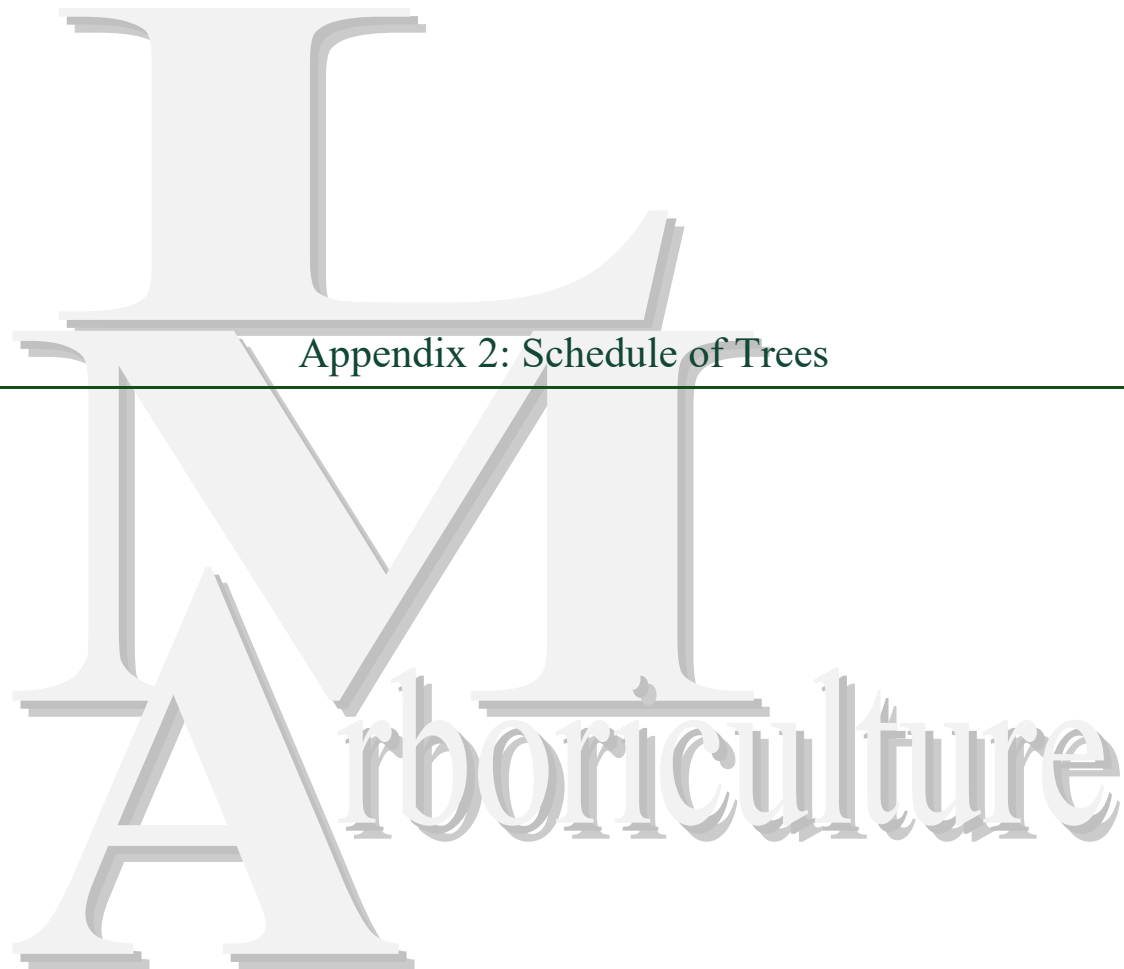
BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when appropriate)			Identification on plan
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 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 <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i>			Dark red
	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 of groups or formal or semi-formal arboricultural features (e.g. the dominate 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)	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 remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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	Mid blue
Category C Trees of low quality with an estimated remaining 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 value	Trees with no material conservation or other cultural value	Grey

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Appendix 2: Schedule of Trees

Tree Survey Schedule
Birch House, Courtmead Road, Cuckfield, RH17 5LR

Client Mr. and Mrs. McLeod
Survey Date 30th August 2025
Weather Conditions Clear, dry and bright
Surveyor Matt Middle

Key:

Tree Number A unique number or reference to identify trees or groups as shown on associated plans.

Species Common and or taxonomic names.

Height The height of the tree in meters (m).

Trunk Diameter The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.

Canopy Spread The extent of the canopy taken in meters (m) to the principle points of the compass, North (N), East (E), South (S) and West (W).

Crown Clearance The height of canopy clearance above ground level to the lowest point of the canopy, taken in meters (m).

Age Class Age classification; Young (Y), Middle Aged (MA), Mature (M), Late Mature (LM), Veteran (V).

Physiological Condition The general physiological condition of the tree; Average, Below average, Low, Dead.

Structural Condition The general structural condition of the tree; Good, Moderate, Indifferent, Poor, Hazardous.

Comments Notes and general comments on the structural condition of the tree, its environment and its estimated remaining contribution.

Category The retention category refers to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory refers to the amenity type; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation.

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
1	Cappadocian maple	9m	3 stems @ 120mm 6 stems @ 140mm	6m	1.5m	Middle aged	Average	Moderate	Growing out of the side of a bank; multi-stemmed from base; intermeshing canopy with adjacent tree.	B (1)
2	Cappadocian maple	12m	560mm @ 250mm	N6.5m E6.5m S7m W6.5m	N4m E2m S4.5m	Mature	Average	Moderate	Large dominant tree; situated in the upper garden, c.1m above drive; cracking and deformation of the brick retaining wall.	B (1)
3	Boxelder	7m	320mm	N7.5m E5m S4m W4m	3m	Middle aged	Average	Moderate	Growing within the lawn of the upper garden; one-sided crown as suppressed by adjacent vegetation.	B (1)
4	Portuguese laurel	4.5m	100mm 100mm 80mm 200mm	N4.5m E4.5m S2.5m W5m	0m	Middle aged	Average	Moderate	Multi-stemmed from base; one-sided crown as managed around climbing frame.	C (1)
5	Pine sp.	2m	120mm @ 1m	N0m E2.5m SE3m S2m W0m	E1.5m SE2m S1.5m	Young	Average	Indifferent	Growing within upper garden; heavily leaning trunk to SE; one-sided suppressed crown.	C (1)
6	Pine sp.	3m	40mm 50mm 80mm	N0m SE3.5m S3.5m SW0.5m	S2m	Young	Below average	Poor	Three stemmed from base; growing horizontally along the ground before starting to correct 2.5m from base.	C (1)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
7	Cypress sp.	8m	150mm 130mm 110mm 110mm 170mm	E2m S2.5m SW3m W2m NW3.5m	1m	Middle aged	Below average	Indifferent	Multi-stemmed from base; ornamental tree; above average amounts of deadwood.	C (1)
8	Cypress sp.	11m	400mm Over ivy	2.5m	1m	Mature	Below average	Indifferent	Large buttress root; ivy covered to over 3/4 height; slightly sparsely foliated; above average amounts of fragile deadwood.	C (1)
9	Portuguese laurel	4m	180mm @ 1.25m	N1.5m E3.5m S3.5m W1.5m	0m	Middle aged	Average	Moderate	Slightly one-sided crown as suppressed by adjacent trees.	C (1)
10	Sitka spruce	14m	300mm	3.5m	1m	Middle aged	Below average	Moderate	Slightly sparsely foliated.	B (1)
11	Scots pine	14m	580mm Over ivy	5m	2m	Middle aged	Average	Moderate	Ivy covered to over 3/4 height.	B (12)
G1	Various	4.5m	Max. 150mm #	2m	0m	Young to middle aged	Average	Moderate	Boundary group; running alongside the driveway; regularly trimmed as a hedge; species include: Laurel, Hornbeam and Bay.	C (2)
G2	Various	4.5m	Max. 230mm #	2.5m	0m	Young to middle aged	Average	Moderate	Regularly trimmed boundary hedge; species include: Laurel, Hornbeam, Bay, Cappadocian maple, Portuguese laurel, Hawthorn, Holly and Sycamore.	C (2)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
G3	Various	5m	Max. 180mm #	3m	0m	Young to middle aged	Average	Moderate	Group of three small trees; species include: Kohuhu and Bay.	C (2)
H1	Hornbeam	2.5m	Max. 60mm #	1m	0m	Young to middle aged	Average	Moderate	Regularly trimmed hedge.	C (2)



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Appendix 3: Tree Constraints Plan



Arboricultural Consultants
Clock Tower House, Lewes Road,
Lindfield, West Sussex, RH16 2LH
Telephone: 01444 484711

Key:

Tree Numbers:	1	Tree Canopies:		Trunks:		RPAs:	
Category 'B' trees:		Category 'C' trees:		Category 'C' groups:			

Project: Birch House, Courtmead Road, Cuckfield, RH17 5LR
Client: Mr. and Mrs. McLeod
Drawing: Tree Constraints Plan
Based on: OS Tile
Drawing number: LMA TCP 01
Date: Sept 2025

Scale: 1:200 @A1
Revision: -
Drawn: MGM

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Please notify us of any discrepancies found. LM Arboriculture cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees. This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services. This drawing was produced in colour - a monochrome copy should not be relied upon. © LM Arboriculture

3. Document Production Record

Project number	Document number	Editor	Signature	Position	Issue number	Date
A-0725-01	LMA TSR 01	Matthew Middle	<i>Matt</i>	Arboricultural Consultant	01	13/09/25

Limitations

The survey was made at ground level using visual observation from ground level only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Trees were not climbed or inspected below ground level. Inaccessible trees will have the best estimates made about their location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey.

LMA has prepared this Report for the sole use of the above-named Client/Agent per our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of LMA. The assessments made, assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by LMA.

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