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**Tree Report
and tree implications assessment**

**Furlong House
Pitt Lane
Hurstpierpoint
West Sussex**

September 2016

Ref: LV283TR1 Rev A

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1.0 Introduction and scope

1.1 Site address

Furlong House
Pitt Lane
Hurstpierpoint
West Sussex
BN6 9QA

1.2 The client

This report has been commissioned by the site owner to support a planning application for a dwelling at the site.

1.3 Scope of report

This report:

- Provides a detailed assessment of existing trees on and immediately adjacent to the site.
- Assesses the implications to individual trees and tree groups, resulting from the proposed dwelling.
- Reviews implications of any tree loss or tree work requirements on character and quality of the local landscape and conservation area.

Tree surveying and preparation of this report have been undertaken by Clive West BSc MPhil CMLI, with respect to British Standard, BS 5837:2012, '*Trees in relation to design demolition and construction – Recommendations*'.

Tree surveying was undertaken on 20th September 2016 and tree implications have been assessed with respect to the following George Baxter Associates drawings:

- Drawing no. 2.01 Rev C *Site Plan (Part) As Proposed*
- Drawing no. 2.02 Rev C *Site Plan (Whole) As Proposed*
- Drawing no. 2.03 Rev D *Floor and Roof Plans As Proposed*

1.4 Revision A of report

Revision A of this report has been prepared with respect to a significantly modified site layout that has been prepared in response to tree officer concerns for the extent of potential impact on trees arising from the original proposed layout.

In particular, substantial clearance of the proposed new dwelling from the most important tree on the site, Oak tree T11, has been achieved in accordance with guidance parameters provided by the tree officer, to offset potential future pressure for removal or reduction of the tree. Additional clearance to other, minor boundary trees has also been achieved by the revised layout.

The original tree survey remains valid, and this revised report assesses implications to trees resulting from the revised proposed site layout, illustrated on the above listed George Baxter Associates drawings.

1.5 Location and status of trees

The site is located within Hurstpierpoint Conservation Area and consent should therefore be sought from Mid Sussex District Council before undertaking any tree works.

1.6 Tree survey plans and schedules

Tree survey plan, drawing no. LV283TSP1, illustrates the locations of the individual trees and hedgerow planting on the site, together with canopy spreads and dimensioned root protection requirements.

The tree reference numbers provided are referred to within the text of this report and also within the detailed tree survey schedule that is contained in Appendix 1.

1.7 Tree implication plan and schedules

Tree implications plan, drawing no. LV283TIP1 Rev A, illustrates the locations of the individual trees and tree groups on the site, in relation to the proposed site layout.

Implications to individual trees and tree groups are detailed in Section 5 of this report.

1.8 Implications for Hurstpierpoint Conservation Area

Implications of the proposed tree works to the quality and character of the local landscape and the conservation area are assessed in Section 6.

2.0 Summary of findings

Tree survey findings and implications of the proposed site layout to trees on the site may be summarised as follows:

- Trees on the site have been considered as two tree groups and thirteen individual trees within this report.
- There are 2 no Category B trees (BS 5837 intermediate quality category) on the site, 10 no Category C trees (lowest category for potential retention) and 1 no Category U tree (recommended for removal on arboricultural grounds). The two tree groups are both Category C in accordance with BS 5837.
- No offsite trees are sufficiently close to the site to have any protection requirements within the site.
- It is proposed to retain both Category B trees, together with 8 no Category C trees and both tree groups. It is proposed to remove two small Category C trees plus the Category U tree.
- All retained trees will be either unaffected by the proposed site layout or effects will be within BS 5837 guidelines of acceptability, and tolerance of individual trees.
- Proposed minor works to retained trees will be barely discernible from offsite viewpoints, and the minor trees for proposed removal are of significance only to the existing garden of Furlong House.
- There will not be any significant change in the current contribution of onsite trees to the character and quality of Hurstpierpoint Conservation Area resulting from the proposed development.

3.0 Site context and general description

The site is located within the Hurstpierpoint Conservation Area, to the south of the village centre and to the south-west of the village recreation ground.

The site is situated within the existing curtilage of Furlong House, a substantial detached residence with extensive gardens that include numerous mature and introduced trees. Furlong House is located immediately to the east of the site with detached residences contiguous to the west of the site, and further residences and commercial properties of Hurstpierpoint High Street to the north.

Public rights of way pass to both the north and east boundaries of Furlong House, however high, brick boundary walls, intervening planting and buildings preclude any significant views into the site, and available glimpses/views are largely restricted to views of upper canopies of taller trees towards the site boundaries. There are not any specific nearby significant viewpoints towards the site from southerly directions, and the larger trees to the site boundaries, and elsewhere within the curtilage of Furlong House, make a general contribution to the village edge character.

The mature trees which are present to the north and west boundaries of the site visually associate with extensive presence of local mature trees to contribute positively to the character of the conservation area, the outlook for local residences, the nearby recreation ground plus the southern village edge of Hurstpierpoint.

Minor trees within the site area, away from its boundaries, are all of potential value and interest only to the garden itself and these do not make any significant contribution to the local landscape and character of the conservation area.

4.0 Tree survey summary and description of trees

4.1 Trees to the northern site boundary



Image 1: Group G1

Tree Group G1 is located immediately to the west side of the site entrance. It is composed of six poor quality and visually unattractive Leyland Cypress. Beech tree T1 is located to the east of the access. This is an attractive and overall well balanced, healthy tree with significant anticipated longevity of amenity contribution to surrounding residences, public areas and the character of the conservation area.

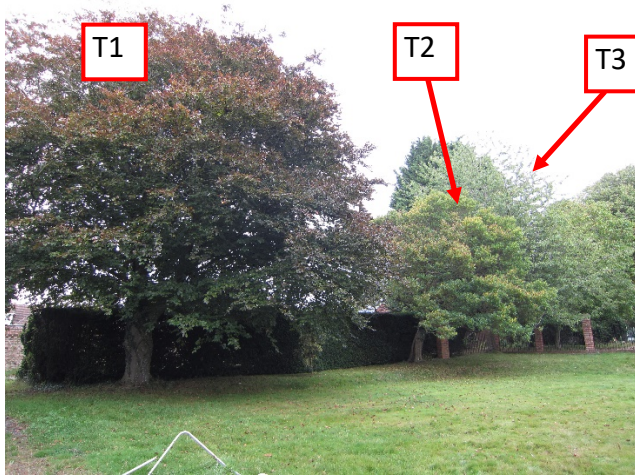


Image 2: Trees T1, T2 and T3

Two trees, T2 and T3, a Laval hawthorn and a common cherry, are located towards the north-east corner of the site. Although of smaller stature and lesser anticipated longevity than the beech, these trees also contribute positively to the garden setting and wider character of the conservation area.

4.2 Trees to the western site boundary

Oak tree, T11 is a Category B tree in accordance with BS5837, and this substantial tree makes a significant contribution to garden setting and character of the local landscape, outlook from nearby residences and the conservation area.

Other deciduous trees, T6, T10 and G2 along the western site boundary make a more general, positive contribution, although individual tree quality is typically low with restricted anticipated longevity.

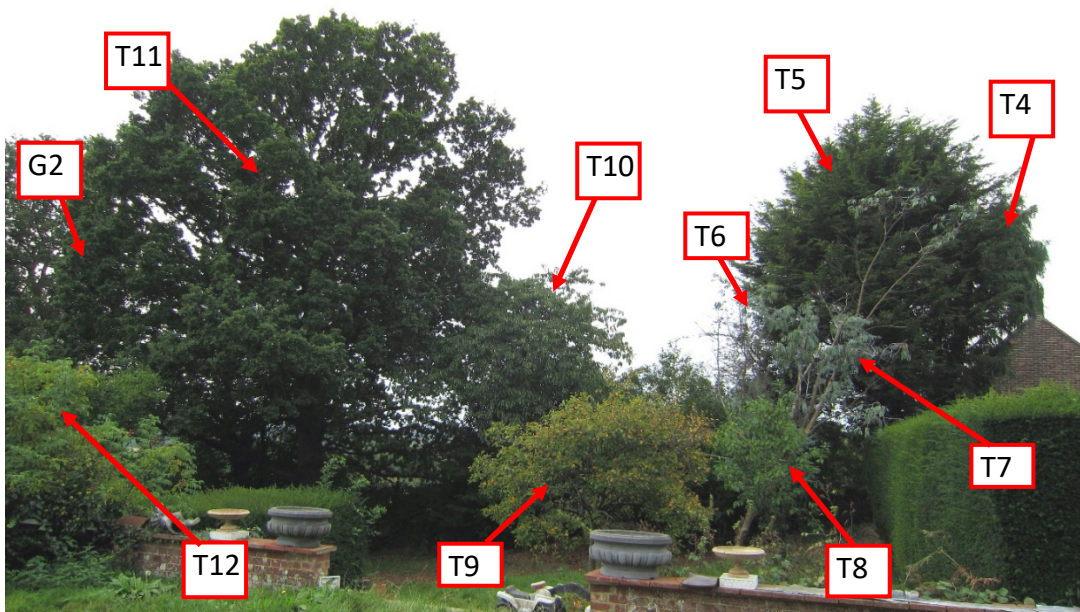


Image 3: Trees T4, T5, T6, T10, T11 and G2 to the western boundary together with garden minor trees and shrubs T7, T8, T9 and T12 within the site.

Introduced conifers, T4 and T5 contribute to the visual strength and continuity of the planted boundary, however their intrinsic characteristics of strong columnar form and evergreen nature detract from the locally appropriate deciduous semi natural tree communities.

4.3 Trees located within the site boundary

Four minor garden trees T7, T8, T9 and T12 are located within the site, in the existing garden area of Furlong House, away from the substantial boundary planting.

Eucalyptus tree T7 is dying, whilst the other three 'trees' are essentially garden shrubs with minor relevance only to the existing garden of Furlong House and the site itself.

4.4 Summary of tree survey

The tree survey indicates that:

- Two trees, Oak tree T11 and Beech Tree T1 are 'Category B' in accordance with BS 5837. These are the most important trees on the site, being reflective of local semi natural tree composition and with significant presence and anticipated longevity.
- Deciduous boundary trees T2, T3, T6, T10 and G2 collectively associate well with local semi natural tree composition and the character of the conservation area. Individual tree quality and anticipated longevity is however typically limited.
- Coniferous boundary trees G1, T4 and T5 contribute to the planted nature of the local landscape, although individual quality is typically low/poor and essential tree characteristics are at variance with the deciduous character of local semi natural planting.
- Due to their small stature and the local abundance of large mature trees, garden trees T7, T8, T9 and T12 are of value only to the immediate garden, and they do not make any significant contribution to conservation area character or any offsite views.

Ideally, Category B Trees T1 and T11 should be retained with suitable protection; other Category C boundary trees should also be retained, if compatible with layout proposals, for their general amenity contribution. Opportunity might be taken to remove poor quality conifer growth and replace with new location appropriate deciduous tree planting.

5.0 Tree implications summary

Table 1, below, provides a detailed summary of the implications of the proposed site layout for all individual trees and tree groups in the vicinity of the site. This table should be read in conjunction with the tree implications plan LV283TIP1, contained in Appendix 4.

Tree/ Group Ref.	Category and Sub Category	Species	Implications and proposed actions
G1	C	Cupressocyparis leylandii	No implications
T1	B	Fagus purpurea	Loss to southern extremity of RPA, extending to approximately 17m ² , <7% of the trees total RPA area. This is within BS 5837 guidelines and acceptable for this specific tree with respect to its condition and total available rooting area. Minor canopy lifting to the lower western canopy to allow vehicular passage along the existing access alignment.
T2	C	Crataegus x Lavalleyi	No implications

Tree/ Group Ref.	Category and Sub Category	Species	Implications and proposed actions
T3	C	Prunus avium	No implications
T4	C	Chamaecyparis lawsoniana	No implications for RPA. (Area of existing vehicular surfacing/ tarmac within eastern RPA to be used for car parking). Tree to be topped to approximately 7m, retaining any current screening and setting benefit, with shaping of canopy to natural form. Light trimming of eastern canopy recommended by approximately 1-2m, to suitable cut points.
T5	C	Thuja plicata	Area of existing vehicular surfacing within eastern RPA to be used for car parking. Loss of <2m ² eastern RPA periphery, amounting to approximately 2% of total RPA, for new wall construction. This is within BS 5837 guidelines of acceptability and tolerance for this specific tree with regard to its condition and total available rooting area. Reduction of eastern canopy recommended by approximately 2-3m, to suitable cut points, with tree to be topped to approximately 7m. Current screening and setting value to be retained without any significant implications to offsite views.
T6	C	Crataegus monogyna	No implications for any screening or setting value. Light trimming to loose growth of eastern canopy.
T7	U	Eucalyptus gunnii	Dying tree, recommended removal for arboricultural reasons. Removal also required as it is located within the proposed dwelling footprint.
T8	C	Prunus var.	Insignificant garden tree/shrub for proposed removal. Located within the footprint of the proposed dwelling.
T9	C	Amelanchier lamarckii	Minor, small garden tree for proposed removal. Located within the footprint of the proposed dwelling.
T10	C	Prunus avium	No implications. Ivy removal with minor shaping and balancing works proposed.
T11	B	Quercus robur	No implications. Proposed building line is located at 10m minimum from canopy edge. Minor canopy works proposed, including dead wooding, balancing and lower crown lifting to approximately 3m without implication for offsite views.
G2	C	Fagus sylvatica	No implications
T12	C	Magnolia var.	No implications

Table 1: Tree implication summary table

The proposed layout therefore accommodates all the boundary trees on the site, with protection provided in accordance with the guide lines of BS 5837. It is proposed to remove just three small trees that are of significance only to the existing garden of Furlong House, without consequence to the amenity of the conservation area.

The above table also indicates minor canopy and tree maintenance works, some of which is advisable for arboricultural reasons irrespective of the proposed dwelling. These tree works would be largely indiscernible from outside the immediate garden and they would therefore not be detrimental to the quality of the Hurstpierpoint Conservation Area.

6.0 Implications for the conservation area

The following four images are illustrative of the heavily restricted visibility into the site. They illustrate that it is the upper canopies of the larger trees only, along the site boundaries that are generally visible and make a general contribution to the character of the Hurstpierpoint Conservation Area. The smaller trees within the site, for proposed removal do not make any significant contribution to the quality of the conservation area.

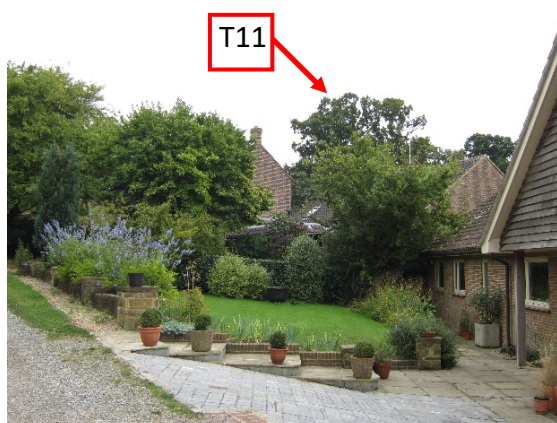


Image 4: South easterly view from public footpath and West Furlong Lane to the north-west of the site, showing visibility restricted to views of upper canopies of boundary trees.

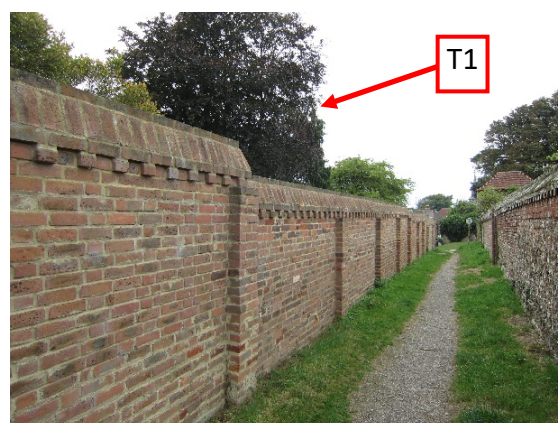


Image 5: View along public footpath to the north of Furlong House and the site, with visibility towards the site heavily restricted by the existing high boundary wall

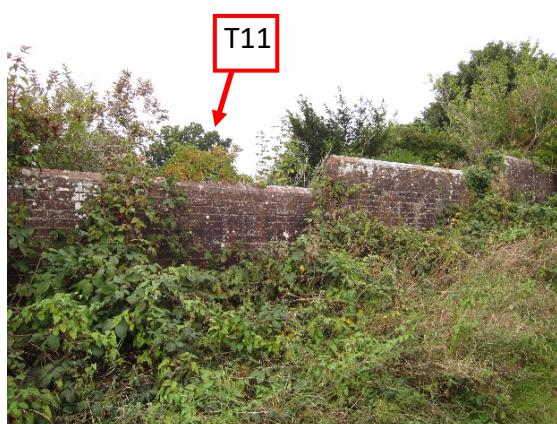


Image 6: Typical view towards the site from the public footpath to the east of Furlong House and garden.



Image 7: Typical south westerly view towards the site from Hurstpierpoint recreation ground, with visibility of the site prevented by intervening planting and buildings.

The proposed minor crown lifting works to a single deciduous tree, T1, on the site will not be significantly discernible from off site. The proposed reduction of large, maturing conifer growth to the western boundary will not significantly open any views into the site, whilst it will reduce visual presence of these introduced trees that detract from the locally characteristic, deciduous semi-natural vegetation patterns.

Appendix 1

Tree survey schedule

The tree survey schedule contains detailed information on the dimensions, condition and significance of each individual tree and group, together with a category based summary assessment of overall tree quality.

The schedule has been prepared in accordance with the recommendations of BS 5837:2012, and summary definitions of the assessment criteria used on the tree survey schedule are provided in Appendix 2. Full definitions may be found in the BS

Tree survey schedule			Furlong House, Pitt Lane, Hurstperpoint								Date surveyed: 20 th September 2016			
Page 1 of 2														
Tree/ Group	Category and Sub Category	Species	Height in metres	Single/ Multi Stem	Trunk Diameter in mm	RPA Area/ RPA Radius	Spread in metres	Ground Clearance	Age	Physio- logical condition	Structural condition	Comments	Remaining Contribution in years	
G1	C2	Cupressocyparis leylandii (Leyland Cypress)	8	S	110- 340	52.3 m ² 4.1 m	N 2 S 2 E 2 W 2	3E	EM	P	P	Group of 6no even aged trees. All trees are poor form, having been disfigured by historical topping at 6m height. Poor, thin foliage cover with uneven distribution including; some with leaning trunks. Deadwood to lower and mid canopies.	>10	
T1	B2	Fagus purpurea (Purple beech)	12		800	289.5 m ² 9.6 m	N 6 S 7 E 7 W 6	2E	M	F	F	Vertical trunk with an even and balanced crown structure. Healthy and consistently even foliage distribution. Minor ivy presence. Space available for further development.	40+	
T2	C2	Crataegus X Lavallei (Lavalle Hawthorn)	8	S	420	79.8 m ² 5.0 m	N 4 S 6 E 4 W 4	2W	OM	P	P	Leaning trunk and main branch distribution bias towards the east. Fissure to main trunk from ground level to 2m height to west side, with advanced rot to heart wood evident. Some minor deadwood distributed through crown.	<10	
T3	C2	Prunus avium (Wild cherry)	12	S	500	113.1 m ² 6.0 m	N 5 S 7 E 6 W 4	S1	M	F	F	Vertical trunk and primary branch structure, with fair overall balance and condition. Even, healthy foliage distribution. Minor deadwood distribution within crown.	20-40	
T4	C2	Chamaecyparis lawsoniana (Lawson cypress)	10	S	350	55.4 m ² 4.2 m	N 3 S 1 E 2 W 3	2W	M	P	P	Dense ivy infestation. Leaning towards north-east due to crowding by adjacent, dominant tree T5. Overall unbalanced.	10-20	
T5	C2	Thuja plicata (Western Red Cedar)	12	S	400	72.4 m ² 4.8 m	N 2 S 4 E 4 W 3	2W	M	P	P	Heavy ivy infestation. Crowded by T4 to the north. Trunk has slight lean towards the east. Dense upper crown development; some minor deadwood presence.	10-20	
T6	C2	Crataegus monogyna (Common Hawthorn)	6	S	240	26.1 m ² 2.9 m	N 0 S 3 E 2 W 3	1W	OM	P	P	Heavy ivy infestation. Crowded and supressed by T5 to the north. Overall lean and structural bias towards the south. Some minor deadwood presence. Overall poor condition.	<10	
T7	U2	Eucalyptus gunnii (Cider gum)	6	S	200	18.1 m ² 2.4 m	N 5 S 0 E 3 W 0	1.5E	SM	P	P	Heavily leaning trunk and branch structure towards the north. Extensive deadwood presence, including primary branches. Poor canopy distribution, low density and uneven. Dying.	<10	
T8	C2	Prunus var. (Garden cherry variety)	3	M	63 (2x30mm stems) (1x 20mm stem)	1.8 m ² 0.8 m	N 1 S 1 E 1 W 1	-	Y	F	F	3no stems. Small, young recently planted garden shrub/ tree. Vertical form but with a self crowded canopy. Garden value only.	<10	
T9	C2	Amelanchier lamarckii (Snowy mespilus)	3	S	100	4.5 m ² 1.2 m	N 2 S 2 E 2 W 2	2S	SM	P	F	Lean and curve to main trunk with presence of basal epicorms. Crossing branches with some deadwood distribution and minor bark loss. Garden value only	<10	

Tree/ Group	Category and Sub Category	Species	Height in metres	Single/ Multi Stem	Trunk Diameter in mm	RPA Area/ RPA Radius	Spread in metres	Ground Clearance	Age	Physio- logical cond.	Structural cond.	Comments	Remaining Contribution in years
T10	C2	Prunus avium (Common cherry)	8	S	280	35.5 m ² 3.4 m	N 5 S 1 E 4 W 5	4E	M	P	P	Ivy clad with poor canopy balance and trunk lean towards the north away from adjacent dominant oak, T11. Minor deadwood presence within crown and healthy foliage.	10-20
T11	B2	Quercus robur (English Oak)	16	S	1100	547.3 m ² 13.2 m	N 6 S 9 E 9 W 10	3E	M	F	F	Structure is largely vertical overall, although with a slight westerly bias. Well balanced branch distribution with even and consistent canopy spread. Minor deadwood presence plus epicormic growth. Dominant tree.	40+
G2	C2	Fagus sylvatica (Beech x 2no)	7	S	300 and 260	40.7 m ² 3.6 m	N 4 S 6 E 5 W 6	1N	EM	P	P	2No even aged Fagus sylvatica with trunks less than a metre apart. Growing as a pair into the southern canopy of oak tree T11. Crowded and suppressed by the oak, plus mutual crowding. Ivy presence.	10-20
T12	C2	Magnolia var. (Magnolia variety)	5	M	170 (2x120mm stems)	13.1 m ² 2.0 m	N 3 S 3 E 3 W 3	-	EM	F	F	An overall fair form and fair condition garden shrub/ small tree. Fair balance, but upper crown distribution bias towards the east due to overshadowing by oak, T11. Healthy, dense foliage cover.	10-20

Appendix 2

Definitions of assessment criteria used on the tree survey schedule

This tree survey schedule has been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction. The columns of the tree survey schedule contain the following information:

Tree number	Tree and group reference numbers, cross referenced with Tree Survey Plan
Category and Sub Category	A, B, C, and U. See BS 5837 for full definitions • Category A is the best category • Category B trees are of intermediate value • Category C trees are of limited value • Category U trees should be removed for arboricultural reasons • Sub category 1: Mainly arboricultural value • Sub category 2: Mainly landscape value • Sub category 3: Mainly cultural or conservation value
Species	Botanical and common names are given
Height	Estimated in metres
Single or multi stem	Abbreviated to MS and S
Trunk diameter	Measured at 1.5m height
Root protection requirements	Total area and radial dimension are provided
Spread in metres	Related to the four points of the compass: north, east, south and west
Ground clearance	Height at which canopy/ branch development begins together with compass direction
Age	Y = Young SM = Semi mature EM = Early mature M = Mature OM = Over mature V = Veteran
Physiological and structural condition	G = Good F = Fair P = Poor D = Dead
Condition comments including any preliminary management recommendations	Indicate relevant visual, health and other issues. Actions required for safety or maintenance of tree resources
Remaining contribution	An indicative estimate in years of life expectancy

For full definitions of assessment criteria see BS 5837:2012

Appendix 3

Furlong House Tree Survey Plan LV283TSP1

Appendix 4

Furlong House Tree Implications Plan LV283TIP1 Rev A

Tree Group G1

T1

T2

T3

T4

T5

T6

T7

T8

T9

T10

T11

T12

Key

T8

Tree reference
number

Root protection
area (drawn to
scale)

Tree canopy
distribution

Notes:

This drawing should be read in conjunction
with Landscape Vision Ltd tree report,
LV283TR1

Project **Furlong House, Pitt Lane, Hurstpierpoint**

Title **Tree survey plan**

Drawing No. **LV283TSP1**

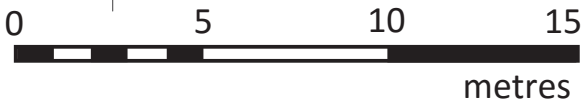
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Scale **1:100 @ A1**

Date **21.09.16**

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Tree Group G2

