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NATURAL PROGRESSION

Sunte House, Birchen Lane, Haywards Heath, West Sussex

Arboricultural Impact Assessment

June 2025

Sunte House, Birchen Lane, Haywards Heath, West Sussex

Arboricultural Impact Assessment

Client:	Richard Parr Associates	
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Author: Wesley Rawson FdSc BSc(Hons) MArborA	Proofed: Wesley Rawson FdSc BSc(Hons) MArborA	Approved: Nick Pincombe BA(Hons) MSc CEnv MIEMA MCIEEM
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Abbreviations

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
CEZ	Construction Exclusion Zone
DBH	Diameter at Breast Height
DTPP	Draft Tree Protection Plan
LPA	Local Planning Authority
RPA	Root Protection Area
SRZ	Structural Root Zone
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPP	Tree Protection Plan
TRRP	Tree Retention and Removal Plan
VTA	Visual Tree Assessment

0 Executive Summary

0.1.1 Urban Edge Environmental Consulting Ltd was instructed by Richard Parr Associates to undertake an Arboricultural Impact Assessment for the development of land at Sunte House, Birchen Lane, Haywards Heath, West Sussex (the 'Proposed Development') based on tree survey data previously produced by Urban Edge Environmental Consulting (UEEC, 2024). The following report has been produced in accordance with British Standard BS 5837:2012, '*Trees in Relation to Design, Demolition and Construction– Recommendations*'.

0.1.2 A summary of report findings is detailed as follows:

- ▶ The Arboricultural Impact Assessment has concluded that tree removals associated with the Proposed Development are considered very low impact with only one category U tree requiring removal and, one category B tree recommended for removal.
- ▶ The Arboricultural Impact Assessment and site specific assessment has demonstrated that development can occur within the veteran tree buffer zone of T36 without causing any deterioration to the tree's condition.
- ▶ The use of specialist building foundations is essential in the tree protection strategy to facilitate development.
- ▶ The construction process has the potential to cause a total of 12 individual impacts to either the stem, canopy or RPAs of trees scheduled for retention. To ensure that these features are successfully retained during the proposed works it is recommended an Arboricultural Method Statement be undertaken prior to the development commencing.
- ▶ All Category A and B trees should be given priority consideration for retention during any future development works.

1 Introduction

1.1 Instruction

- 1.1.1 Urban Edge Environmental Consulting was instructed on 5 February 2025 by Richard Parr Associates to undertake an Arboricultural Impact Assessment for land at Sunte House, Birchen Lane, Haywards Heath, West Sussex to aid in the determination of a Planning Application.

1.2 Scope of the Report

- 1.2.1 This report has been produced in accordance with British Standard BS 5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' and provides details on the quality and value of the existing tree stock at the Application Site.
- 1.2.2 The report also provides an assessment of likely impacts to arboricultural features as a direct result of the Proposed Development and seeks to mitigate any potential loss of public amenity through design iterations and sympathetic construction methods, as provided.

1.3 Site Context

- 1.3.1 The Application Site comprises the grounds of Sunte House, a private residence with multiple out buildings including barns and tool sheds. Within the grounds there are a number of gardens comprising lawns, formal and walled gardens in addition to arable pasture and densely planted wooded areas. The Ordnance Survey National Grid reference for the centre of the site is TQ 33379 25525.

1.4 Description of the Proposals

- 1.4.1 The proposal comprises the construction of new hard landscaping for carparking and vehicular use, the excavation and construction of an outdoor swimming pool and the erection of a new associated outbuilding.

1.5 Supporting Documents

- 1.5.1 Drawing Reference: 335_XX_DR_00_101-Proposed Site Plan-Householder App (Richard Parr Associates, 2025) and Topographical Survey 109569-2D (Midland Survey LTD, 2024) were provided for the purposes of compiling this report. They included the layout of existing site features, along with a footprint overlay of the Proposed Development.
- 1.5.2 This report is based on tree survey information previously produced by Urban Edge Environmental Consulting. The Tree Constraints Report UE0664_SunteHouse_TCR_1_240503 (UEEC, 2024) should be read in conjunction with the following Arboricultural Impact Assessment report.

1.6 Personnel

- 1.6.1 The report was produced by Wesley Rawson FdSc BSc (Hons) MArborA. Wesley is a Professional Member of the Arboricultural Association and a Quantified Tree Risk Assessment registered user. Wesley is a Senior Arboriculturist with over 10 years' industry experience working as a consultant and private contractor.

1.7 Limitations

- 1.7.1 Trees recorded as T5, T6, T7, T8, T46, T72, T84, T86 and T87 within the Tree Constraints Report (UEEC, 2024) have been removed from the site in accordance with tree felling exemptions (Forestry Act 1967). As such, any reference to these trees has been removed from the following Arboricultural Impact Assessment.

2 Arboricultural Impact Assessment

2.1.1 Drawing Reference: 335_XX_DR_00_101-Proposed Site Plan-Householder App (Richard Parr Associates, 2025), received April 2025 was used to assess the impacts of the Proposed Development on the sites existing tree stock.

2.2 Tree Removals

- 2.2.1 BS:5837 2012 recognises that while trees should inform the site layout design, the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development however, care should be taken 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, or post-completion demands for their removal.
- 2.2.2 Tree removals associated with the Proposed Development have been illustrated with red dashed outlines in the Tree Retention and Removal Plan found in Appendix 2. A summary of tree removals is provided below in Table 2.1.
- 2.2.3 Based on the design proposal one individual tree will require removal to facilitate the Proposed Development and one individual tree is recommended for removal.
- 2.2.4 Of the trees to be removed one individual tree was attributed category B status and one individual was attributed category U status.

Table 2.1: Summary of tree removals

Arboricultural Impact	Reason	Category A Trees	Category B Trees	Category C Trees	Category U Trees
Trees to be felled	To facilitate construction	-	-	-	T23
	Arboricultural best practice	-	T27	-	-
Total		-	1	-	1

2.3 Trees which could Potentially Sustain Damage to Stem, Canopy or RPA

2.3.1 A summary table attributing construction activity to arboricultural impacts is provided below in Table 2.2.

- 2.3.2 Where construction access and the use of plant has been considered necessary, appropriate crown lifting and pruning operations have been accounted for using the standard minimum carriageway clearance of 5m (HSE, 2023).
- 2.3.3 The construction process has the potential to cause a total of 12 individual impacts to either the stem, canopy or RPAs of trees scheduled for retention as displayed in Table 2.2. To ensure that these features are successfully retained during the proposed works it is recommended an Arboricultural Method Statement be undertaken prior to the development commencing.

Table 2:2: Summary of arboricultural impacts due to development

Arboricultural Impact	Reason	BS Cat A	BS Cat B	BS Cat C	BS Cat U
Trees which could sustain damage to the RPA	Construction of building foundations for Barnhouse extension	T36	T28	-	-
	Soil compaction through construction access	T36	T28	-	T38
Trees which could sustain damage to stem or canopy	Barnhouse conversion and erection of scaffolding	-	T9, T10	-	-
	Impact by construction traffic	T36	T1, T2, T3	T22	-
Total		3	7	1	1

2.4 Proposed Incursions into the RPA of Retained Trees

- 2.4.1 Where Proposed Development encroaches into the trees' RPAs within the Application Site, an arboricultural assessment has been undertaken to ascertain the likely effects on individual tree survival and retention. A summary of incursions into the RPAs of retained trees from the Proposed Development have been summarised in Table 2:3 and detailed below.

Table 2:3 RPA incursions

Tree No.	Total RPA m ²	Area of Incursion m ²	Percentage of Incursion (%)
T36	707	6.5	1.6

- 2.4.2 T36 pedunculate oak will require building foundations over 1.6% of the trees total RPA. The tree is at a veteran life stage and while in a good physiological condition has a reduced capacity to tolerate the impacts of construction activity. A precautionary approach will be necessary to ensure that the tree remains in good physiological and structural condition. While BS5837:2012 stipulates

that a trees RPA should be capped at a 15m radius from the tree, the standing advice from the Forestry Commission and Natural England recommends for veteran trees, buffer zones of at least 15x the diameter of the tree be used. This extended buffer zone will then create the minimum Root Protection Area (FC & NE, 2022). The NPPF recommends that any proposals resulting in the loss or deterioration of ancient woodland, or ancient or veteran trees be rejected unless under wholly exceptional reasons or if a suitable compensation strategy is in place (Ministry of Housing, Communities & Local Government, 2024). For registered veteran tree T36, any incursion by the Proposed Development within the buffer zone must be accompanied by a suitable strategy that prevents any deterioration to the tree's condition. As part of the Proposed Development, arboriculturally sensitive foundations will be installed that minimise the intrusion into the RPA of T36. The foundations will be constructed using piles and beams, with the appropriate location of piles determined through investigative digging under arboricultural supervision. This will ensure that roots are actively avoided during the construction process and will mitigate the risk of severing large sections of rooting areas. The building extension will be constructed with a void underneath so that gaseous and aqueous exchange is not impeded. This arboriculturally sensitive design will ensure that the tree does not suffer any physiological or structural deterioration as a result of development.

2.5 Access Facilitation Pruning

- 2.5.1 Based on the design proposal and the impacts of construction activity, the following tree surgery operations will need to be undertaken to facilitate the development works:
- ▶ T9 will need the lateral branches in its western crown shortened by 2.5-3.5 metres.
 - ▶ T10 will need the lateral branches in its western crown reduced or tied back by 0.5-1.5 metres.

2.6 Site Specific Issues

- 2.6.1 The removal of category B tree T27 is not a requirement of the Proposed Development. The trees RPA would be protected through the installation of arboriculturally sensitive foundations as described above and, only a 3-3.5 metre reduction of the trees' north western crown would be required for construction access. However, both the Proposed Development and the adjacent veteran tree T36 would benefit from the trees removal due to the effects of allelopathy, shading by T27 and the reduction in competition with T36. The removal however, should be achieved in line with veteran tree management best practice i.e. ring barking/a phased reduction over a number of years.

3 Conclusions

- 3.1.1 The Arboricultural Impact Assessment has concluded that tree removals associated with the Proposed Development are considered very low impact with only one category U tree requiring removal and, one category B tree recommended for removal. The trees designated for removal are from a private garden collection and offer no contribution to the wider locality in terms of visual amenity and local landscape character, as they are only visible from within the residence itself. The removal of one category B tree will in this case be considered beneficial for the future management of veteran tree T36 consistent with the veteran tree management practice of 'Haloing'.
- 3.1.2 The Proposed Development will require construction operations to occur within the RPA and veteran tree buffer zone of T36. While development proposals are recommended to be located outside of veteran tree buffer zones, the Arboricultural Impact Assessment and site specific assessment has demonstrated that the Proposed Development can occur within the RPA of T36 without causing any deterioration to the tree's physiological and structural condition.

3.2 Post Consent Tree Retention and Protection

- 3.2.1 All Category A and B trees should be given priority consideration for retention during any future development works.
- 3.2.2 This Arboricultural Impact Assessment has considered the impacts of the development contained within the plans *335_XX_DR_00_101-Proposed Site Plan-Householder App (Richard Parr Associates, 2025)* as proposed. The report has not considered the impacts that the construction process may have on retained trees during the construction of the Proposed Development. For this to occur, a Construction Site Plan must first be drafted, based on the Draft Tree Protection Plan (Appendix 3) and an Arboricultural Method Statement to be completed prior to development occurring. For the Proposed Development at Sunte House, Birchen Lane, Haywards Heath, West Sussex, this should include the details described below in Arboricultural Method Statement Heads of Terms.

3.3 Arboricultural Method Statement Heads of Terms

- 3.3.1 Construction operations that require access within the root protection area, veteran tree buffer zone or crown spread of retained trees should be described within an Arboricultural Method Statement. This can only be described once technical design has been finalised and post-consent detailed planning has begun. For this site the Arboricultural Method Statement should include:
- ▶ A detailed and dimensioned tree protection plan with protective barriers and/or ground protection specifications;
 - ▶ An overlay of the Construction Site Plan;

- ▶ The specification of sympathetic construction techniques and materials to avoid damage to retained trees including specialist building foundations;
- ▶ An auditable schedule of arboricultural site monitoring and the phasing of arboricultural works;
- ▶ Temporary works associated with the development to include access routes, storage facilities and working space for plant, machinery and site operatives.
- ▶ Changes in ground levels within RPAs;
- ▶ Access facilitation pruning;
- ▶ An appointed project arboriculturist and list of emergency contact details.

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Appendix 1: Schedule of Trees

Table A.1: Schedule of Trees and Tree Quality Assessment¹

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T1	Common lime	14	1	360	4	4	4	4	3	EM	Good	Good	Part of avenue. Growing well.		20+	B2	58.6	4.3
T2	Common lime	14	1	340	4	4	4	4	3	EM	Good	Good	Part of avenue. Growing well.		20+	B2	52.3	4.1
T3	Common lime	14	1	420	4	4	4	4	3	EM	Good	Good	Part of avenue. Growing well.		20+	B2	79.8	5.0
T4	Common ash	14	1	340	4	4	4	4	3	EM	Good	Good	Part of avenue. Growing well.		20+	B2	52.3	4.1
T5	Sycamore	14	1	460	4	6	4	4	3	EM	Fair	Good	Previously codominant. Has lost main leader. Large basal cavity. Good reaction growth. Good vitality.	Light crown reduction.	20+	B2	95.7	5.5
T6	European hornbeam	8	1	80	2	1	1	1	1	SM	Good	Good	Recent planting.		10+	C1	2.9	1.0

¹ See Table 3 for key to terms

² See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T7	European hornbeam	8	1	80	2	1	1	1	1	SM	Good	Good	Recent planting.		10+	C1	2.9	1.0
T8	European hornbeam	8	1	80	2	1	1	1	1	SM	Good	Good	Recent planting.		10+	C1	2.9	1.0
T9	Common ash	15	1	450	5	5	5	5	5	EM	Good	Good	Crown lifted. Good vitality.		20+	B1	91.6	5.4
T10	Common ash	15	1	440	5	5	5	5	5	EM	Good	Good	Crown lifted. Good vitality.		20+	B1	87.6	5.3
T11	Ginkgo	9	1	250	2	2	2	2	2	SM	Good	Good	Weak union at 2m. Some natural bracing beginning.		20+	B1	28.3	3.0
T12	Paper bark birch	7	1	180	3	3	3	3	3	EM	Good	Good	Avenue planting.		20+	B2	14.7	2.2
T13	Paper bark birch	7	1	190	3	3	3	3	3	EM	Good	Good	Avenue planting.		20+	B2	16.3	2.3
T14	Paper bark birch	7	1	190	3	3	3	3	3	EM	Good	Good	Avenue planting.		20+	B2	16.3	2.3
T15	Paper bark birch	7	1	190	3	3	3	3	3	EM	Good	Good	Avenue planting.		20+	B2	16.3	2.3
T16	Paper bark birch	7	1	350	5	5	5	5	3	EM	Good	Good	Avenue planting.		20+	B2	55.4	4.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T17	Paper bark birch	7	1	300	4	4	4	4	3	EM	Good	Good	Avenue planting.		20+	B2	40.7	3.6
T18	Paper bark birch	7	1	240	4	4	4	4	3	EM	Good	Good	Avenue planting.		20+	B2	26.1	2.9
T19	Paper bark birch	7	1	360	4	4	3	4	3	EM	Good	Good	Avenue planting. Large basal wound.	Resurvey in 3 years.	20+	B2	58.6	4.3
T20	Viburnum	2	1	100	1	1	1	1	1	EM	Good	Good	Wrinkled viburnum.		10+	C1	4.5	1.2
T21	Portuguese Laurel	4	1	120	2	1	2	1	1	SM	Good	Good	Some branches rubbing on wall.		10+	C1	6.5	1.4
T22	Buddleja sp.	1	2	80	1	1	1	1	1	EM	Fair	Fair	Pruned back hard.		10+	C3	2.9	1.0
T23	Portuguese Laurel	9	1	190	2	2	1	3	5	EM	Fair	Fair	Poor taper. Not very wind firm. Lost previous leader.		<10	U	16.3	2.3
T24	Box	4	10	80	2	2	1	1	1	M	Good	Poor	Heavily defoliated with box caterpillar.		<10	U	29.0	3.0
T25	Skimmia	2	1	100	1	2	1	2	1	SM	Good	Good			10+	C1	4.5	1.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T26	Skimmia	2	1	100	1	2	1	2	1	SM	Good	Good			10+	C1	4.5	1.2
T27	English yew	15	2	380;560	9	5	9	9	4	EM	Good	Good	Over shading adjacent oak. Growing well.		20+	B2	207.2	8.1
T28	English yew	15	1	660	7	4	8	4	4	EM	Good	Good	Path runs within RPA 0.5m below buttress.		20+	B2	197.1	7.9
T29	Sycamore	15	2	280;300	6	3	7	6	4	EM	Good	Good	Codominant with good union.		20+	B2	76.2	4.9
T30	Deodar cedar	20	1	740	6	6	6	6	7	EM	Good	Good	Bifurcation at 2m with weak union. Some reactive growth.	Remove limb touching stem from adjacent laurel.	20+	B1	247.7	8.9
T31	Portuguese Laurel	10	3	400;270;180	4	4	6	6	1	M	Fair	Good	Large cavity in major leader has been reduced.		20+	B2	120.0	6.2
T32	English yew	18	1	980	5	10	9	6	5	EM	Good	Good	Has lost previous codominant leader. Large		20+	B2	434.5	11.8

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													area of exposed heartwood. 120cm-60cm. Endocormic roots. Sound wood on compression side to south.					
T33	Deodar cedar	22	1	1200	7	8	7	8	2	M	Good	Good	Crown lifted up eastern side. Some callus rolling.		40+	A1	651.4	14.4
T34	Cherry	5	1	100	1	4	2	2	1	SM	Good	Good	Leaning south towards light.		10+	C1	4.5	1.2
T35	Purple plum	6	1	280	5	5	6	4	2	EM	Good	Good	Exposed roots in path.		20+	B2	35.5	3.4
T36	Pedunculate oak	18	2	1080;2200	10	11	7	10	2	OM	Good	Good	Large basal wound with exposed heartwood. 1.5m x1m. Historically filled with cement inhibiting full occlusion. Wound wood		40+	A3	2717.2	29.4

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													still occluding. Artist bracket fungi on eastern buttress and north western bark inclusion between stems. Large lower limb loss exposing heartwood. 60cm by 50cm on 700mm limb. Brown cubical rot. Lots of burring and epicormic growth. 4 large rounded knotholes on northern limb. Large pruning wounds in northern canopy. Moderate retained deadwood					

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPAm ²	RPA _r
					N	S	E	W										
													120mm x 2m long. Northern leader resting on grade 2 listed wall has been previously crown reduced with large unoccluded wounds. Veteran.					
T37	Holly leaf sweet spire	2	1	120	1	1	1	1	1	SM	Good	Good			10+	C1	6.5	1.4
T38	Pittosporum	2	1	150	1	1	1	1	1	EM	Good	Good			10+	C1	10.2	1.8
T39	Chilean myrtle	5	11	100	2	2	2	2	2	EM	Good	Good	In planting bed		20+	B1	49.8	4.0
T40	Southern magnolia	8	2	170;280	2	3	3	3	4	EM	Good	Good	Leaning on wall.		20+	B1	48.5	3.9
T41	Myrtle	7	2	100	1	2	1	1	3	SM	Fair	Good	Skinny taper.		10+	C1	4.5	1.2
T42	Loquat	4	2	100	2	1	2	1	1	EM	Good	Good			10+	C1	4.5	1.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T43	Fig	6	1	450	2	2	3	2	2	EM	Fair	Fair	Supporting itself against wall.		10+	C1	91.6	5.4
T44	Pear	5	1	400	2	2	2	2	2	M	Good	Fair			20+	B1	72.4	4.8
T45	Amelanchier sp	6	6	200	3	3	3	2	1	M	Good	Good	In process of leaf flushing. No leaves or winter twigs to identify. No significant defects.		20+	B1	108.6	5.9
T46	Southern magnolia	7	3	190;300;300	4	3	5	1	3	M	Good	Good	Crown bias north.		20+	B1	97.8	5.6
T47	Pittosporum	2	3	80	1	1	1	1	1	EM	Good	Good			10+	C1	2.9	1.0
T48	Chinese holly	4	8	100	2	2	3	3	2	M	Good	Good			20+	B2	36.2	3.4
T49	Chinese holly	4	1	220	3	2	3	3	2	M	Good	Good			20+	B2	21.9	2.6
T50	Small leaved lime	16	1	430	5	5	6	5	2	EM	Fair	Good	Compression fork. Beginning to naturally brace.		20+	B2	83.6	5.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T51	Kentucky coffee tree	12	1	450	6	6	6	6	5	EM	Good	Fair	Low bud density. Minor retained deadwood throughout crown.	Resurvey in one year.	10+	C1	91.6	5.4
T52	Styrax sp.	7	2	140	2	2	2	2	2	SM	Good	Good			10+	C1	8.9	1.7
T53	Paulownia	10	1	220	5	3	2	3	5	EM	Good	Fair	Minor retained deadwood.		10+	C1	21.9	2.6
T54	Honey locust	12	1	370	5	4	6	3	5	EM	Good	Fair	Minor retained deadwood.		20+	B2	61.9	4.4
T55	Narrow leaved lace bark	5	1	110	1	1	1	1	1	SM	Good	Good	Fastigate form.		10+	C1	5.5	1.3
T56	Juneberry	7	1	220	3	3	3	3	2	EM	Good	Good	Growing well		20+	B2	21.9	2.6
T57	Amelanchier sp	4	1	100	1	1	1	1	2	SM	Good	Good			10+	C1	4.5	1.2
T58	Common alder	7	1	260	3	2	2	2	2	EM	Good	Good			20+	B2	30.6	3.1
T59	Turkish hazel	16	1	570	8	7	8	7	4	M	Good	Good	Ground water logged.		20+	B2	147.0	6.8

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T60	Dawn redwood	15	1	1330	6	6	6	6	5	EM	Good	Good	Growing well.		40+	A1	800.2	16.0
T61	Paper bark birch	7	1	310	4	4	5	3	4	EM	Good	Good			20+	B2	43.5	3.7
T62	Weeping willow	6	1	140	2	1	2	1	1	SM	Fair	Poor	No physiological function detected.		<10	U	8.9	1.7
T63	Pedunculate oak	28	1	1600#	12	12	12	12	4	M	Good	Good	Large specimen in full vigour. No access stem estimated.		40+	A1	1158.1	19.2
T64	Greek strawberry tree	10	2	480;300	4	5	4	5	4	M	Good	Good	Some decay from crown lifting with curtain crust fungus.		20+	B1	144.9	6.8
T65	Acer sp.	2	1	100	1	1	1	1	1	SM	Good	Good	Small ornamental.		10+	C1	4.5	1.2
T66	Sorbus sp.	2	1	100	1	1	1	1	1	SM	Good	Good	Small ornamental.		10+	C1	4.5	1.2
T67	Persian lilac	2	5	50	1	2	1	2	1	EM	Good	Good	Small ornamental.		10+	C1	5.7	1.3

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T68	Cherry	8	1	250	3	2	3	2	2	EM	Good	Good	Growing in hedge.		20+	B2	28.3	3.0
T69	Cornus sp.	6	4	120	3	3	4	3	1	M	Good	Good	Ornamental.		20+	B2	6.5	1.4
T70	Star magnolia	7	5	120	3	3	3	3	2	EM	Good	Good	One leader removed.		20+	B2	6.5	1.4
T71	Persian ironwood	9	7	230	4	4	4	4	2	EM	Good	Good	Layered form is re-rooting from branches.		20+	B1	167.5	7.3
T72	Southern magnolia	9	1	340	4	4	1	4	3	EM	Good	Good	Planted in small pit by house.		20+	B1	52.3	4.1
T73	Japanese maple	7	1	220	3	2	3	3	2	M	Good	Good	Growing well.		20+	B1	21.9	2.6
T74	Saucer magnolia	7	2	150;180	1	2	3	3	2	SM	Fair	Good	Crown bias to south.		20+	B2	24.8	2.8
T75	California Laurel	7	6	90	2	1	2	1	1	EM	Good	Good	Vigorous.		10+	C1	22.0	2.6
T76	Pear	5	1	140	1	1	1	1	3	EM	Fair	Good	Grown against wall in small planting pit.		10+	C1	8.9	1.7
T77	Paper bark birch	8	1	180	3	3	3	3	3	EM	Good	Good	Growing well.		20+	B1	14.7	2.2

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T78	Cherry	6	1	110	2	1	2	1	2	SM	Good	Good	Growing well.		10+	C1	5.5	1.3
T79	Box leaf azara	7	3	150	3	2	3	2	2	EM	Good	Fair	Sparse foliage.		10+	C1	30.5	3.1
T80	Paper bark maple	6	1	110	2	1	2	1	2	SM	Good	Good	Fairly exposed.		10+	C1	5.5	1.3
T81	Saucer magnolia	3	1	190	1	1	1	1	1	SM	Fair	Fair	Stump regrowth.		<10	U	16.3	2.3
T82	Kobus magnolia	6	1	120	2	1	2	1	2	SM	Good	Good	Growing well.		10+	C1	6.5	1.4
T83	Tatarian honeysuckle	3	4	90	2	2	1	2	1	EM	Good	Good			10+	C1	14.7	2.2
T84	Himalayan birch	8	1	250	1	6	3	3	3	EM	Good	Good	Crown bias south towards light.		20+	B1	28.3	3.0
T85	Pedunculate oak	25	1	1890	11	12	11	10	5	M	Good	Good	Large spreading specimen. Historical crown lifting evident. Large northern scaffold limb hinging at 5m with	Suggest acoustic tomography and relocate composting area away from RPA.	40+	A1	1616.0	22.7

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													longitudinal diametric shear crack. Good reactive growth with pronounced rib formation. Some historical tear out in crown with un-occluded cavities. Large tension root on windward side has open cavity . Sounding mallet reveals sound wood on western side but little on eastern side. Good vitality. Dry black exudate on southern stem possible fungal remnants.					

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T86	Liquid amber	10	1	360	5	4	4	4	2	EM	Good	Good	Growing well.		20+	B1	58.6	4.3
T87	Hybrid cherry	9	1	760	5	6	5	4	3	M	Fair	Poor	Limited physiological function.		<10	U	261.3	9.1
T88	Corkscrew willow	6	1	80	1	1	1	1	1	Y	Good	Good		Loosen or cut tie.	10+	C1	2.9	1.0
T89	River birch	5	1	100	3	1	1	1	2	SM	Good	Good	Crown bias towards light.		10+	C1	4.5	1.2
T90	Red maple	6	1	120	2	2	2	2	1	SM	Good	Good	Growing well.		10+	C1	6.5	1.4
T91	Cork oak	6	1	130	1	1	1	1	1	SM	Good	Good		Remove or widen supports before they girdle the tree.	10+	C1	7.6	1.6
T92	Rowan	5	1	110	1	2	1	1	2	SM	Good	Good	Crown bias south.		10+	C1	5.5	1.3
T93	Laburnum sp.	10	1	220	3	3	3	3	2	EM	Good	Good			20+	B1	21.9	2.6
T94	Laburnum sp.	10	1	220	3	3	3	3	2	EM	Good	Good			20+	B1	21.9	2.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T95	Tulip tree	15	1	680	6	6	6	6	3	EM	Good	Good	Growing well.		20+	B1	209.2	8.2
T96	Nordman fir	5	1	100	1	1	1	1	1	SM	Good	Good			10+	C1	4.5	1.2
T97	Corkscrew willow	6	1	80	1	1	1	1	1	Y	Good	Good		Loosen or cut tie.	10+	C1	2.9	1.0
T98	European beech	15	1	540	8	8	8	8	3	EM	Good	Good			20+	B2	131.9	6.5
T99	Holm oak	10	1	340	4	4	4	4	2	EM	Good	Good			20+	B2	52.3	4.1
T100	Handkerchief tree	9	1	220	4	3	3	3	2	EM	Good	Good			20+	B1	21.9	2.6
T101	Quince	5	1	100	1	2	1	1	1	SM	Good	Good			10+	C1	4.5	1.2
T102	Apple	6	1	160	3	2	3	2	1	EM	Good	Good	Domestic apples in orchard.		10+	C1	11.6	1.9
T103	Apple	6	1	160	3	2	3	2	1	EM	Good	Good	Domestic apples in orchard.		10+	C1	11.6	1.9
T104	Apple	6	1	160	3	2	3	2	1	EM	Good	Good	Domestic apples in orchard.		10+	C1	11.6	1.9

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T105	Southern magnolia	7	2	240	3	4	4	3	2	EM	Good	Good	Grown against wall.		20+	B2	26.1	2.9
T106	Pedunculate oak	8	1	370	5	5	5	5	4	EM	Good	Good	Crown lifted for road access.		20+	B1	61.9	4.4
T107	Pedunculate oak	8	1	520	5	5	5	5	4	EM	Good	Good	Crown lifted for road access.		20+	B1	122.3	6.2
G1	Mixed evergreen	8	1	100-250	3	3	3	3	1	M	Good	Good	Contains rhododendrons, tamarisk, camellia,		20+	B2	28.3	3.0
G2	Mixed	20	1	200-500	5	5	5	5	1	M	Good	Good	Mixed ornamental planting. Contains scarlet oak, pink oak, Chinese fur, fir, camellia, rhododendron, Portuguese laurel, bay Laurel, magnolia, Scot's pine, cherry, pedunculate oak and holm		40+	A1	113.1	6.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													oak. Growing well.					
G3	Mixed	8	1	100-300	3	3	3	3	1	EM	Good	Good	Mixed ornamental planting. Contains strawberry tree, Japanese maple, tamarisk Japanese spindle, salt cedar, mahonia, Japanese maple, Berberis, viburnum, cherry plum and spotted laurel. Growing well.		20+	B2	40.7	3.6
G4	Mixed	20	1	200-750	7	7	7	7	1	M	Good	Good	Contains beech, English yew, Portuguese laurel, Japanese spindle, holly, Japanese maple Cornus spp and		40+	A2	254.5	9.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													pyracantha. Growing well.					
G5	Mixed	7	1	100-200	3	3	3	3	1	M	Good	Good	Contains cherry plum and rhododendron aureum.		20+	B1	18.1	2.4
G6	Mixed	7	1	100-200	3	3	3	3	1	M	Good	Good	Contains rhododendron, camellia and star magnolia.		20+	B2	18.1	2.4
G7	Saucer magnolia	7	1	150-250	3	3	3	3	1	EM	Good	Good	Group of multi-stem individuals along southern boundary entrance. Stem diameters between 200 and 300.		20+	B1	28.3	3.0
G8	Mixed	20	1	100-800	5	5	5	5	1	M	Good	Good	Mixed planting. Contains rhododendrons, magnolias, silver birch, dogwood, mahonia, English yew, cherry laurel,		40+	A1	289.5	9.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													camellia, paper bark birch, cherry, holm oak, holly, London plane, sycamore, Scot's pine and hazel. Growing well.					
G9	Mixed evergreen	9	1	100-250	3	3	3	3	1	EM	Good	Good	Contains holly, cherry laurel and spotted laurel.		20+	B2	28.3	3.0
G10	Mixed broadleaf	8	1	100-300	4	4	4	4	1	EM	Good	Good	Mixed planting. Contains rhododendrons, Elaeagnus and magnolias.		20+	B1	40.7	3.6
H1	English yew	2	1	100	1	1	1	1	1	SM	Good	Good	Managed hedge.		10+	C1	4.5	1.2
H2	English yew	2	1	100	1	1	1	1	1	SM	Good	Good	Managed hedge.		10+	C1	4.5	1.2
H3	English yew	2	1	110	1	1	1	1	1	SM	Good	Good	Managed boundary hedge.		20+	B2	5.5	1.3

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
H4	English yew	2	1	110	1	1	1	1	1	SM	Good	Good	Managed boundary hedge.		20+	B2	5.5	1.3
H5	Holly	2	1	100	1	1	1	1	1	SM	Good	Good	Managed hedge.		10+	C1	4.5	1.2
H6	Box	1	1	80	1	1	1	1	1	EM	Good	Good	Managed.		10+	C1	2.9	1.0
H7	Box	1	1	80	1	1	1	1	1	EM	Good	Good	Managed.		10+	C1	2.9	1.0
H8	Cherry Laurel	1	1	100	1	1	1	1	1	Y	Good	Good	New planting.		10+	C1	4.5	1.2
H9	European beech	2	1	90	1	1	1	1	1	Y	Good	Good	Young hedge planting.		10+	C1	3.7	1.1
H10	European beech	4	1	150	1	1	1	1	1	EM	Good	Good	Well managed.		20+	B2	10.2	1.8
H11	European hornbeam	3	1	150	1	1	1	1	1	SM	Good	Good	Wind shelter and screen.		20+	B2	10.2	1.8
H12	English yew	1	1	80	1	2	1	1	1	SM	Good	Good	Small hedge.		10+	C1	2.9	1.0
H13	English yew	1	1	80	1	2	1	1	1	SM	Good	Good	Small hedge.		10+	C1	2.9	1.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
H14	Camellia	3	1	100	1	1	1	1	1	EM	Good	Good			20+	B2	4.5	1.2

Table A.2: BS: 5837 2012 Tree Quality Assessment Definitions

TREES UNSUITABLE FOR LONG TERM RETENTION*				
Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as a living tree 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 U 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 or irreversible overall decline. • Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low quality trees suppressing adjacent trees of better quality. *Category U trees can have existing or potential conservation value which may be desirable to preserve			RED
TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values including conservation	Identification on plan
Category A Trees of High Quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example 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 in an avenue)	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree groups or woodlands of significant conservation historical, commemorative or other value (e.g. veteran trees or wood pasture)	GREEN

TREES TO BE CONSIDERED FOR RETENTION				
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	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 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 benefits.	BLUE
Category C Trees of a 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 in groups or woodlands but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	GREY

Table A.3: Key for Schedule of Trees

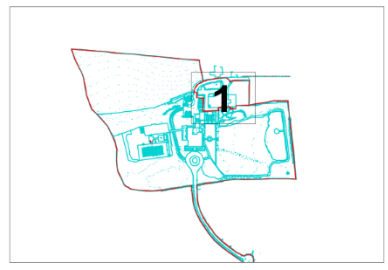
Column Heading	Explanation	Column Heading	Explanation
Tree No	Sequential number corresponding to number on plan.	Ls.	Life stage definitions. Y= Young. SM = Semi-mature. EM = Early mature. M = Mature. OM = Over mature.
Species	Common names.	SC	Brief description of structural condition.
Ht.	Height in metres.	PC	Brief description of physiological condition.
S	Number of main stems.	Preliminary Advice	Preliminary tree works advice and recommendations.
St. 1.5 (Stem Diameter)	Stem diameter in mm when measured in accordance with Annex C of BS 5837:2012.	LE	Estimated remaining useful life contribution in years. <10, 10+, 20+ and 40+ yr.
NSEW	Crown radius in metres to cardinal points of the compass.	RPA m²	Root Protection Area (RPA). Indicative area around a tree measured in m ² and calculated in accordance with Annex C of BS 5837:2012 deemed to contain sufficient rooting volume to maintain the viability of a tree and where the protection of roots and soil structure is treated as a priority.
Cr. Cl. (Crown Clearance)	Height in metres between the ground and underside of canopy.	RPA r	Root Protection Area (RPA) radius calculation centred on the base of the tree and calculated in accordance with Annex C of BS 5837:2012
Cat. (Category)	Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A trees of high quality and amenity value. Category B trees of moderate quality and amenity value. Category C trees of low quality or amenity value. British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories 1, 2 and 3 pertaining to Arboricultural, Landscape or Cultural values respectively.		

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Appendix 2: Tree Retention and Removal Plan

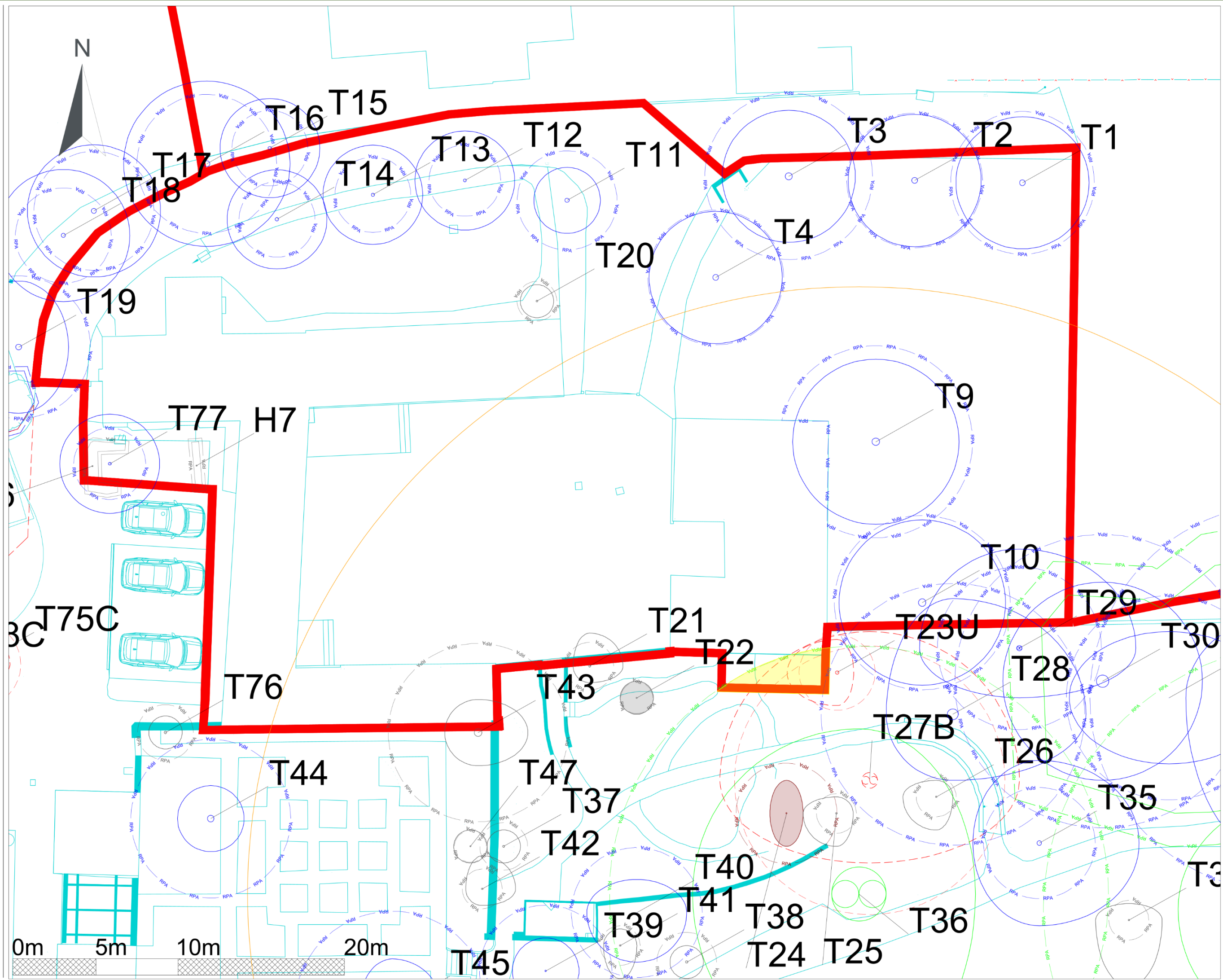
Sunte House,
Birchen lane,
Haywards Heath,
West Sussex

- Category A - Trees with high amenity value and a life expectancy of 40+ years
- Category B - Trees with moderate amenity value and a life expectancy of 20+ years
- Category C - Trees with low amenity value and a life expectancy of 10+ years
- Category U - Trees of poor quality with a limited life expectancy of <10 years
- RPA - Root Protection Area (RPA) of Category A Trees
- RPA - Root Protection Area (RPA) of Category B Trees
- RPA - Root Protection Area (RPA) of Category C Trees
- RPA - Root Protection Area (RPA) of Category U Trees
- Veteran Tree Buffer Zone
- Trees to be removed
- RPA incursion



Title: Tree Retention and Removal Plan
Section: 1 of 1
Survey date: 9 / 10 April 2024
Scale (at A1): 1:100
Date: May 2025
Drawing number: UE0664_Sunte House_FA_TRRP_0_250530

URBAN EDGE ENVIRONMENTAL CONSULTING
Tel: 01273 686 766
Email: hello@ueec.co.uk
Web: www.ueec.co.uk



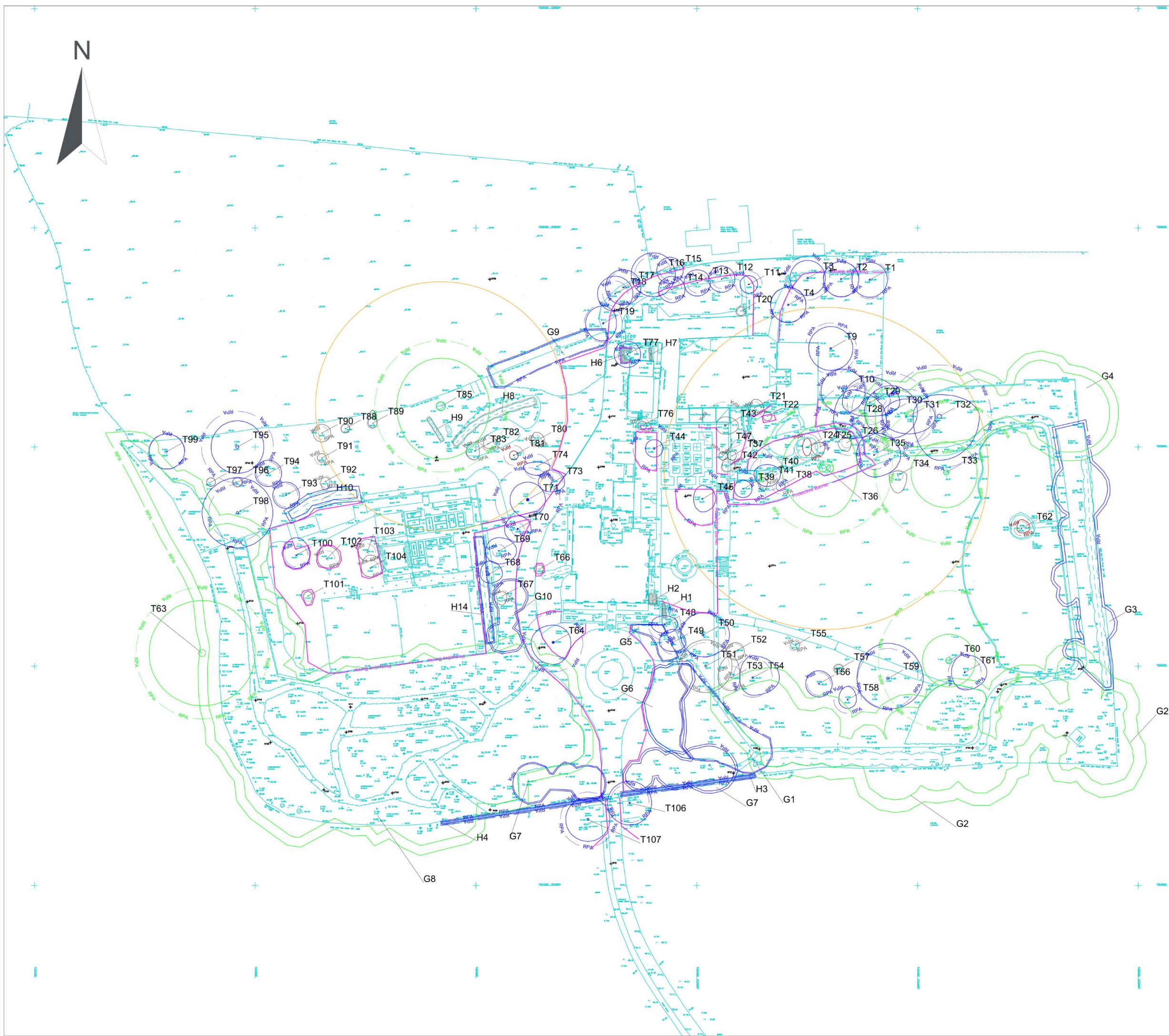
Appendix 3: Draft Tree Protection Plan

Sunte House,
Birchen lane,
Haywards Heath,
West Sussex

- Category A - Trees with high amenity value and a life expectancy of 40+ years
- Category B - Trees with moderate amenity value and a life expectancy of 20+ years
- Category C - Trees with low amenity value and a life expectancy of 10+ years
- Category U - Trees of poor quality with a limited life expectancy of <10 years
- RPA - Root Protection Area (RPA) of Category A Trees
- RPA - Root Protection Area (RPA) of Category B Trees
- RPA - Root Protection Area (RPA) of Category C Trees
- RPA - Root Protection Area (RPA) of Category U Trees
- Veteran Tree Buffer Zone
- Tree Protection Fencing

Title: Draft Tree Protection Plan
Section: 1 of 1
Survey date: 9 / 10 April 2024
Scale (at A1): 1:400
Date: May 2025
Drawing number: UE0664_Sunte House_DTPP_0_250502

Surveyor: WR
Created by: WR
Reviewed by: NP



Appendix 4: Glossary of Terms

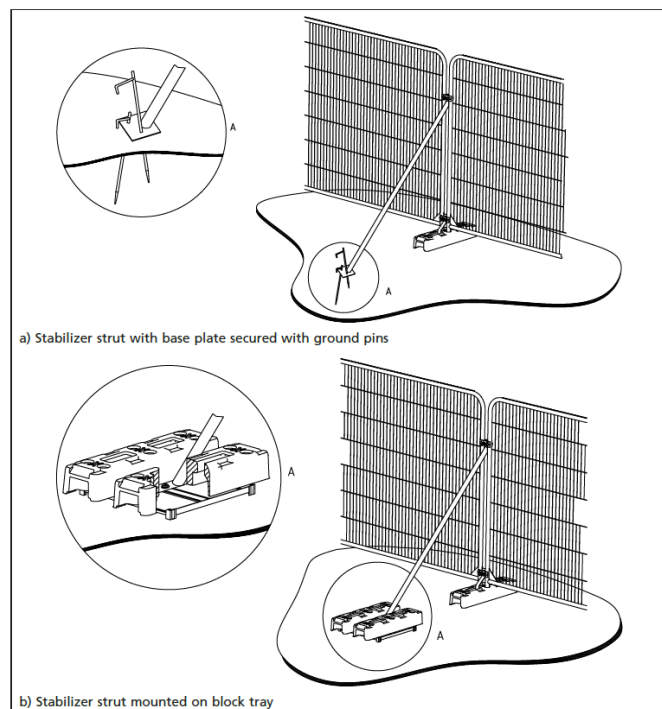
Term	Explanation
Arboricultural Impact Assessment (AIA)	Evaluation of direct and indirect effects of a proposed design and/or construction.
Arboricultural Method Statement (AMS)	Methodology for the implementation of any aspect of development that is in the root protection area or has the potential to result in the loss of or damage to a tree to be retained.
Branch structure	Qualitative description of formation of main framework of limbs and branches.
Canopy face	Orientation of canopy relative to cardinal points of the compass
Canopy radius	A measurement taken from the centre of a tree to the furthest radial extension of tree canopy relative to the cardinal points of the compass.
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.
Conservation Area	Local Planning Authority special designation generally prohibiting tree works without 6 weeks prior written notification.
Construction Exclusion Zone (CEZ)	Area based upon the calculated root protection area prohibiting access.
Cavity	Open and exposed aperture where wood tissue has internally degraded.
Constraints check	Formal search of local authority records to determine legal and statutory constraints on tree works.
Crown lifting	Removal of lower branches to achieve a stated vertical clearance above ground level or other surface.
Crown reduction	Pruning of a trees canopy in both height and width.
Decay	Deterioration and breakdown of tree wood fibres resulting in structural and/or physiological dysfunction of a tree.
Dieback	Continual decline and death of wood tissue including twigs and branches.
Epicormic growth	Growth that emerges from dormant buds along the trunk and branches of a tree.
Failure	Description of structural failure or wood fibres including fracture of branches, limbs and main stems.
Fork	Area or point of union between one or more limbs or branches.

Term	Explanation
Hazard Risk Assessment	Qualitative and quantitative appraisal of the potential for tree failure and the possible risk of harm or damage to persons or property.
Local Planning Authority	Body responsible for the administration of Statutory duties relating to Development Management.
Multi-stem	A single tree formed from 2 or more codominant main stems
Occlusion	Wood development enclosing an extant wound or pruning cut.
Pruning	The targeted removal of branches or limbs using saws or other tools.
Physiological Condition	Observation relating to a trees physiology for example vigour, leaf area, growth rate, the presence of pests or disease.
Root Protection Area	Root Protection Area (RPA). Indicative area around a tree deemed to contain sufficient rooting volume to maintain the viability of a tree.
Shelter belt	A wind break normally made up of one or more trees planted in such a way to provide cover from the wind.
Snag	A standing dead, or dying tree, often missing a top or most of the smaller branches and retained for wildlife use.
Structural Condition	Observation relating to a trees structural integrity and the presence of any physical defects.
Suppressed	Where a trees development has been influenced or effected by the presence of competing vegetation.
Tree Constraints Plan	A scaled plan indicating above and below ground constraints relating to the protection of trees
Tree Preservation Order	A legal order made by the local planning authority protecting specific trees in the interests of amenity.
Visual Tree Assessment (VTA)	A method of assessment based upon the research developed to recognise dynamic responses of a tree to its surroundings.
'V' Shaped Branch Union	The union point between two branches that have grown at a tight angle, forming the 'V' shape. This structure is inherently weaker than the 'U' shaped union.
'U' Shaped Branch Union	The union point between two branches that have grown at a wider angle, forming the 'U' shape. This structure is considered to be the strongest and most optimised shape that a union can form.

Appendix 5: Tree Protection Fencing Specification, Ground Protection and Signage Examples

Tree Protection Fencing Specification

Figure 3 of BS 5837:2012.



Ground Protection Example

Temporary ground protection in accordance with section 6.2 of BS 5837:2012.



Signage Example

Tree Protection Fencing sign example to define construction exclusion zones.



Appendix 6: Photographs

Photograph 1

View looking south west towards one of the barns.



Photograph 2

View looking south towards the stem of T9.



Photograph 3

View looking north towards veteran tree T36.



Photograph 4

View looking east towards the stem of T36.



Photograph 5

Ganoderma applanatum protruding from buttress of T36.



Photograph 6

Multiple rounded knotholes in the crown of T36.



Photograph 7

View looking west towards veteran oak tree T85. Ribbed formation of diametric sheer crack can be seen running up the right of the stem into the northern branch collar.



Photograph 8

View looking north towards large decayed tension root of T85.



Photograph 9

View looking north west towards Persian ironwood T71.



Photograph 10

View looking north west towards 'notable' oak tree T63.



Photograph 11

View looking north east towards T19,
T18, T17, T16 (left to right).



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Urban Edge Environmental Consulting Ltd

Unit 5 | Westergate Business Centre | Brighton | BN2 4QN

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  LinkedIn | 

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Unit 5 | Westergate Business Centre | Brighton | BN2 4QN

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

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