

ARBORICULTURAL SURVEY REPORT

In relation to development proposals at:

Plummerden House
Park Lane, Lindfield RH16 2QS

DSEPLUM/WLA-V2-XX-DR-Y-TSR
17/01/2025

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Validation statement

This report contains supporting information to describe trees on and adjacent to the area proposed for development. For validation purposes, this report includes:

- An assessment of tree and tree group quality in accordance with Table 1 of the British Standard.
- Annexed tree survey plan, giving graphical representation of retained trees relative to existing structures and their calculated canopy spreads and root protection areas.

1 Copyright

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2 Qualifications and experience

2.1 Margaret Wright is director of Wright Landscape and Arboriculture Ltd with 20 years industry experience both as an arboricultural consultant and Local Authority Tree Officer. Margaret has presented research at a national conference and has an arboricultural MSc (first) with the University of Central Lancashire. Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and professional member of the Arboricultural Association. Published works, qualifications and details of forthcoming publications provided on request.



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Annex A. Tree Survey Plan ref: DSEPLUM/WLA-V2-XX-DR-Y-TSP Rev B



PRELIMINARIES

3 Introduction

3.1 This report provides a description of trees on and adjacent to the area proposed for development. Advice is given with the aim of providing sufficient arboricultural information for the design team and for the local planning authority to assist their assessment of the proposal. This report contains:

- **Section 1** - a description of the tree stock and a quantification of arboricultural value.
- **Annexed documents** – tree survey plan showing the position of trees in relation to existing structures.

4 Documents supplied

4.1 In order to assist with the formation of this report, Wright Landscape and Arboriculture have been provided with the following plans: topographical survey Plummerden House Lindfield.

5 Statutory designations

5.1 No trees on site are protected by tree preservation order or conservation area.

6 Caveats

6.1 With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, Wright Landscape and Arboriculture's records of the site and the management advice contained within this report will be kept for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing. After that 12-month period, all records will be deleted.

6.2 Birds and bats (including nests and roosts of a temporary nature) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way act 2000) and under European legislation by the Conservation of Habitats Regulations 2010. It is therefore essential that any future works to tree are timed considerably to avoid disturbance of any protected species.



6.3 Predictions on the future growth of trees and significant bodies of vegetation are made on the assumption of average environmental conditions over the next decade in the absence of extreme weather events and unforeseen changes in the availability of soil water. Predictions should be considered with the view that trees may grow considerably more or less dependent on environment.

7 Use of this document

7.1 British Standards are guidelines produced by the British Standards Institute Group, the National Standards body for the UK. British Standards are best practice documents, following formal consensus of opinion from arboricultural industry peer review. British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations [BS5837] provides guidance on the assessment of trees in the context of development and sets minimum standards for protection of retained trees on development sites.

7.2 Recommendations within British Standard documents are not law. However, for planning applications that have the potential to impact trees, the majority of Local Planning Authorities [LPAs] require submission of an arboricultural report compliant with the recommendations of this standard. This report satisfies that requirement.

8 Technical references

8.1 This report is based on the following technical references (where applicable):

- British Standards Institution (2010) BS 3998: Tree works – recommendations.
- British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction- recommendations.

9 Site description

9.1 The property is a detached, rural dwelling within the parish of Lindfield. The area proposed for development concerns an area south of the existing stable currently occupied by the sand menage.



10 Tree survey notes

- 10.1 T1 is an early mature lime growing by the entrance to the menage. It has suffered some damage at the point of crown break, most likely caused during a storm. Whilst the decay hasn't compromised the tree's structural stability, the damage reduces the tree's life expectancy hence the slightly downgraded category rating.
- 10.2 Tree group TG3 consists of 57 self-seeded birch trees. Their root protection area measurements are shown accurate for each stem diameter, with the schedule noting the largest stem measurements. Smaller stems are shown on the plan with an enlarged diameter for the sake of visibility. All trees were noted to be healthy.
- 10.3 Trees within this group would benefit from thinning where removal of the smaller, subordinate stems are felled to make room for the larger and more dominant trees. This is not necessary within the development period, but would be prudent at some point within the next 10 years following completion of development. Typical forestry stand thinning would suggest removal of around 20% of the stand.
- 10.4 Tree groups TG4 and TG5 consist of similar self-sown birch similar in age to TG3. However, the larger size of TGs 4 and 5 is due to the increased growing space and separation from the main group.
- 10.5 TG5 has been allowed an offset RPA to account for the presence of stables to the north.
- 10.6 Approximately 17m west of T7 is a mature semi-natural woodland. The shrub layer, listed for reference as TG16, extends to the western canopy edges of T8-T14, but is primarily composed of non-native invasive laurel (*Prunus laurocerasus*). The most notable tree within this tree line is T12; a mature silver birch.
- 10.7 TG20 consists of pine, oak, hawthorn, lime and field maple. The southern-most pine within this group is showing signs of decline and the largest trees within this group are the oaks on the southern edge. One of these oaks is stag heading and shows symptoms of age-related decline. What risk of failure is presented by the declining tree is balanced by its biodiversity and habitat value.



10.8 The mature oak in the paddock (T22) is approximately 400 years old (based on stem diameter and veteran characteristics. The tree is relatively healthy for its age and shows signs of being host to bats (likely temporary roots).

10.9 There are several large, mature oaks to the rear of the stables. Most notably T32 and T38. These trees have large stem diameters and have been rated A accordingly. T32 has one branch low over the roof, measured at 3.7m from ground level (fig.1).



Figure 1; Oak tree T32. Dog-legged lowest branch being 3.7m from ground level over roof, giving a clearance of 2.5m from the existing roofline

10.10 T38 has been crown lifted over the stables to give an over-roof clearance of approximately 6m and a 4m clearance from ground level to the west (over the stone road). All trees to the rear were found to be healthy and of the oak trees surveyed, all are currently absent of oak processionary moth.



10.11 In terms of ecological value, the most significant trees on site are the oak groups of TG20, T22 and three oaks to the rear of the stables, T32, T36 and T38. None of these trees are visible from outside of the site.

10.13 In terms of arboricultural value and visual contribution, the most significant trees are birch group TG3, T8, T18, TG20, trees within the paddock T22 and T24, and oaks at the rear of the stables T32, T33, T35, T36, T38 and T39. None of these trees are visible from outside of the site.



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Tree Survey Schedule

Survey date: 14/10/2024

Surveyed by: MW

Tree number	Species (common/botanical)	Stem (single/multi)	Number of stems	Stem diameter (mm)	Height (nearest m >10m)	Crown spread (nearest 1/2m)	Crown clearance (m)	Life stage	SULE	Vigor	Condition		Observations	Recommendations	Category	RPA radius (m)
											Structural	Physiological				
T1	Lime/Tilia cordata	SS	1	870	10	7.5	1	EM	40-80	N	MP	G	Decay pocket and bark wound at crown break		B1	10.4
T2	Birch/Betula pendula	TS	2	410 largest	16	5.6	1	EM	40-80	N	G	G	Twin stemmed tree		B2	4.9
T03	Birch/Betula pendula	MS	57	440 largest	18	6m max	1	EM	40-80	N	G	G	Group of self-seeded birch. All healthy, no significant defects. Proximity may require some (forestry) thinning before maturity		B2	Largest 5.2
T04	Birch/Betula pendula	SS	4	120 largest	17	3	2	EM	40-80	N	G	G			B2	2
T05	Birch/Betula pendula	SS	4	480 largest	17	4.6	1	EM	40-80	N	G	G			B2	Largest 6
T06	Italian alder/Alnus cordata	SS	8 alder, 1 birch	450 largest	16	6	1	M	20-40	N	G	G	Two groups of alder, 4 stems in each, 1 small semi-mature birch. All healthy, no significant defects		C2 alder, B2 birch	Largest 4.8
T07	Birch/Betula pendula	SS	2	400, 400	17	5	1	EM	40-80	N	G	G			B2	4.8
T8	Sweet chestnut/Castanea sativa	SS	1	600	13.5	9.5	1	M	100+	N	G	G			A2	7.2
T9	Birch/Betula pendula	SS	1	300	15	3	1	EM	40-80	N	G	G			B2	3.9
T10	Oak/Quercus robur	SS	1	200	15	3	1	EM	100+	N	G	G			A2	2.4
T11	Birch/Betula pendula	SS	1	300	15	3.5	1	EM	40-80	N	G	G			B2	3.8
T12	Birch/Betula pendula	SS	1	622	16	9	1	EM	40-80	N	G	G			B2	7.5
T13	Oak/Quercus robur	SS	1	420	9	5	1	EM	100+	N	G	G			A2	5.1
T14	Alder/Alnus glutinosa	SS	1	100	5	3	1	EM	20-40	N	G	G			C2	2
T15	Sycamore/Acer pseudoplatanus	SS	1	100	6	2	2	EM	100+	N	G	G	Long-term retention cannot be guaranteed in an equestrian environment, owing to species being highly toxic to horses. Downgraded according to likely life expectancy in setting rather than species life expectancy	No works required	B2	2
T016	Mixed group understory shrubs and laurel	MS	20+	<100	3-4	3-Feb	0	EM	15-20	N	G	G	Collection of understory young trees including oak. Shrubs dominated by laurel	No works required	C2	12
T17	Birch/Betula pendula	SS	1	400	17	3.5	2	M	20-40	N	G	G		No works required	B2	4.8
T18	Sweet chestnut/Castanea sativa	SS	1	450	16	7	2	EM	100+	N	G	G		No works required	A1	5.4
T019	Birch/Betula pendula	MS	4	Largest 400	17	3	2	M	20-40	N	G	G		No works required	B2	4.8
T020	Mixed group along field boundary, consisting of Birch, Oak, Field Maple, Hawthorn, Pine & Lime	SS	18-20	Largest (oak) 1000	17 (pines)	Ranging 2-6	2	EM-M	20-100	N	G	G	1 declining single stemmed oak (J Grade), major deadwood but valuable habitat	No works required	A2-C2	12
T021	Aspen/Populus tremula	SS	8	Largest 450	16	6-7	2	M	20-40	N	G	G		No works required	C2	5.4
T22	Oak/Quercus robur	SS	1	1014	12	7.3	2	OM	100+	N	M	G		No works required	A3	12
T23	Lime/Tilia cordata	TS	2	400	12	5	1	M	<20	L	P	M	Torn out one side/split	No works required	C2	4.8
T24	Hornbeam/Carpinus betulus	SS	1	400e	10	6	3	M	40-80	N	G	G		No works required	A2	4.8
T25	Sequoiadendron giganteum	SS	1	470	12	3	1	EM	100+	N	G	M	Some dieback, likely environmental	No works required	B2	5.6
T26	Sequoiadendron giganteum	SS	1	420	11	4	1	EM	100+	N	G	M	Some dieback, likely environmental	No works required	B2	5.1
T27	Birch/Betula pendula	TS	2	450 & 380	16	4	2	M	<20	N	G	G	Twin-stemmed birch	No works required	C1	3.4
T28	Oak/Quercus robur	SS	1	200	10	3.5	2	EM	100+	N	G	G		No works required	A1	2.4
T029	Oak/Quercus robur	MS	2	450 & 200	12	3.5	2	EM	100+	N	G	G		No works required	A2	5.4
T30	Horn Oak/Quercus ilex	SS	1	300	10	4	2	EM	100+	N	G	G	Downgraded owing to invasive nature of species and prospected for long-term retention under that banner	No works required	B2	3.6
T31	Oak/Quercus robur	SS	1	300	10	4	2	EM	100+	N	G	G		No works required	A2	3.6
T32	Oak/Quercus robur	SS	1	1400	12	9	2	M	100+	N	G	G	Low branches over stable roof, high crown lift in the past	No works required	A3	12
T33	Oak/Quercus robur	SS	1	800	20	11	3	M	100+	N	G	G		No works required	A2	9.6
T34	Douglas fir/Pseudotsuga menziesii	SS	1	550	22	2.5	10	M/OM	<20	F	M	M	Major deadwood and dieback of shaded lower canopy. Amount of deadwood atypical for species, likely age-related decline	No works required	C2	6.6
T35	Oak/Quercus robur	SS	1	700	16	7	2	M	100+	N	G	G		No works required	A2	8.4
T36	Oak/Quercus robur	SS	1	820	16	11	3	M	100+	N	G	G		No works required	A2	9.8
T37	Birch/Betula pendula	TS	2	200 & 220	18	3	3	M	20-40	N	G	G	Stems bifurcate at ground level	No works required	C2	2.4
T38	Oak/Quercus robur	SS	1	1130	17	9	4 over race, 10 over stable	M	100+	N	G	G		No works required	A2	12
T39	Oak/Quercus robur	SS	1	850	15	6	5	M	100+	N	G	G		No works required	A2	10.2



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Appendix i TREE REPORT – TREE SCHEDULE EXPLANATORY NOTES

- **Tree number:** Individual trees referred to by a 'T' prefix, i.e., T1, T2 etc. Collections or groups of trees referred to as 'TG' to denote presence of a group rather than as an individual tree. 'H' prefix denotes a hedge. 'W' denotes woodland block, 'A' denotes area. Trees numbered for reference. Trees with pre-existing survey tags have tagged numbers listed italicised in *[brackets]*.
- **Species:** Species listed by common name. Where name is followed by the abbreviation *ssp.* or *cv.* the sub-species or cultivar is undetermined.
- **Trunk diameter:** Measured in millimetres, at 1.5m from ground level. Measurements are taken with a calibrated stem diameter tape or laser sight where access is restricted. Where access to measure the trunk is impossible, for example the tree is on adjacent property, a laser sight measure is used, or trunk diameter measurements are estimated.
- **Height:** Measurement of tree height given to the nearest meter. May be derived by compensating lines of sight or approximated, based on best available evidence to hand.
- **Crown spread:** Crown/canopy spread typically given to the nearest meter or half meter, measured from the face of the trunk to the tips of live branches. Measures towards cardinal points unless otherwise stated and typically measured with a laser range finder. May be paced or estimated, if access is restricted.
- **Crown clearance:** Measured or estimated in metres, gives height of clear stem before first branch break.
- **Life stage:** Young/trees up to 10 years of age = Y, early-mature/trees exceeding 1/3rd life expectancy = EM, mature/maturing trees between exceeding 2/3rds life expectancy = M, over mature/beyond life expectancy, declining and aged trees of low vigour = OM, veteran/trees possessing certain attributes relating to veteran trees = V, ancient/notable specimens of national importance given their age and history = VA. Age is estimated from visual indicators of growth and experience of tree growth rates and should only be taken as an estimated or provisional guide as tree growth is largely dependent on the availability and historic availability of soil and water resource.
- **SULE: Safe useful life expectancy.** No. remaining years life (estimated) based on condition and species.



- **Vigour:** An assessment of the tree's growth compared with a healthy, open grown tree of the same species (ideal conditions). [N] Normal (as expected), [L] Low; less growth than expected.
- **Structural condition:** An assessment of the general condition of the tree as a biomechanical structure, considering (but not limited to) the presence and significance of decay pathogens, fibre buckling, broken branches, splits and cracks within the main stem or scaffold limbs etc. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Physiological condition:** An assessment of the general condition of the tree considering (but not limited to) vigour, extension growth, crown density, and presence of pathogens. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Preliminary management recommendations:** Recommendations for urgent tree works based on the tree's condition and an assessment of its risk to current surroundings. Preliminary recommendations for work do not exceed the client's duty should the tree/s listed be protected by TPO, Conservation area, felling licence, grant program, or legal covenant.



- **RPA:** Measurement of root protection area (radius) to nearest 10mm, as defined by BS 5837:2012 Trees in relation to design, demolition and construction – recommendations.



Appendix ii TREE REPORT – CASCADE CHART FOR TREE QUALITY ASSESSMENT

(Extracted from British Standard BS 5837:2012 Table 1)

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Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where 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 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 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 it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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 dominant 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)	See Table 2
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 remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for 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	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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 benefits	Trees with no material conservation or other cultural value	See Table 2