

**Franc-Jean Farm
Bolney**

**Part 1
Tree Report - BS5837:2012**

January 2026

Date of survey: 20th November, 2025



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1. Introduction

1.1 Terms of reference

Bioregional Forestry Ltd was commissioned by Tim Whitlock to undertake a Tree Survey at Franc-Jean Farm, Bolney, West Sussex. The survey was conducted on 20th November, 2025. The weather on the day was dry and cold, with very light winds.

The survey has been produced in accordance with British Standard 5837:2012 Trees in Relation to design, demolition and construction – Recommendations, and is based upon a plan showing an indicative boundary supplied originally by Mr Whitlock’s architects, Ecotecture Ecological Design.

The aim of the survey is to provide information on the location, quality and condition of the relevant trees on-site, in order to inform the design and construction of a new dwelling and to minimise, or where possible, avoid impact on the Root Protection Areas (RPAs) of retained trees.

1.2 Scope of Works

A survey of the site was carried out on Thursday 20th of November, 2025, by Mark McCallum, Consultant Arboriculturist and Woodland Specialist at Bioregional Forestry Ltd. Mark has a BSc (Hons) degree in Rural Environment Studies (1995-1998) from Wye College, University of London, attended the Arboricultural Association BS5837 : Tree Surveying & Categorisation training course and holds the Lantra Professional Tree Inspection qualification (2008). He has over 18 years of experience as an arboricultural consultant and works for a broad range of clients carrying out tree surveys, tree safety inspections and writing woodland management plans.

All of the trees were inspected using the Visual Tree Assessment (VTA) methodology, detailed in “The Body Language of Trees” (Mattheck & Breloer, HMSO, 1994). The survey is based on a Topographical Site Plan, provided by Ecotecture Ecological Design.

Details of all trees are listed in the schedule below with quantitative and qualitative information included as required by BS 5837:2012, sections 4.4 to 4.6. The information has been used to create a Tree Survey Plan ‘**BRF tree survey plan – Franc-Jean Farm**’ showing the location of the trees, their crown spread and their Root Protection Areas (RPAs).

1.3 Site Description and Proposal

Franc-Jean Farm is a small collection of agricultural buildings and residential properties built on a former field, lying at the northern end of the village of Bolney, in West Sussex.

The site is bordered to the east by a public footpath, an access track to the south and open fields and woodland to the north and west.

The development proposal is to build a new three-bedroom residential property to the southeast of the site, with associated semi-circular entrance driveway and small garden.

2 Tree Survey

This chapter is supported by the Tree Survey Plan ‘**BRF tree survey plan – Franc-Jean Farm**’

2.1 On site trees

The site contains a variety of native broadleaf trees of varying quality, size and age-class (oak, hazel, ash and sycamore) and two conifers (Leyland Cypress).

To the east of the proposed building are a mix of young and semi-mature ash, sycamore and hazel, that form a natural boundary to the adjacent public footpath.

To the north and northwest of the proposed building, the trees are more mature and generally larger – oak, sycamore and Leyland Cypress.

2.2 Off site trees

No off-site trees will be affected by the proposed development.

2.3 Tree Categories

All trees on the development site have been assessed and categorised in accordance with the guidelines in BS 5837:2012. The following table includes a brief summary of the categories, with more details provided in Table 1 of the British Standard.

Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life of at least 20 years
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 150mm
Trees unsuitable for retention	
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

2.4 Root Protection Areas (RPAs)

The RPAs recorded by the tree survey have been calculated in accordance with the guidance in chapter 4.6 of BS 5837:2012. For single stem trees, the RPA is equivalent to a circle with a radius 12 times the stem diameter.

For trees with between two to five stems, the combined stem diameter is calculated by finding the square root of the sum of the squared stem diameters. For trees with more than five stems, the combined stem diameter is calculated by finding the square root of the sum of the mean diameter squared, multiplied by the number of stems.

2.5 Schedule of Trees

The table on the following page summarises the trees surveyed within, and in close proximity to, the proposed development site. See Appendix A for a description of terms.

Tree No.	Species	Scientific name	Height (M)	Age	Stems	DBH (mm)	RPA radius (m)	Branch Spread				BS cat	General Comments
								N	E	S	W		
1794	Ash	<i>Fraxinus excelsior</i>	9	SM	1	248	2.98	0.5	3	3	1	B2	Fair
1857	Ash	<i>Fraxinus excelsior</i>	10	SM	1	219	2.63	1	3	2	1.5	B2	Fair
1813	Ash	<i>Fraxinus excelsior</i>	8	Y	2	150/102	2.18	0.5	0.5	0.5	0.5	C2	Poor
1816	Ash	<i>Fraxinus excelsior</i>	10	SM	2	295/212	4.36	4	3	2	2	B2	Fair
1830	Hazel	<i>Corylus avellana</i>	4	Y	5	20/22/24/20/20	0.57	1	1	1	1	C2	Poor
1821	Hazel	<i>Corylus avellana</i>	6	SM	3	50/70/35	1.11	2	2	2	2	B2	Fair
1822	Sycamore	<i>Acer pseudoplatanus</i>	8	SM	1	170	2.04	2	2	0	0	C2	Poor
1825	Sycamore	<i>Acer pseudoplatanus</i>	6	Y	1	105	1.26	2	3	2	1	C2	Sub 150mm diameter so C2
1827	Sycamore	<i>Acer pseudoplatanus</i>	9	SM	1	420	5.04	4	1	3	1	B2	Fair
1803	Leyland Cypress	<i>Cupressus x leylandii</i>	8	SM	1	330	3.96	0.5	1	1.5	1	C2	Poor
0019	Sycamore	<i>Acer pseudoplatanus</i>	8	SM	1	175	2.10	0.5	1	3	1	B2	Fair
0018	Sycamore	<i>Acer pseudoplatanus</i>	9	SM	1	278	3.34	2	3	2	2	B2	Fair
0002	Leyland Cypress	<i>Cupressus x leylandii</i>	7	SM	1	280	3.36	1	1	1	1	C2	Poor
0017	Oak	<i>Quercus robur</i>	12	SM	1	685	8.22	5	3	5	2	A2	Good
0001	Oak	<i>Quercus robur</i>	8	SM	1	375	4.50	2	2	5	4	B2	Fair

3 Recommendations

3.1 Trees requiring removal

No trees are required to be removed to facilitate the proposed development.

3.2 Tree Preservation Orders (TPOs) / Conservation Area

There are no TPOs on any trees across the site.

This was confirmed by this surveyor, on 21st November, 2025 using the TPO checker on Mid-Sussex District Council's website.

The site is also not within a Conservation Area.

3.3 Potential incursions into Tree RPAs

Due to the positioning of the proposed building, none of the tree's RPAs will be affected by the proposed construction.

Part 2 of this report details how all the trees on site will be protected during the construction phase.

Appendix A

TREE SCHEDULE TERMS

TREE NO.	Code used to identify each tree on the Tree Survey Plan
SPECIES	The common name for each tree
HEIGHT	The height of the tree in metres, calculated by clinometer
STEMS	Number of stems present (ie. Is the tree a multi-stemmed specimen?)
DBH	The diameter at breast height (1.5m) of the tree in millimetres
RPA RADIUS	The radius of the tree's Root Protection Area in metres
CROWN SPREAD	The extent of the tree's crown in metres to points of compass
BS CAT	The BS 5837:2012 category for the tree (see 2.3 in report)
GRID REF	The full grid reference recorded for each tree on site



TREE CATEGORIES
Trees have been assigned a category in accordance with Table 1 of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. The category is shown by the colour of the stem circle.

Categories are shown as below:
Category 'A' - Tree of high quality and value - Green
Category 'B' - Tree of moderate quality and value - Blue
Category 'C' - Tree of low quality and value - Grey
Category 'U' - Tree of significantly reduced potential - Dark Red.

Drawing to be read in colour. A monochrome copy should not be relied upon.

Do not scale from this drawing.

Tree locations were plotted either according to topographical survey or approximately using on-site features at the time of the survey.



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Site: Franc-Jean Farmhouse, Bolney, Sussex	
Drawing Title: Tree Constraints Plan	1:200@A3
Drawing Number: 251128-FJ-TCP-DB	November 2025

Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

Crown Spread

Tree Number