

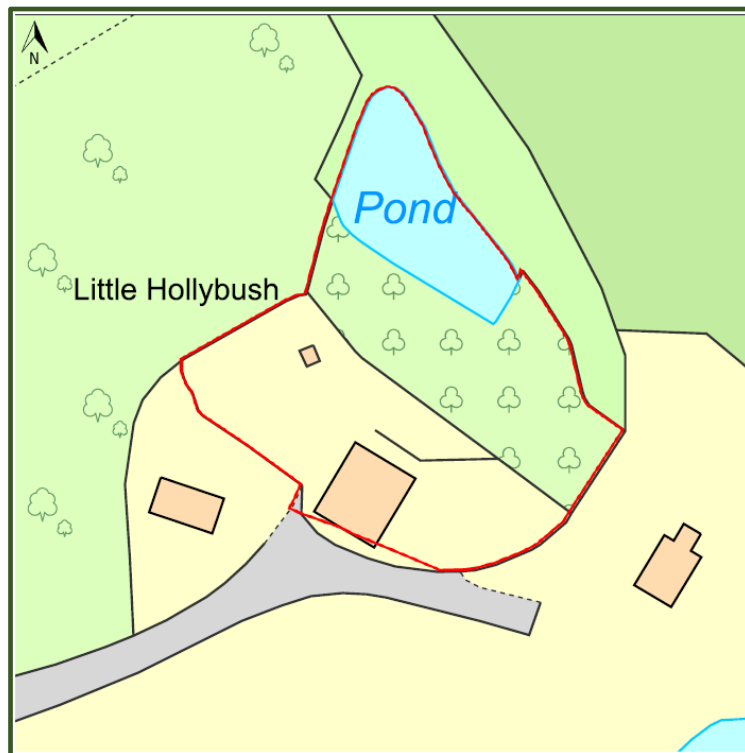
Date: 19 April 2026
My Reference: TS/26/55
LPA Reference:



Site:
Little Hollybush,
West Hoathly Rd,
East Grinstead, RH19 4NE

ARBORICULTURAL REPORT

BS:5837 Tree Survey & Tree Constraints



Little Hollybush, West Hoathly Road,
EAST GRINSTEAD, Sussex. RH19 4NE

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Appendix 1 -Survey Data

Appendix 2 -Tree Constraints Plan

1 Introduction & Credentials

- 1.1 I am instructed by Mr Harold Burr to survey the trees on land at Little Hollybush, West Hoathly Road, EAST GRINSTEAD, Sussex. RH19 4NE in accordance with Mid-Sussex District Council's planning validation (local requirements). The tree survey has been conducted and produced in accordance with BS:5837 Trees in relation to demolition, design and construction.
- 1.2 I have 43 years of experience in the arboricultural and silvicultural industries including 25 years as a local government trees officer covering three separate local authorities, Lewes District and Eastbourne Borough Councils and the South Downs National Park. I acquired the N.Dip.Arb (with awards) and the N.C.Hort (Arb) at Merrist Wood in the early 1990s, and I am a peer reviewed professional member of the Arboricultural Association (MArborA) and peer reviewed Chartered Environmentalist (CEnv.)

2 Summary

- 2.1 This report broadly categorises the relative landscape value, condition, dimensions and root protection areas (RPA) of selected trees and provides a tree constraints plan (TCP). This information will help inform the design of potential development proposals and will meet the national & local planning validation requirements.
- 2.2 Please refer to the survey results in **Appendix 1** for information relating to the nomenclature, condition, longevity, dimensions of selected trees and groups of trees. The plan in **Appendix 2** provides a drawing, showing the position, landscape value, crown spreads and Root Protection Area (RPAs) of selected trees, or groups of trees.

3 The Site

- 3.1 The site is located down a long access road which is partly shared with Standen House, which is a Grade II listed building with its associated registered gardens, but Little Hollybush is located outside these designations. The site is within the planning jurisdiction of Mid-Sussex District Council.

4 Protected trees

- 4.1 According to Mid-Sussex District Council's web site, there are no current planning restrictions, such as Tree Preservation Orders or Conservation Area designations on or immediately adjacent to the site. The site is located within the High Weald Area of Outstanding Natural Beauty, but this is a planning designation and does not convey specific legal protection to existing trees.
- 4.2 It should be noted that the legal status of trees can change at any time through the serving of a new Tree Preservation Order, or the imposition of planning conditions relating to

planning permission for development. You should check with the local planning authority, which in this case is Chichester District Council, prior to the commencement of any works the above and below ground parts of the tree(s).

- 4.3 Whilst it would be highly unusual to have restrictive covenants and/or legal agreements that specifically relate to trees and hedgerows, it is the responsibility of the landowner, or their agents, to check the title deeds to the property. A copy can be easily recovered from Land Registry directly for a small fee. A solicitor will be able to interpret any entries as required.

5 Documents Referred To

- 5.1 I have been supplied with elevations of the existing and proposed alterations to the building:
- KRS Designs 25/53-04 dated February 2026

6 Existing trees

- 6.1 The initial survey commenced on **17 April 2026**. I surveyed all the trees located within 15m of the outermost limit of the building and associated constriction. Trees beyond the likely influence of development proposals were not specifically surveyed because it is reasonably assumed they will not be affected by potential development operations.
- 6.2 Selected trees and groups of trees were graded according to the classifications outlined within *BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'*. This British Standard provides recommendations and guidance for arboriculturists, architects, builders, engineers, and landscape architects. It is also expected to be of interest to land managers, contractors, planners, statutory undertakers, surveyors, and all others interested in harmony between trees and development in its broadest sense.
- 6.3 Individual trees and groups of trees have been assessed for their quality and benefits within the context of proposed development, in a transparent, understandable, and systematic way. The quality of the trees has been recorded on the plan (**Appendix 2**) by allocating it to one of four categories in **Table 1** below:
- 6.4 The purpose of the tree categorization method is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

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Category		Definition	Colour on Plan
Trees for removal	U	Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.	RED
Trees to <u>be</u> considered for retention	A	Trees of high quality and value. Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	GREEN
	B	Trees of moderate quality and value Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	BLUE
	C	Trees of low quality and value. Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm	GREY

Sub-categories		
1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation

Above: Table 1 categorisation of trees in accordance with BS:5837 Trees in relation to demolition, design and construction.

7 The Root Protection Area (RPA)

- 7.1 For single stem trees, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. The RPA for each selected tree is plotted as a circle centred on the base of the stem (a continuous black line on the attached plan). In accordance with BS5837, RPAs are capped at 707m² where the stem diameter exceeds 1.250m. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area is shown.
- 7.2 Any modifications to the shape of the RPA are a result of an arboricultural assessment of likely root distribution. Any deviation in the RPA from the original circular plot will be because of likely morphology and disposition of the roots influenced by past or existing site conditions (e.g. the presence of roads, structures and underground structures), site topography, drainage, the soil type and structure, and the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- 7.3 The crown spread is shown as a circle, but may be asymmetrical where, for example, the canopy is significantly one-sided. In these cases, the canopy spread is shown in accordance with measurements taken at the four cardinal points. The default depiction of crown spreads is a simple circle where there is little variation, or a roughly equal canopy spread throughout the cardinal points.

8 Survey Method & Limitations

- 8.1 Where possible, I conducted a ground level visual inspection of the selected trees but inaccessible areas such as impenetrable vegetation, or trees on land immediately adjacent, it would have been necessary to undertake a visual assessment from the nearest available viewing point.
- 8.2 The tree specimens were visually assessed (non-invasively) from ground level by employing the Visual Tree Assessment (VTA) system (*Matteck and Broeler* 2006) and the recommendations for survey and tree inspections as outlined in 'Principles of Tree Hazard Assessment and Management' (*David Lonsdale* 1999). Risk assessments have been conducted in accordance with the principles and practices of VALID [not-for-profit organisation] (*David Evans*) and Assessment of Junctions for Risk Management Course Notes (*Dr. Duncan Slater* 2016). These are recognised industry standards widely employed by professional arborists.
- 8.3 Trees are living organisms whose health and condition can change rapidly. A tree may be physiologically healthy, with vigorous growth, but also exhibit mechanical defects and therefore be structurally weak, consequently presenting an elevated risk. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the date of the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) or whichever is the sooner.
- 8.4 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used. No soil samples were taken, and no tissue samples were collected.

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9 Legend to Tree Survey Schedule

KEY to SURVEY RESULTS		
Title	Description	
Tag:	Relates to individual trees identified on the Tree Survey Plan. T # = tree & its sequential number G# = grouping of trees H# = hedge W# woodland block or compartment	
Species:	Common name & binomial botanical nomenclature	
DBH:	Diameter of main trunk taken at 1.5m above ground level.	
Height:	Estimated height expressed in metres	
Crown Spread:	Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given.	
Crown Height:	Estimated height of the crown from ground level.	
Age Class:	Y - Young	Less than one third of optimum life expectancy for species in this location.
	SM - Semi-mature	Established new planting that falls between Young and Middle aged.
	EM - Early Mature	Between one to two thirds of optimum life expectancy
	M - Mature	Between two thirds and optimum life expectancy
	OM - Over mature	Reached optimum life expectancy & entering a period of decline.
	V - Veteran	a tree that is of interest biologically, culturally, or aesthetically because of its age, size or condition
Condition	Good – vigorous with good shoot extension growth	
	Fair – average vigour	
	Poor – smaller leaves, short shoot extension growth, low vigour	
	In Decline – dieback, small leaves, on downward spiral of mortality	
	Dead – could be retained as habitat	
ERC	Estimated Remaining Contribution in years (eg <10, 10+, 20+, 40+);	
RPA	Root Protection Area which is derived from the stem diameter measured at breast height (DBH value) and multiplying this by a factor of 12. The resulting value is rounded up or down as appropriate. RPAs are capped at 15m diameter in accordance with BS5837.	
BS 5837 Category	U	Trees to be removed
	A	Trees of high quality and value
	B	Trees of moderate quality and value
	C	Trees of low quality and value
Notes	General observations, particularly of structural and/or physiological condition or perhaps recommended works etc.	

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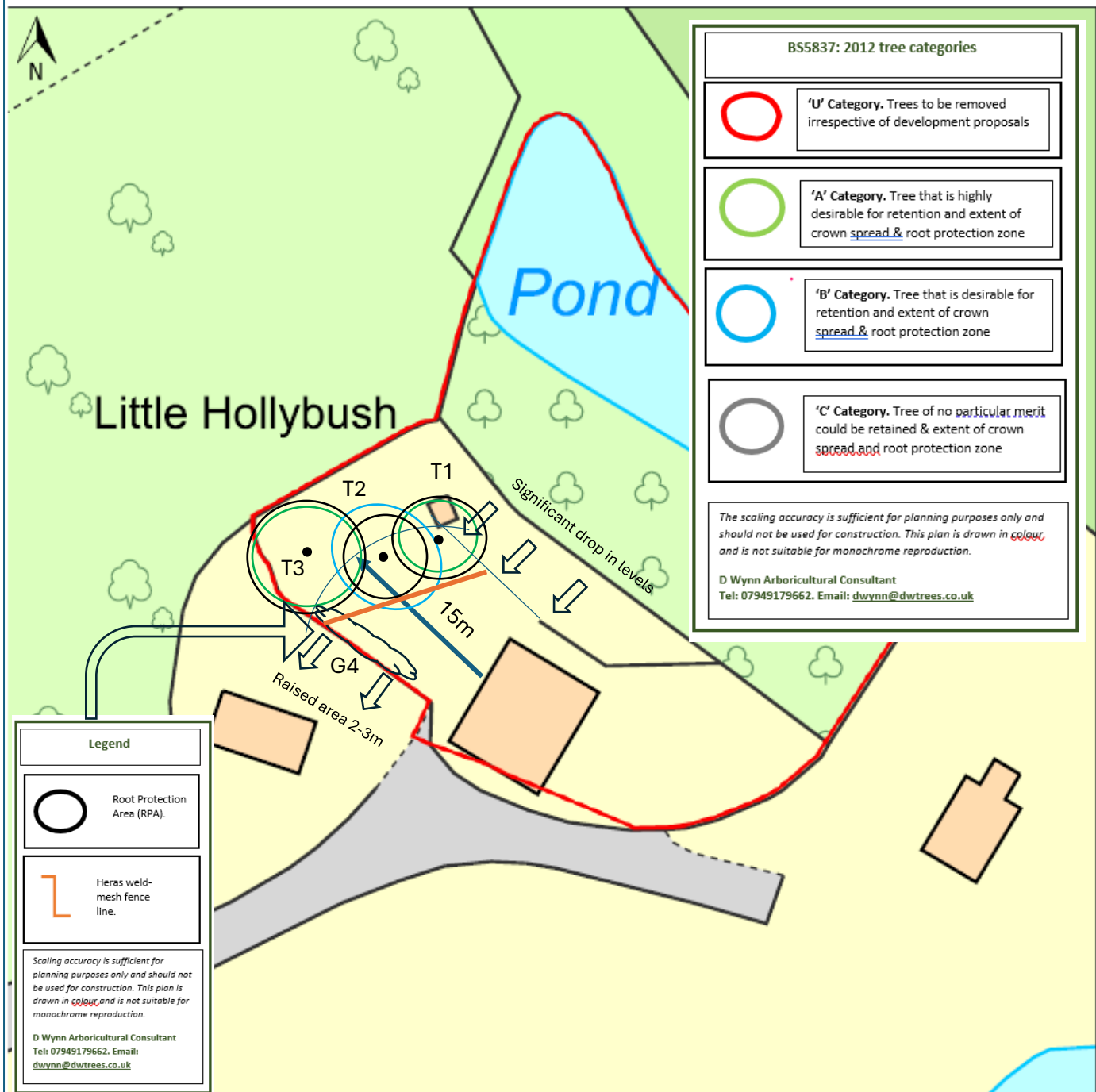
Appendix 1 Survey Results

Tag	Species	DBH (cm)	Height (m)	Spread (m)				Canopy height (m)	Age class	ERC	RPA	Condition	BS 5837 Category	Notes
				N	E	S	W							
T1	Norway Spruce (<i>Picea abies</i>)	49	17	5	5	5	5	2	M	40+	5.88	Good	A	One of a pair of 'X-mas' trees
T2	Horse Chestnut (<i>Aesculus hippocastanum</i>)	50	16	8	8	8	8	2	SM	20+	6	Fair	B	Low levels of Bleeding Canker disease
T3	Scots Pine (<i>Pinus sylvestris</i>)	62	17	9	9	9	9	2	M	40+	7.44	Good	A	Mature specimen
G1	Comprising of: Hazel (<i>Corylus avelana</i>) Yew (<i>Taxus bacata</i>)	Ave 10	3	2	2	2	2	1	Y	+20	2	Good	C	Hedge boundary on embankment

Appendix 2 Tree Protection Plan

UPRN: 100062489999

HMLR Title No: WSX10784



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Tree Constraints Plan

0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500

Paper Size: A4

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Signed on 19 April 2026

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VALID - validtreerisk.com.



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