



Arboricultural Survey to BS5837:2012

North Lodge,
Plummerden House,
Park Lane,
Lindfield,
RH16 2QS.

05 September 2025

Matthew Middle Dip., (Arb.), Tech.Arbor.A.

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If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 18th August 2025 from HUB Architects and Designers Ltd (Agents) to attend North Lodge, Plummerden House, Park Lane, Lindfield, RH16 2QS; grid reference, TQ 36173 26885 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

I am Matthew Middle, an arboricultural consultant at Arbtech Consulting Ltd. I undertook the tree survey on 28th August 2025 and subsequently have produced this summary of my findings.

I hold a National Diploma in arboriculture, I also hold the LANTRA Professional Tree Inspector certification and have professional experience in contracting and in arboricultural consultancy spanning more than twenty years.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	27666C/1
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 02
Tree Constraints Plan	Arbtech TCP 02

2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Matthew Middle on 28th August 2025.

During the survey I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of sixteen (16) individual trees, four (4) groups of trees and one (1) hedge were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Topo	On Centre Surveys Ltd.	27666C/1	Land Survey

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: A cursory check of Mid Sussex Council’s online TPO mapping shows that there are no TPOs on or adjacent to site.

BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site is situated to the south and east of Park Lane and south of Plummerden Lane and Keysford Lane, with the main entrance to the site at the junction of Park Lane, Plummerden Lane and Keysford Lane.

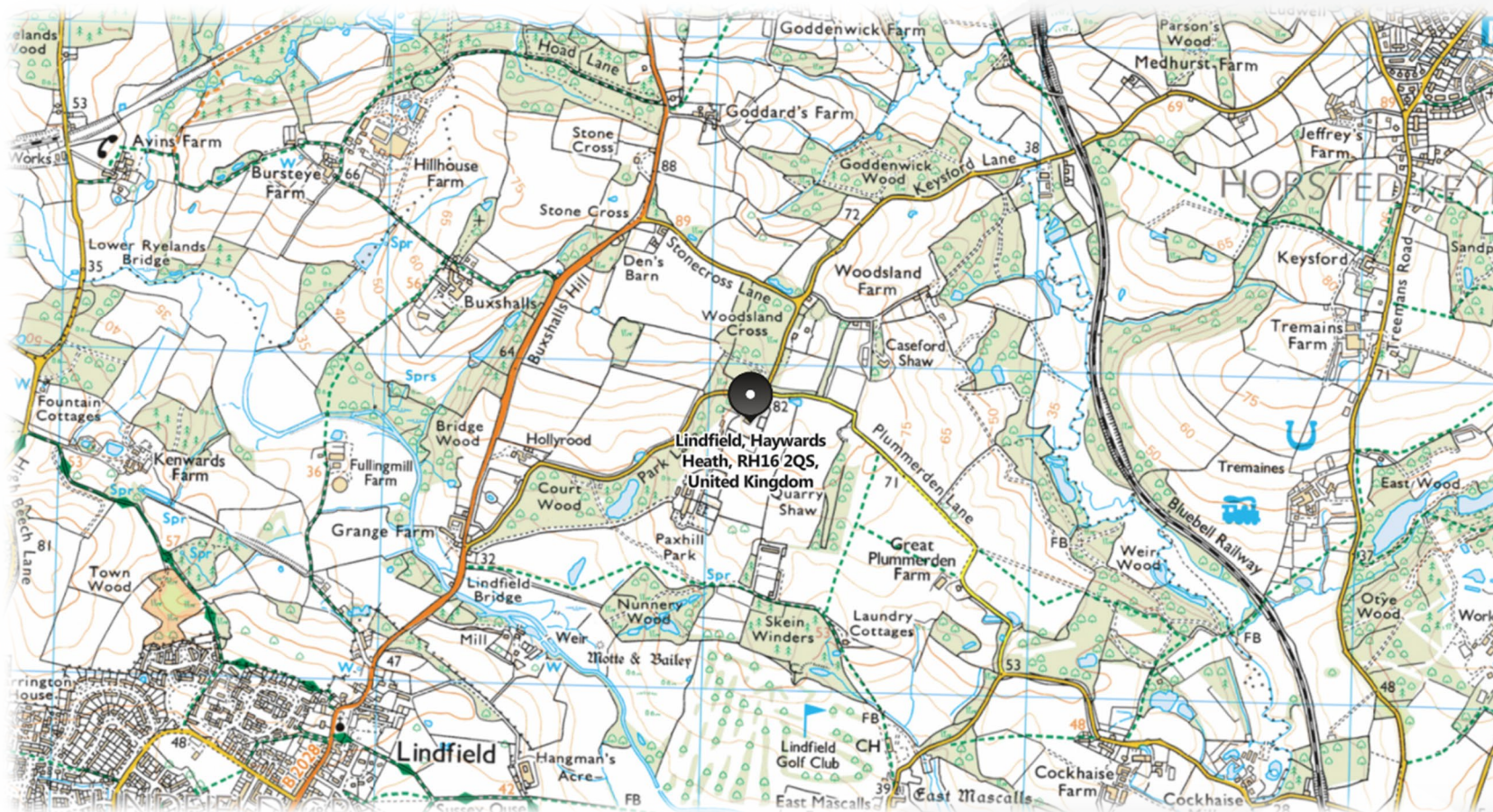


Figure 1: OS Map (Bing Maps)

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3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

4. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories; **A**, **B**, **C**, or **U** (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (Young, Middle Aged, Mature, Late Mature, Veteran);
- h) physiological condition (Average, Below average, Low, Dead);
- i) structural condition (Good, Moderate, Indifferent, Poor, Hazardous);
- j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
- k) The retention category referring to the quality and useful contribution in years; U = <10yrs; A = >40yrs; B = >20yrs; C = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Table 1 Cascade chart for tree quality assessment).

5. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan

A TPP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

6. Recommendations

I have made no assessment of the proposed scheme and make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan drawing (TPP).

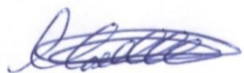
7. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.pdf)
- Tree Constraints Plan drawing (.dwg & .pdf)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Middle".

Matthew Middle
Principal Arboricultural Consultant

07872 127681

mm@arbtech.co.uk

Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories when 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 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 might be desirable to preserve; see 4.5.7.</i>			Dark red
	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 dominate 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)	Light green
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 remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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	Mid blue
Category C Trees of low quality with an estimated remaining 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 collective landscape value; and/or trees offering low or only temporary/transient landscape value	Trees with no material conservation or other cultural value	Grey

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Appendix 2: Schedule of Trees

Tree Survey Schedule

North Lodge, Plummerden House, Park Lane, Lindfield, RH16 2QS

Client Mr. G. Levi
Survey Date 28th August 2025
Weather Conditions Overcast but dry
Surveyor Matthew Middle

Key:

Tree Number A unique number or reference to identify trees or groups as shown on associated plans.

Species Common and or taxonomic names.

Height The height of the tree in meters (m).

Trunk Diameter The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.

Canopy Spread The extent of the canopy taken in meters (m) to the points of the compass, e.g. North (N), East (E), South (S) and West (W).

Crown Clearance The height of canopy clearance above ground level to the lowest point of the canopy, taken in meters (m).

Age Class Age classification; Young, Middle Aged, Mature, Late Mature, Veteran.

Physiological Condition The general physiological condition of the tree; Average, Below average, Low, Dead.

Structural Condition The general structural condition of the tree; Good, Moderate, Indifferent, Poor, Hazardous.

Comments Notes and general comments on the structural condition of the tree, its environment and it estimated remaining contribution.

Category The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention sub category referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation.

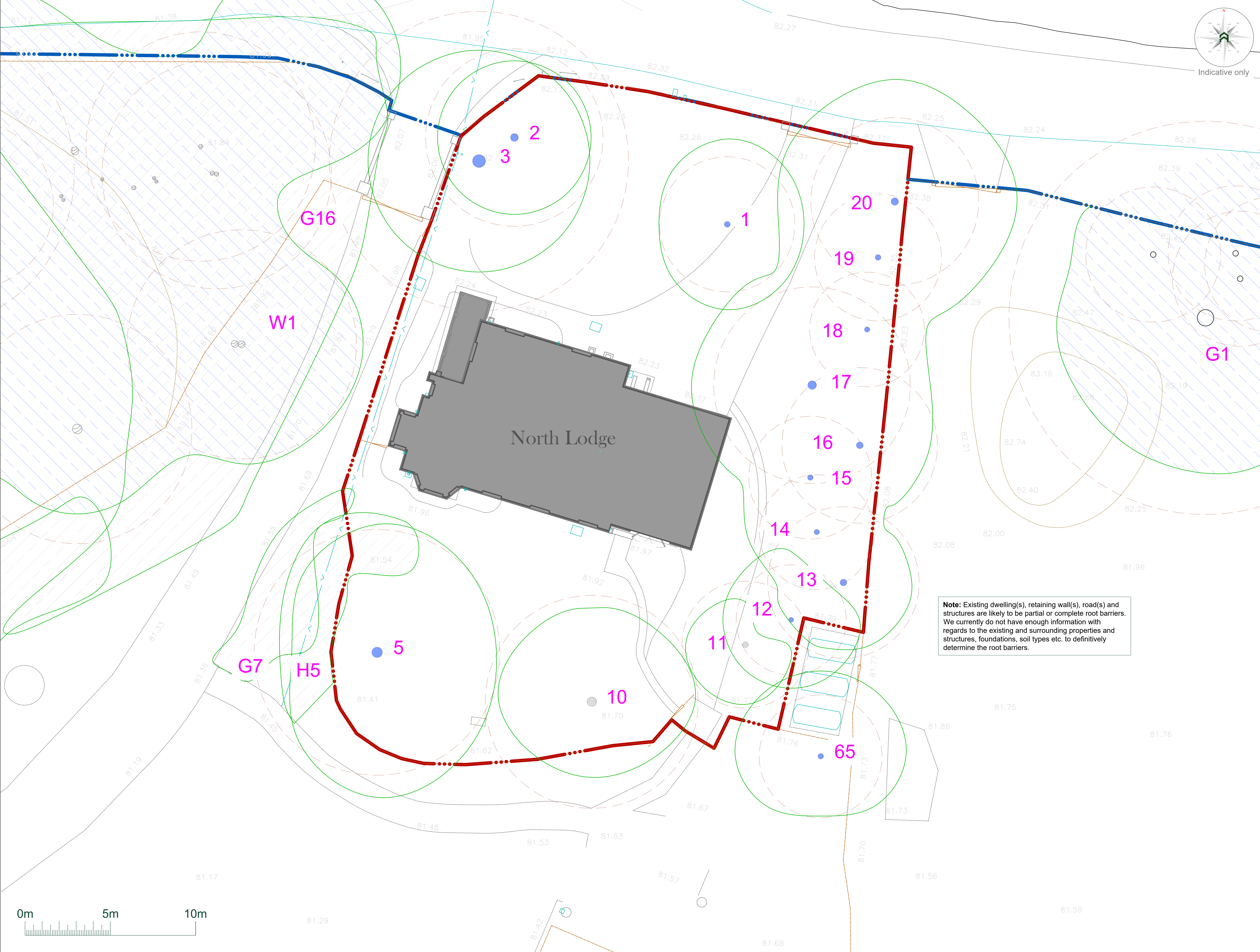
Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
1	Purple maple	7.5m	330mm # @ 500mm	N5m E4.5m S5m W4m	N2m E3m S3.5m W2.5m	Middle aged	Average	Moderate	Twin-stemmed from 1.25m; situated within tree protection area, no access; all dimensions estimated; situated within tree protection area, no access; all dimensions estimated.	B (1)
2	Ash	11m	140mm 2 stems @ 290mm #	4.5m	5m	Young	Average	Moderate	Growing through canopy of T1; three stemmed from base; situated within tree protection area, no access; all dimensions estimated.	B (1)
3	Portuguese laurel	7m	410mm 510mm 2 stems @ 230mm #	6.5m	N3.5m E2m S1m W3.5m	Middle aged	Below average	Moderate	Multi stemmed from base; canopy managed as hedge adjacent to entrance and driveway; situated within tree protection area, no access; all dimensions estimated.	B (2)
5	Weeping willow	11m	600mm	N7.5m E7m S8.5m W5m	N2.5m NE1.5m E2m SE1.5m S2m W3.5m	Middle aged	Average	Moderate	One-sided and offset canopy; recent landscaping/construction activity within 3m of the S/SE side of the trunk.	B (12)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
10	Douglas fir	12m	520mm	N5.5m E5.5m S4.5m W5m	3.5m	Middle aged	Average	Poor	Surface rooting within 2m of trunk; damage on upper sides, consistent with mowing; damage/severance of structural roots on the S & W side of trunk as a part of the landscaping/construction works for the main house garden project ; upper surface damage/bark removal; root severance of 3 roots; S side 2 roots within 1.8m, greater than 80mmø; W side within 2m, greater than 40mmø.	C (1)
11	Douglas fir	10m	310mm	N2.5m NE1m E2.5m S3.5m W3.5m	4m	Young	Average	Moderate	surface roots lifting and damaging paved path; one-sided crown as suppressed by adjacent tree; situated within tree protection area, access available through gas tank storage area.	C (1)
12	Beech	9m	180mm 200mm	N4m NE3m E4m S4m W4m	2m	Young	Average	Moderate	Twin-stemmed from 0.5m; one-sided crown as suppressed by adjacent tree.	B (1)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
13	Silver birch	10m	370mm	7m	2m	Young to Middle aged	Below average to average	Moderate	Linear group; many surface roots with damage on upper sides; single intermeshing aerodynamic canopy; T15, multi-stemmed from 0.5m; tight compression forks with included bark; T16, twin-stemmed from 1.5m; tight compression fork.	B (2)
14	Silver birch		280mm							
15	Silver birch		300mm							
16	Silver birch		380mm							
17	Lime		480mm @ 250mm							
18	Norway maple		280mm @ 1m							
19	Ash		310mm							
20	English oak		410mm							
65	Sweet chestnut	7m	300mm	N5m E5m S3.5m W5m	N2.5m NE2m E2m S3m W3m	Young	Average	Moderate	One-sided crown as suppressed by adjacent trees.	B (1)
G1	Various	12m	Min. 230mm Avg. 330mm Max. Eq. 960mm #	9m	0m	Young to Middle aged	Average	Moderate	Boundary group; single intermeshing aerodynamic canopy; species include: Ash, English oak, Holly. Hawthorn and Hornbeam.	B (2)

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	Comments	Category
G7	Various	2.5m	Max. 100mm	2m	0m	Middle aged	Average	Moderate	Regularly trimmed hedge; length reduced as a part of adjacent landscaping works; species include: Laurel and Rhododendron.	C (2)
G16	Laurel	Min. 3m Max. 6m	Max. 140mm	3.5m	0m	Middle aged	Average	Moderate	Regularly trimmed to 3.5m above GL	C (2)
H5	Portuguese laurel	2.5m	Max. 80mm	1m	0m	Middle aged	Average	Moderate	Regularly trimmed hedge.	C (2)
W1	Various	Up to 17m	Max. 1020mm	Max. 13m	Min. 0m	Young to middle aged	Low to average	Hazardous to moderate	Woodland group with varying topography situated on W side of estate; species include: English oak, Ash, Lime, Hornbeam, Beech, Sycamore, Holly and Laurel.	B (2)

Appendix 3: Tree Constraints Plan



Tree Categories

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

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 expectancy 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.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category 'A', 'B' and 'C' trees. This is a minimum area in m² which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The calculated RPA is capped to 707m², which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbtech Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 'Tree in relation to design, demolition and construction - Recommendations'.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured; obtain and arboricultural report to include:

- a) An arboricultural impact assessment (AIA);
- b) An arboricultural method statement (AMS); and
- c) A tree protection plan (TPP).



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<https://arbtech.co.uk>, 01244 661170

Project:

North Lodge,
Plummerden House,
Park Lane,
Lindfield,
RH16 2QS

Client:

Mr. G. Levi

Drawing:

Tree Constraints Plan

Based on:

27666C/1

Drawing No:

Arbtech TCP 02

Date:

Sept 2025

Scale:

1:100 @ A1

Drawn:

MGM

Rev:..

Key:			
Tree Nos.:	1	Tree Canopies:	Trunks:
RPAs:	Category 'B' trees:	Category 'B' groups:	
Category 'C' trees:	Category 'C' groups:		

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Please verify use of any dimensions. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the proposals of the layout or design only, and relates only to the protection of retained trees. This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. An architect or structural engineer should be consulted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, their siting or underground services. This drawing was produced in colour - a monochrome copy should not be relied upon.

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8. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TSR 02	Matthew Middle		Principal Arboricultural Consultant	01	05/09/25

Limitations

The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey.

Arbtech Consulting Ltd has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

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