

**Old Beech Farm Cuckfield
RH17 5HY**

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

Swimming Pool Project

May 2026

Date of survey: 6th May, 2026



**BioRegional
Forestry Ltd**
Est. 1994

Bioregional Forestry Ltd, 157 Balcombe Road, Horley, Surrey, RH6 9DR

07855 321972

mark@bioregionalforestry.co.uk

www.bioregionalforestry.co.uk

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1. Introduction

1.1 Terms of reference

Bioregional Forestry Ltd was commissioned by Chris Husband, to undertake a Tree Survey at Old Beech Farm, Cuckfield, West Sussex. The survey was conducted on 6th May, 2026. The weather on the day was dry and warm, with light, northerly 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 Husband'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 swimming pool and associated out-building.

The second part of the report will seek to demonstrate how to avoid impacting the Root Protection Areas (RPAs) of retained trees and to detail which trees will be required to be removed.

1.2 Scope of Works

A survey of the site was carried out on 6th May, 2026, 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 to Mr Husband by Laser Surveys Ltd.

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 Constraints Plan showing the location of the trees, their crown spread and their Root Protection Areas (RPAs).

1.3 Site Description and Proposal

Old Beech Farm is a secluded rural property lying 1.5km to the northwest of the village of Cuckfield in West Sussex.

The property is accessed via a tarmac drive from the B2114, Staplefield Road and is a collection of rural buildings centred around the main farmhouse, formal gardens and pond.

The development proposal is to construct a small swimming pool and associated pool house to the northwest of the main house, adjacent to the existing tennis court.

The swimming pool itself would be located on an existing paved area that is currently surrounded by a small, raised grass bank to the north and east.

The bank would be partially excavated to allow for a pool of 10m x 6m, with a paved surround and a small pool house of 3m x 5m to be located at the northern end of the pool, at the same ground level.

Please refer to Ecotecture's Proposed Site Plan in the Appendices below for a visual interpretation of the proposal.

2 Tree Survey

This chapter is supported by the Tree Survey Plan '**BRF Tree Constraints Plan**'.

2.1 On site trees

The site, as a whole, contains a variety of impressive native and non-native trees and shrubs.

A line of planted, semi-mature broadleaves consisting of beech and oak, lie to the north of the proposed development, partially hidden by a planted beech hedge of approximately 2.1m in height.

One semi-mature oak tree is located to the northwest of the proposed swimming pool.

A semi-mature cherry tree is located to the southeast of the proposal site – this will be removed to facilitate the development - see Part 2 of this report for more details on mitigation for this removal.

A large, mature Yew tree is located to the north of the main farmhouse. Unfortunately, the tree is in decline and, at the time of the survey, only approximately 10% of its crown remained alive. It is not expected that the tree will live beyond the next two or three growing seasons.

2.2 Off site trees

No off-site trees would be affected by the development proposal.

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 Mature Yew Tree (T13) categorisation

As mentioned in section 2.1 above, T13 is in serious decline and is very close to death, with only approximately 10% of its crown remaining alive when surveyed on the 6th May 2026.

Under normal circumstances, the tree would be categorised as U within the Standard, as it has less than 10 years to live.

However, section 4.5.7 states that *“Where trees would otherwise be categorized as U, but have identifiable conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning safety can be appropriately managed.”*

I have, therefore, upgraded the tree to C3 in the hope that, should the tree die, a ‘monolith’ would be retained that would very slowly decay, providing an important and relatively rare ‘standing deadwood’ habitat for invertebrates and the species associated with them.

A monolith is a hulk of tree stem that is retained, where safe to do so, by removing the upper limbs and branches, leaving a crucial, nutrient-rich ecosystem that supports a huge variety of wildlife.

Because the trunk rots from the inside out, it provides unique microhabitats within, such as damp cavities, peeling bark and rot holes.

Hundreds of saproxylic species (insects that rely on decaying wood), including rare beetles and insect larvae, use the wood for food and shelter.

Consequently, insectivorous birds (like woodpeckers and tree creepers) depend on the wood to find larvae, while owls, bats and small mammals can use the cavities for nesting and roosting.

2.5 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.

2.6 Schedule of Trees

The table below 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		
0982	Cherry	<i>Prunus avium</i>	6	SM	1	257	3.08	3	4	3	4	A2	Good
0995	Oak	<i>Quercus robur</i>	8	SM	1	414	4.97	8	5	8	6	A2	Good
0993	Beech	<i>Fagus sylvatica</i>	6	SM	1	277	3.32	3	2.5	4	2.5	C2	Poor. Previous squirrel damage to main stem at 1.5m to 2m
0994	Birch	<i>Betula pendula</i>	9	SM	1	199	2.39	2	2	2	2	A2	Good
0997	Beech	<i>Fagus sylvatica</i>	9	SM	1	393	4.72	7	2	5	4	A2	Good
0951	Oak	<i>Quercus robur</i>	9	SM	1	396	4.75	7	4	7	4	A2	Good
0998	Oak	<i>Quercus robur</i>	8	Y	1	235	2.82	1	3	3	1	B2	Fair. Crown suppressed by surrounding stems
0954	Oak	<i>Quercus robur</i>	6	Y	1	329	3.95	4	3	4	4	A2	Good
T13	Yew	<i>Taxus baccata</i>	11	M	1	1480	15.0 (capped)	5	8	5	6	C3	Poor. In decline. Very little leaf growth across crown

3 Recommendations

3.1 Trees requiring removal

One tree is required to be removed to facilitate the development. Tree 0982, a semi-mature Prunus (Cherry), located to the southeast of the proposed swimming pool.

It is expected that three feathered fruit trees will be planted elsewhere on site, as mitigation for this loss.

3.2 Remedial Works required

No remedial works are required to any trees on or off site.

3.3 Tree Preservation Orders (TPOs) / Conservation Area

There are no TPOs on any trees across the site and the property is not located within a Conservation Area.

This was confirmed by this surveyor on 14th May, 2026, using the TPO checker on Mid-Sussex District Council's website.

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

