

**Part 1**  
**Tree Survey**  
**BS5837:2012**

**Rock Lodge**  
**Scaynes Hill**

**August 2025**

*Date of survey : 31<sup>st</sup> June, 2025*



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## **1. Introduction**

### **1.1 Terms of reference**

Bioregional Forestry Ltd was commissioned by John Belliere, to undertake a Tree Survey on a rural residential property, Rock Lodge, in Scaynes Hill, West Sussex.

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 and Topographic Survey, supplied by Ecotecture Architects.

The aim of the survey is to provide information on the location, quality and condition of the trees on site, in order to inform the design of a new access into the property from the adjacent A272 and to minimise, or where possible, avoid impact on the Root Protection Areas (RPAs) of retained trees. The survey also gives pragmatic advice about the removal of trees or particular tree surgery works, where deemed essential.

### **1.2 Scope of Works**

A survey of the site was carried out on 1<sup>st</sup> of July, 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) 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.

The weather on the day of the survey was hot and dry, with a light south-westerly wind. All of the trees were inspected using the Visual Tree Assessment (VTA) methodology, detailed in “The Body Language of Trees” (Mattheck & Breloer, HMSO, 1994).

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

### **1.3 Site Description**

The site for the proposed new access route is located approximately 500m southeast of the village of Scaynes Hill, near Haywards Heath, West Sussex.

The property is an attractive cottage set in a mature, landscaped garden with a collection of stunning, mature broadleaved and conifer trees and shrubs.

The property is currently served by a steeply sloped driveway to the northwest of the property and shares an access road off the adjacent Haywards Heath Road, the A272, with Rock Lodge Cottage, Rock Lodge Vineyard and an office complex.

The western boundary of the property abuts the A272 and is separated by a 6ft timber fence and a mixture of broadleaved and conifer trees and shrubs of varying ages and conditions.

The proposed development seeks to create a new access point to the property, directly from the A272, approximately 150m to the southeast of the existing driveway.

## **1.4 Tree Preservation Orders (TPOs) and Conservation Areas**

It was confirmed on the 2<sup>nd</sup> July, 2025 via Mid Sussex District Council's online TPO checker, that there are no TPOs in place on any of the trees detailed in this report.

The site also does not lie within any conservation areas.

## **2 Tree Survey**

(This chapter is supported by the Tree Survey Plan included in Appendix A of this report)

### **2.1 On site trees**

For the purposes of this report, on-site trees are considered to be those within the red line of the proposed bell-mouth and constitute two trees - #1838 (Ash) and #1874 (Lawsons Cypress).

#1838 is a young ash in poor condition and has been categorised as C2. It is displaying early signs of Ash Dieback Disease (ADD) (see section 2.3 below), is in close proximity to the road and requires removal to facilitate the development.

#1874 is a semi-mature Lawsons Cypress, also in poor condition and has also been categorised as C2. It requires removal for the development to progress.

### **2.2 Off site trees**

62 trees are considered to be offsite. 61 of these are outside (roadside) of the existing timber fence : 48 to the northwest of the proposed bell-mouth and 13 to the southeast. One tree is within the garden itself and inside the timber fence.

A clear visibility splay of 160m is required either side of the proposed access point – of the 61 offsite trees that are outside (roadside) of the fence, 51 of these require remedial works (removal or crown lifting) to ensure the visibility splay is maintained.

To the northwest of the proposed access point, a group consisting of 10 Lawson's Cypress are all in poor condition. 5 of them are dead. Their large size, condition, proximity to the road and interference with the visibility splay, informs that this group should be removed entirely – in particular, the 5 dead trees, as soon as possible.

Beyond this group are 38 planted beech stems, all in good condition and probably originally planted with the intention of providing a native hedge. Due to lack of management, these hedging plants have become small trees and, as such, will require some crown lifting to approximately 4m, to ensure that the visibility splay is maintained.

To the southeast of the proposed access point, are 13 semi-mature and mature hazel coppice stools, all in good condition but becoming overstood for their location. 3 of these are considered to be impeding the visibility splay (trees 1870, 1871 and 1872) and therefore it is recommended that they are coppiced at their base. The remaining 10 stools, although not impeding visually, should also be coppiced at the same time, ensuring the group's regrowth is consistent and easily maintained in the future.

#Tree 1867, a mature ash tree located within the garden of the property stands to be minimally affected by the development if it is retained, as the proposed development would be located partially within the tree's RPA. Techniques to prevent damage to the root system could be employed if required, however its present overall condition would mean that its long-term retention is not advisable.

Unfortunately, the tree is displaying moderate signs of Ash Dieback Disease (ADD). The classic signs of infection are present - lighter green leaves than is normal for the species (and sparse in number); and minor deadwood (10mm to 50mm diameter) is present across the crown.

Its proximity to the road is also of concern, being that the main stem is approximately 6m from the road edge and well within falling distance of it. Any roadside limbs that fail due to the disease, could potentially fall on to the road. This presents an unacceptable risk to users of the road and the tree should therefore be removed. See below for more information on ADD.

### **2.3 *Hymenoscyphus fraxinea* - Ash Dieback Disease (ADD)**

Ash dieback is a fungal disease which readily infects ash trees, causing bark lesions, stem girdling, leaf loss and crown dieback. Infection with the disease often leads to death, either directly or indirectly, through weakening and increased susceptibility to other pathogenic species.

The disease has spread through Europe to the UK, causing a catastrophic impact on populations of ash trees in its wake. Infected trees present a risk to members of the public and their property, as they are liable to drop dead limbs or fail totally, due to further decay by other pathogenic species.

As such, infected trees are under greater scrutiny when in near proximity to the public, particularly on roads, public rights of way and when adjacent to buildings.

## 2.4 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.

|                                             |                                                                                                                                                      |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Trees to be considered for retention</b> |                                                                                                                                                      |
| <b>Category A</b>                           | Trees of high quality with an estimated remaining life expectancy of at least 40 years                                                               |
| <b>Category B</b>                           | Trees of moderate quality with an estimated remaining life of at least 20 years                                                                      |
| <b>Category C</b>                           | Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm               |
| <b>Trees unsuitable for retention</b>       |                                                                                                                                                      |
| <b>Category U</b>                           | 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 |

## 2.5 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 of trees below summarises the trees surveyed within and in close proximity to the proposed development site. See Appendix A for a description of terms.

Trees in pink are 'on-site' trees.

The remainder are 'off-site'.

Trees in red are dead.

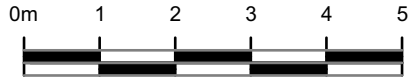
| Tree No. | Species         | Scientific name                 | Height (M) | Age | Stems | DBH (mm)                      | RPA radius (m) | Branch Spread |     |     |     | BS cat | General Comments                                                                                                                        |
|----------|-----------------|---------------------------------|------------|-----|-------|-------------------------------|----------------|---------------|-----|-----|-----|--------|-----------------------------------------------------------------------------------------------------------------------------------------|
|          |                 |                                 |            |     |       |                               |                | N             | E   | S   | W   |        |                                                                                                                                         |
| 1867     | Ash             | <i>Fraxinus excelsior</i>       | 15         | M   | 1     | 633                           | 7.60           | 7             | 5   | 6   | 5   | U      | Poor. Crown is sparse for species and leaves are light green. Minor deadwood present - early ADD present. Large tree very close to road |
| 1870     | Hazel           | <i>Corylus avellana</i>         | 5          | M   | 10    | 60/60/60/70/45/55/75/80/80/65 | 2.47           | 4             | 2   | 4   | 3   | A2     | Good                                                                                                                                    |
| 1871     | Hazel           | <i>Corylus avellana</i>         | 5          | M   | 9     | 80/60/60/50/50/55/45/60/70    | 2.12           | 4             | 2   | 4   | 3   | A2     | Good                                                                                                                                    |
| 1872     | Hazel           | <i>Corylus avellana</i>         | 5          | M   | 3     | 90/70/70                      | 1.60           | 4             | 2   | 4   | 3   | A2     | Good                                                                                                                                    |
| 1874     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 9          | M   | 1     | 582                           | 6.98           | 3             | 1   | 2   | 4   | C2     | Poor                                                                                                                                    |
| 1838     | Ash             | <i>Fraxinus excelsior</i>       | 9          | Y   | 1     | 127                           | 1.52           | 3             | 1   | 1   | 2   | C2     | Poor                                                                                                                                    |
| 1938     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 5          | Y   | 1     | 124                           | 1.48           |               |     |     |     | U      | Dead                                                                                                                                    |
| 1875     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 8          | SM  | 1     | 352                           | 4.22           | 1             | 1   | 1   | 2   | C2     | Poor. Ivy-clad                                                                                                                          |
| 1842     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 5          | SM  | 1     | 170                           | 2.04           |               |     |     |     | U      | Dead. Ivy-clad                                                                                                                          |
| 1925     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 6          | SM  | 1     | 240                           | 2.88           |               |     |     |     | U      | Dead                                                                                                                                    |
| 1876     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 8          | SM  | 1     | 350                           | 4.20           | 2             | 1   | 2   | 2   | C2     | Poor                                                                                                                                    |
| 1921     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 8          | SM  | 1     | 200                           | 2.40           | 0.5           | 0.5 | 0.5 | 0.5 | B2     | Fair. Lean to NE over garden                                                                                                            |
| 1906     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 9          | SM  | 1     | 290                           | 3.48           | 1             | 1   | 0.5 | 2   | C2     | Poor                                                                                                                                    |
| 1877     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 8          | SM  | 1     | 382                           | 4.58           | 2             | 1   | 2   | 2   | C2     | Poor                                                                                                                                    |
| 1856     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 5          | SM  | 1     |                               |                |               |     |     |     | U      | Dead                                                                                                                                    |
| 1854     | Lawson's Cyress | <i>Chamaecyparis lawsoniana</i> | 4          | SM  | 1     |                               |                |               |     |     |     | U      | Dead                                                                                                                                    |

## **Appendix A**

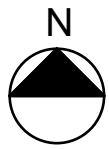
### **TREE SCHEDULE TERMS**

|                       |                                                                         |
|-----------------------|-------------------------------------------------------------------------|
| 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                                        |
| 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 2.4 in report)              |
| GRID REF<br>recorded) | The full grid reference recorded for each tree on site (if<br>recorded) |

## Appendix B : Site Plan



1:200 @ A1



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.

**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'. This category is shown by the colour of the canopy edge.  
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.



**Tree survey plan**

2307-P-001 Rev 3

Site: **Rock Lodge**

Date: 15/08/2025

Drawing base: topographical survey



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