

**Dumbrells
Cuckfield
RH17 5LA**

Tree Report - BS5837:2012

October 2024

Date of survey: 16th August, 2024



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1. Introduction

1.1 Terms of reference

Bioregional Forestry Ltd was commissioned by David Thackeray to undertake a Tree Survey at a site on Church Platt, Cuckfield, West Sussex. The survey was conducted on 16th August, 2024. The weather on the day was dry and overcast, with a light southerly wind.

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 by D&H Surveys Ltd.

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 development 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 16th August, 2024, 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 – Dumbrells, 2024**’ showing the location of the trees, their crown spread and their Root Protection Areas (RPAs).

1.3 Site Description and Proposal

The site is located on the southwest boundary of the village of Cuckfield, in West Sussex. It is surrounded by residential properties to the north, west and south; and by a car park to the east that serves the Holy Trinity Church and Old School.

The proposed development, referred to in this report as Dumbrells, seeks to make alterations to the rear extension of The Friary and to incorporate the remainder of the former Dumbrells building into Somners, with new internal doorways for access.

It also proposes constructing a new single-storey dwelling (to be known as Dumbrells) with associated landscape works.

2 Tree Survey

This chapter is supported by the Tree Survey Plan ‘**BRF tree survey plan – Dumbrells - 2024**’

2.1 On site trees

The site contains two trees that are due to be retained – one mature, double-stemmed field maple and one young, pollarded sycamore.

2.2 Off site trees

No off-site trees are expected to 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 below summarises the trees surveyed within, and in close proximity to, the proposed development. See Appendix A for a description of terms used.

Tree No.	Species	Scientific name	Height (m)	Age	Stems	DBH (mm)	RPA radius (m)	Branch Spread				BS cat	Condition
								N	E	S	W		
T1	Field Maple	Acer campestre	7	M	2	340/373	6.06	5	6	7	6	B2	Good
T2	Sycamore	Acer pseudoplatanus	4	Y	1	150	1.80	3	3	3	3	C2	Fair

3 Recommendations

3.1 Trees requiring removal

No trees will be required to be removed for the proposed development

3.2 Tree Preservation Orders (TPOs) / Conservation Area

There are no TPOs on any trees across the site.

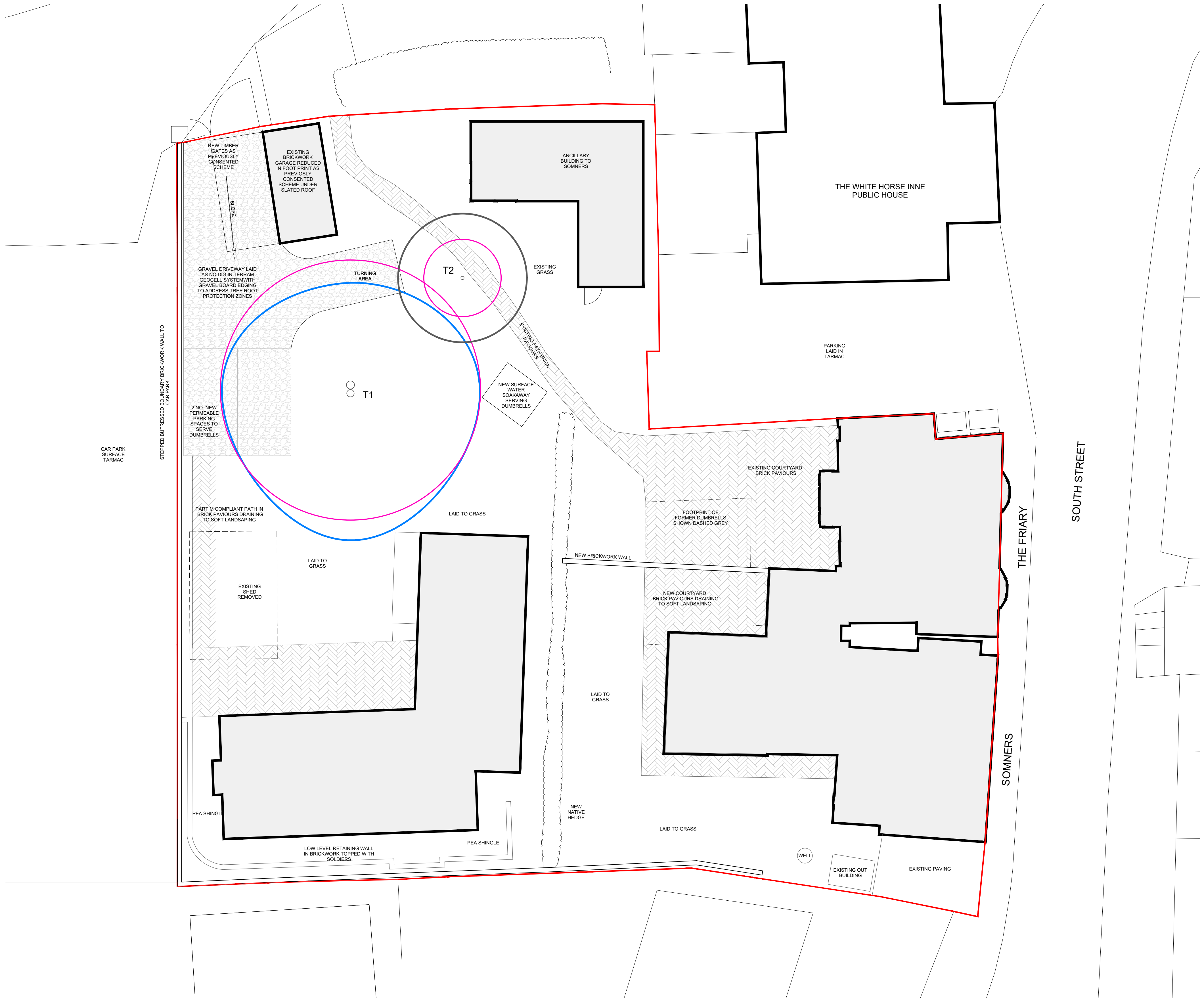
This was confirmed by this surveyor, on 30th October, 2024, using Mid-Sussex District Council's web TPO checker.

The site lies within the Cuckfield Conservation Area.

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



0m12345 1:100 @ A1 N 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. <td> 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 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. </td> <td> ○ XXXX Tree number, stem location from architectural plan ● XXXX Tree number, approx stem location ○ Category 'A' Tree ○ Category 'B' Tree ○ Category 'C' Tree ○ Category 'U' Tree ○ Tree to be removed ○ Tree unaffected by development, shown nominally from topo information ○ Root Protection Area — Tree protection fencing ▨ RPA incursion </td> <td> Tree constraints plan 2308-P-001 Rev 2 Site: Dumbrells, Cuckfield Date: 31/10/2024 Drawing base: Architect's plan </td> <td> 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 </td>	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 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.	○ XXXX Tree number, stem location from architectural plan ● XXXX Tree number, approx stem location ○ Category 'A' Tree ○ Category 'B' Tree ○ Category 'C' Tree ○ Category 'U' Tree ○ Tree to be removed ○ Tree unaffected by development, shown nominally from topo information ○ Root Protection Area — Tree protection fencing ▨ RPA incursion	Tree constraints plan 2308-P-001 Rev 2 Site: Dumbrells, Cuckfield Date: 31/10/2024 Drawing base: Architect's plan	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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