LAND AT WICKHURST GREEN BROADBRIDGE HEATH HORSHAM

TREE SURVEY

for

VISTRY GROUP

Written By:	W. Wareing
Checked By:	H. Pinn
Date:	09/07/2024
Revision:	
Ref:	VYH24567ts

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1. Introduction and Terms of Reference

1.1. ACD Environmental were instructed by Vistry Group, in May 2024, to survey and categorize the trees at Land at Wickhurst Green, Broadbridge Heath, Horsham, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.

1.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:

- Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
- 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
- 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.

1.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.

1.4. The controlling authority is Horsham District Council, who can be contacted at: Planning, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL, Tel: 01403 215187.

1.5. According to a search on Horsham District Council's online mapping service on 14/05/2024. No Tree Preservation Orders (TPO) were indicated, nor is the site within a Conservation Area.

1.6. The Tree Survey Plan was based on the supplied topographical ground survey, ref: GNS-CS-1112-001-01 & 02.

1.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.

1.8. Reference should be made to the Tree Survey Plan ref. VYH24567-01.

2. Scope and Method of Survey

2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.

2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.

2.3. The tree survey was carried out from ground level only.

2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.

2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at http://www.landis.org.uk/soilscapes the soil on site is expected to be: Slightly acid loamy and clayey soils with impeded drainage.

2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

Image 1: View of portion of northeastern boundary of site. T31 prominent in photo.

Image 2: View of section of eastern boundary. T34 prominent in photo.

Image 3: Looking west. Boundary row of large trees, demonstrating better quality trees on southern section. (left within photo).

Image 4: Photo shows sparse nature of western half of site, adjacent to existing development.

Image 5: Sparse crown of Ash trees in noticeable decline within central group (G38).

Image 6: T44 on the southern end of the central row of trees, showing large deadwood throughout crown.

3. Recommendations

3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.

3.2. There is scope for development of the site by retaining the important trees and groups which are located within the central belt of trees and any which are situated on the boundaries. These should include all category 'A' & 'B' trees. Where category 'U' trees are situated within the central area of the site, consideration could be made to utilise this area to allow for the retention of higher category trees and groups.

3.3. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.

3.4. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.

3.5. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

3.6. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.

3.7. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

3.8. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.9. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category A, B and C trees on relevant drawings,

including proposed site layout plans'. Recognition is given in Table 1 however that C category trees are 'unremarkable trees of very limited merit'. As such it is considered that C category trees should be retained where appropriate but should not represent a constraint to an otherwise satisfactory proposal.

3.10. The hedgerows and trees have landscape value both within the site, and when viewed from the surrounding area. The boundary vegetation and internal hedge rows have landscape value as group features and represent a constraint to any development of the site, notwithstanding their individual category.

3.11. Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations. Hedgerows in areas covered by an Historic Landscape Characterisation are often protected on the basis of historic importance and their wildlife value.

Will Wareing *ND Arb*
Arboriculturist

09/07/2024

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - **Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
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 a 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.***		
	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 dominant 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)
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 remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for 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
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	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 benefits	Trees with no material conservation or other cultural value

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G1	Prunus spinosa (Blackthorn), Fraxinus excelsior (Ash), Quercus robur (Common Oak)	4(0.5)	75(1)	3	2.5	2.5	2.5	SM	10+	Boundary group of dense shrubs and small trees.	C2
T2	Fraxinus excelsior (Ash)	9(0.5)	125(5)	3	3	3	3	SM	10+	Multi stemmed from base, situated within G1.	C2
G3	Salix caprea (Goat Willow)	6(0.5)	200(3)	3	2.5	2.5	2.5	SM	10+	Small group of trees.	C2
T4	Quercus robur (Common Oak)	15(4)	600(1)	5	4.8	4.8	4.8	EM	40+	Offsite tree, diameter estimated.	A2
T5	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T6	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T7	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T8	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: Land at Wickhurst Green, Broadbridge Heath, Horsham
CLIENT: Vistry Group
DATE: 12/06/2024

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G9	Prunus spinosa (Blackthorn), Fraxinus excelsior (Ash), Quercus robur (Common Oak)	6(0.5)	75(1)	3	2.5	2.5	2.5	SM	10+	Boundary group of dense shrubs and small trees.	C2
T10	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T11	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T12	Salix caprea (Goat Willow)	5(1)	50(4)	2	1.8	1.8	1	Y	10+	Individual tree in group of young trees.	C2
T13	Salix caprea (Goat Willow)	5(1)	50(4)	1	1.8	1.8	1.8	Y	10+	Individual tree in group of young trees.	C2
T14	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T15	Betula pendula (Silver Birch)	6(1)	50(4)	2	1.5	1.5	1.5	Y	10+	Individual tree in group of young trees.	C2
T16	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T17	Salix caprea (Goat Willow)	5(1)	50(4)	1	1.8	1	1.8	Y	10+	Individual tree in group of young trees.	C2
T18	Salix caprea (Goat Willow)	5(1)	50(4)	2	1.7	1	1.7	Y	10+	Individual tree in group of young trees.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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T19	Quercus robur (Common Oak)	15(4)	650(1)	9	9.3	9.3	9.3	EM	40+	Offsite tree, diameter estimated. Deadwood visible in western aspect of Crown.	A2
T20	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T21	Prunus spinosa (Blackthorn)	6(0.5)	80(5)	2	2.4	2.4	2.4	EM	10+	Multi-stemmed tree, central to site.	C2
T22	Salix caprea (Goat Willow)	5(0.1)	50(5)	3	2.6	2.6	2.6	EM	10+	Multi-stemmed tree, central to site.	C2
T23	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T24	Salix caprea (Goat Willow)	5(0.1)	50(4)	3	2.6	2.6	1	EM	10+	Multi-stemmed tree, central to site.	C2
T25	Salix caprea (Goat Willow)	5(0.1)	50(4)	3	1	2.6	2.6	EM	10+	Multi-stemmed tree, central to site.	C2
T26	Quercus robur (Common Oak)	3(0.5)	20(1)	1	1.2	1.2	1.2	Y	10+	Young sapling. Outside the scope of BS5837. Collected to retain continuity with previous survey. Potential for translocation if necessary.	C2
T27	Salix caprea (Goat Willow)	5(0.1)	50(3)	2	2.2	2.2	2.2	EM	10+	Multi-stemmed tree, central to site.	C2
T28	Quercus robur (Common Oak)	13(1)	475(1)	7	6.7	6.7	6.7	EM	20+	Tree situated behind dense group. Headwall located near base.	B2
T29	Quercus robur (Common Oak)	11(1)	300(1)	3	3	3	3	SM	10+	Tree situated behind dense group. All dimensions estimated.	C2

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CLIENT: Vistry Group
DATE: 12/06/2024

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G30	Populus tremula (Aspen), Quercus robur (Common Oak), Prunus spinosa (Blackthorn), Crataegus monogyna (Hawthorn), Salix sp. (Willow), Fraxinus excelsior (Ash)	8(0.1)	150(1)	3	3	3	3	EM	20+	Dense diverse boundary group. Ash species within group are in noticeable decline and should be removed. All other species make for a good screen into site. All dimensions are an estimated average.	B2
T31	Aesculus hippocastanum (Horse Chestnut)	14(4)	600(1)	7	7	7	7	M	20+	Ownership of tree unclear. Tree situated behind dense group and undergrowth. Adjoining Ash tree on western aspect, location and impact to site uncertain.	B2
T32	Fraxinus excelsior (Ash)	14(4)	500(1)	5	5	5	5	M	10+	Location of tree estimated. All dimensions estimated.	C2
T33	Fraxinus excelsior (Ash)	16(4)	500(2)	5	5	5	6	EM	<10	Offsite tree, diameter estimated. Evidence of dieback associated with Ash Dieback visible on epicormic growth.	U
T34	Quercus robur (Common Oak)	16(4)	770(1)	7	7	7	7	M	40+	Offsite tree adjacent to Old Wickhurst Lane. Minor deadwood in shaded areas of crown.	A2
T35	Fraxinus excelsior (Ash)	16(4)	300(1)	4	3.5	3.5	3.5	EM	<10	Offsite tree adjacent to Old Wickhurst Lane. Tree in noticeable decline.	U
G36	Prunus spinosa (Blackthorn), Fraxinus excelsior (Ash), Quercus robur (Common Oak), Alnus cordata (Italian Alder)	5(0.5)	125(1)	3	3	3	3	SM	10+	Boundary group of dense shrubs and small trees. All Ash specimen showing symptoms of decline. Extended group of Alder self-seeded further west into site.	C2

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread N	E	S	W	Life stage	ERC	Comments & preliminary recommendations	BS Cat
G37	Crataegus monogyna (Hawthorn), Corylus avellana (Hazel), Quercus robur (Common Oak), Prunus spinosa (Blackthorn), Ilex aquifolium (Holly)	5(0.1)	100(1)	4	3.5	3.5	3.5	EM	10+	Understorey and boundary group running through the centre of site. All dimensions are an estimated average.	C2
G38	Fraxinus excelsior (Ash)	18(3)	550(1)	7	7	7	5	M	<10	Boundary group of mature trees. Stems not plotted on topo, all locations are estimated. Group showing noticeable decline, likely attributed to Ash Dieback.	U
T39	Quercus robur (Common Oak)	20(4)	900(1)	12	12.4	8	10.2	M	40+	Mature Ivy-covered tree as part of group. Partially supressed on southern aspect. West of shallow wet ditch.	A2
T40	Quercus robur (Common Oak)	19(0.5)	675(1)	5	9.7	5	5	M	20+	Supressed mature tree amongst group. Situated east of shallow wet ditch.	B2
T41	Quercus robur (Common Oak)	20(2)	775(1)	6	11.5	11.5	9	M	40+	Mature tree amongst group. Partially supressed on northern aspect.	A2
T42	Fraxinus excelsior (Ash)	15(3)	300,250,575(3)	6	9.7	6	8	M	<10	Tree amongst boundary group. In noticeable decline.	U
T43	Fraxinus excelsior (Ash)	17(7)	575(2)	6	6	8	6	M	10+	Historically crown reduced tree amongst boundary group.	C2
T44	Quercus robur (Common Oak)	17(3)	825(1)	12	10.6	11.6	10.6	M	20+	Open grown boundary tree adjacent to private residential dwellings. Sparse crown with major deadwood scattered throughout. Pruning stubs visible on stem.	B1

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G45	Salix caprea (Goat Willow)	6(0.1)	85(5)	3	3.1	3.1	3.1	EM	10+	Group of sporadically positioned trees. All sharing similar age and dimensions all of which are an estimated average. Most western part surrounds existing substation. Not shown on topo, locations estimated.	C2
T46	Salix caprea (Goat Willow)	5(0.1)	50(3)	2	1.6	1.6	1.6	EM	10+	Small tree, diameter is an estimated average.	C2
T47	Salix caprea (Goat Willow)	5(0.1)	50(6)	2	1.6	1.6	1.6	EM	10+		C2
T48	Salix caprea (Goat Willow)	5(0.1)	50(6)	2	1.6	1.6	1.6	EM	10+	Not on topo, location estimated.	C2
G49	Quercus robur (Common Oak), Salix sp. (Willow), Fraxinus excelsior (Ash), Prunus avium (Wild Cherry), Betula pendula (Silver Birch)	9(0.1)	200(1)	4	3.5	3.5	3.5	EM	20+	Dense diverse boundary group. Ash species within group are in noticeable decline and should be removed. All other species make for a good screen into site. All dimensions are an estimated average.	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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