



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

FOR THE SITE OF

Land south of Athelstan Way, Horsham

Date – 7th August 2026

Consulting Arborist

Stefan Rose BSc (Hons), Tech Cert (ArborA), TechArborA

SUMMARY

This report provides an arboricultural impact assessment and a method statement for the provision of new residential dwellings, off road parking, outdoor space and associated landscaping at the site of Land south of Athelstan Way, Horsham.

This report complies broadly with the planning policies of Horsham District Council in relation to trees and with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition, and construction – Recommendations*.

The site is accessed directly from Athelstan Way at the northern end of the site; this existing gated entrance leads to the site that is currently a field grazed by horses.

The trees are located around the perimeter of the area of proposed works.

The trees were surveyed by Arborsphere Ltd on 3rd of August 2026. This exercise identified ten individual trees, one group of trees and a hedge that could potentially be affected by the development. The tree survey can be found at appendices AS1 and tree survey plan AS2.

There are no individual trees, groups of trees or the hedge removed due to the development proposal, and none require facilitation pruning.

Subject to adherence to the recommendations within this report, it is considered that the proposals would have a negligible, if any impact on the health and longevity of the trees.

Adherence to the method statement could readily be secured by an appropriate planning condition.

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APPENDICES

AS1	Tree Survey Schedule and Root Protection Schedule
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AS3	Tree Protection Plan drawing no. Arbor.AthelstanWay.TPP.002
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1 Introduction

1.1 Arborsphere Ltd has been instructed to provide arboricultural information to enable the Local Planning Authority (Horsham District Council) to consider the planning application regarding the tree stock on or adjacent to the site/area of works.

1.2 The planning application for the provision of new residential dwellings, off road parking, outdoor space and associated landscaping at the site of Land south of Athelstan Way, Horsham.

1.3 The client has provided the following drawing:

- Athelstan Way, Horsham - Survey (A1) Topographical plan
- 646 100 LOCATION PLAN and BLOCK PLAN REV A
- 646 101 PROPOSED SITE LAYOUT REV B LR

1.4 A tree survey exercise was undertaken on 3rd of August 2026, and this has been the basis of the subsequent implications assessment, method statement and tree protection plan.

2 Scope of Works

2.1 To attend site to undertake a tree survey in line with the recommendations of BS5837: 2012 Trees in relation to design, demolition, and construction - recommendations, the tree survey is appended at AS1 and the tree survey plan Arbor.AthelstanWay.TSP.001 at AS2.

2.2 To produce an Arboricultural Implications Assessment and Arboricultural Method Statement providing details on how the trees will be retained and how they will be protected during the works to implement the proposal provided.

2.3 To provide a Tree Protection Plan, drawing number Arbor.AthelstanWay.TPP.002 (appended at AS3) based on the drawing provided at the time of producing this statement.

3 Site Details

3.1 The site is accessed directly from Athelstan Way at the northern end of the site; this existing gated entrance leads to the site that is currently a field grazed by horses.

3.2 The trees, groups hedge are located around the perimeter of the area of proposed works.

3.3 The site rises from the north to the south but is generally level across this rise.

3.4 The trees are of mixed age class and quality with the dominate trees being two Oak trees one at the northwestern corner of the site and the other at the southwestern corner of the site.

4 Tree Survey & RPA Schedule

4.1 The tree survey exercise was completed on the 3rd of August 2026. The weather was sunny and warm at the time of surveying. The survey data is the basis of the Arboricultural Implications

assessment, Method Statement and Tree Protection Plan. This exercise identified ten individual trees, one group of trees and a hedge that could potentially be affected by the development.

4.2 For further information on the tree stock and the tree locations assessed for this planning application please refer to appendix AS1 for the tree survey schedule and AS2 for the tree survey plan.

Tree Category	Individual trees	Groups	Hedges
U	0	0	0
A	2	0	0
B	0	0	1
C	8	1	0
Total	10	1	1

4.3 The online information provided by the Horsham District Council website indicates that the site is not within a Conservation Area and that there is a Tree Preservation Order (HORSHAM URBAN DISTRICT COUNCIL GLEN ARUN BRIGHTON ROAD TREE PRESERVATION ORDER 1961) that protects trees beyond the northern boundary of the site. This is an area designation that was served in 1961, there are no trees old enough to be considered protected in our view at the time the survey was completed.

4.4 It is advised that checks with Horsham District Council Planning Authority are made to determine the legal protection status of the trees, with applications/notifications made and permission received as required prior to any works being completed outside of those that are detailed within a full planning consent.

5 Tree Implications

5.1 As part of the assessment, dimensions have been scaled from the proposed drawing provided in .dwg format modified to include the relevant Tree Survey data.

5.2 The potential for damage to the trees nearest to the proposed works comes from the location of the proposal itself in terms of footprint but also the requirement for working space, general contractor movements, the delivery, storage of and transportation of materials to the areas of build plus the ground (services and utilities) and construction works to implement them.

5.3 This may be in the form of direct damage where roots are cut or ripped/snapped for ground works, for foundations or underground services or where the roots, trunk and/or branches are hit by plant machine movements or snapped by contractors where works are near the trees.

5.4 The trees could also be damaged through indirect causes through ground compaction of soft ground whereby the soil structure is compromised which impacts on the tree's ability for the roots to function correctly within the rooting environment.

5.5 Ground works to install drainage, water, gas, electricity, and telecommunications could impact on trees. However, the existing will be connected to where practical and all new underground services will be installed outside of the rooting areas of retained trees, the group and hedge.

5.6 The footprint of the development in relation to the dwellings, roads, parking, garden space and the detention basin are located outside the rooting areas of all the trees, the group and hedge.

5.7 Proposed detention basin at the northeastern and public space is at the southwestern ends of the site and this can provide for undisturbed ground around T2 and T6 (T6 with an uncapped rooting area) to provide good undisturbed rooting areas around these trees and keep pressure of resident concerns to an absolute minimum.

5.8 There are no individual trees, groups of trees or the hedge removed due to the development proposal, and none require facilitation pruning.

6 Sequence of works

6.1 The following order of works, subject to phasing of works, are suggested to ensure the retained trees are not adversely impacted upon by the alterations.

- Tree works completed.
- Tree protection measures erected/established in line with this report and in the position detailed on the Tree Protection Plan Arbor.AthelstanWay.TPP.002 (appended AS2 **AND RETAINED THROUGHOUT ALL EXTERNAL SITE WORKS ASSOCIATED WITH THE PLANNING PERMISSION**. The tree protection measures will need to be signed off by the Tree Officer of Horsham District Council.
- Groundwork, setting out and foundation work.
- Above ground works completed.
- Removal of all building materials, spoil, and equipment for the given area/phase of works.
- Soft landscaping works completed
- Removal tree protection measures (this may be able to be removed sooner subject to written approval from Horsham District Council)

6.2 It is always of paramount importance to protect the retained trees on site when external works are being carried out.

7 Site Monitoring and Arboricultural Supervision

7.1 To ensure that the tree protection measures are maintained correctly and as per the approved documents (subject to any written approval for amendments if required), the client/contractor will:

- Provide a photographic record of works occurring on site in relation to this planning proposal that show where the tree protection.
- Photographs should be taken at the start of the works to demonstrate that the tree protection measures have been set up and are in the correct position so that the tree protection measures can be signed off by the Tree Officer of Horsham District Council prior to any further works starting on site.
- Photographs should then be taken through the progression of the works to demonstrate that the tree protection measures have remained on site and in the correct position. It is recommended that photographs are taken weekly but not necessarily all will need to be provided as evidence of compliance.

- The photographs are to be kept by the Client or their appointed person (to be confirmed) and sent to the retained arboricultural consultant, the Horsham District Council Case Officer and Tree Officer showing the tree protection measures are in situ monthly.
- The aim of the submitting the photographs is to demonstrate that the tree protection measures are maintained, or highlight areas where amendments maybe required and to maintain on-going liaison with all personnel involved in the site development, Horsham District Council Case Officer and its Tree Officer to ensure that the trees are correctly protected throughout all the external works for the site works.

7.2 The site manager will be responsible for giving adequate instructions to all contractors on site about the approved tree protection measures and for giving a copy of this method statement to everyone who is working close to trees or who has control over others working close to trees.

7.3 They are also responsible for ensuring that any works following the recommendations set out within this statement are fit for purpose in relation to the development and comply with the health and safety policies of the site.

7.4 The site owner or their representative will inform the arboricultural consultant if there is a change of site manager during the project. If this occurs, the arboricultural consultant will arrange a meeting with the new site manager to explain the remaining aspects of the method statement as a matter of urgency.

8 Pre-Development Tree Works

8.1 No individual trees, groups of trees or hedge are to be removed as a direct result of the development.

9 Tree Protection Requirements

9.1 The trees adjacent to the area of works will always be protected by fit for purpose tree protection measures during site preparation, ground and construction work as indicated on the Tree Protection Plan Arbor.AthelstanWay.TPP.002 (appended at AS2) for the specific part of the works being undertaken at any given time. This will occur immediately following the completion of the tree works. It may also be prudent to utilise site hoarding in positions of the tree protection barriers along the side of the footpath that is located on the western side of the site as that will provide protection for the trees and for the public.

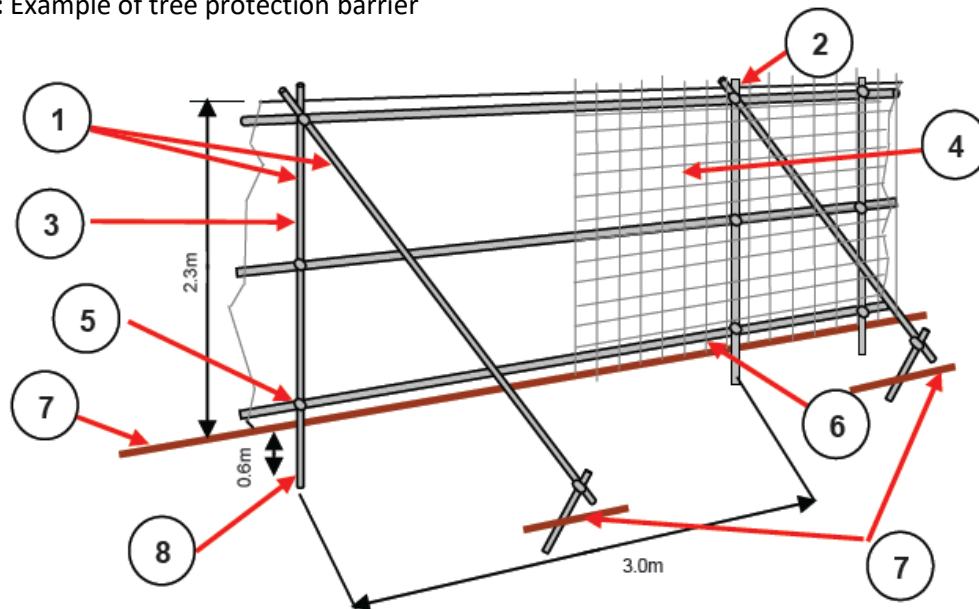
9.2 All site operations will be planned, implemented, and supervised to prevent the following:

- Unplanned root severance within the CEZ
- Damage to the bark, branches, and trunks of retained trees.
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

9.3 As stated in section 17 below, at no time will ground levels be altered within the root protection areas of trees beyond the line of tree protection.

9.4 The tree protection barrier is to comprise of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps.

Figure 1: Example of tree protection barrier



Example of protective barriers:

1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground



9.5 In accordance with Section 6.2.2.4 of BS5837:2012, weldmesh panels on rubber or concrete feet are not resistant to impact and will not be used for tree protection purposes.

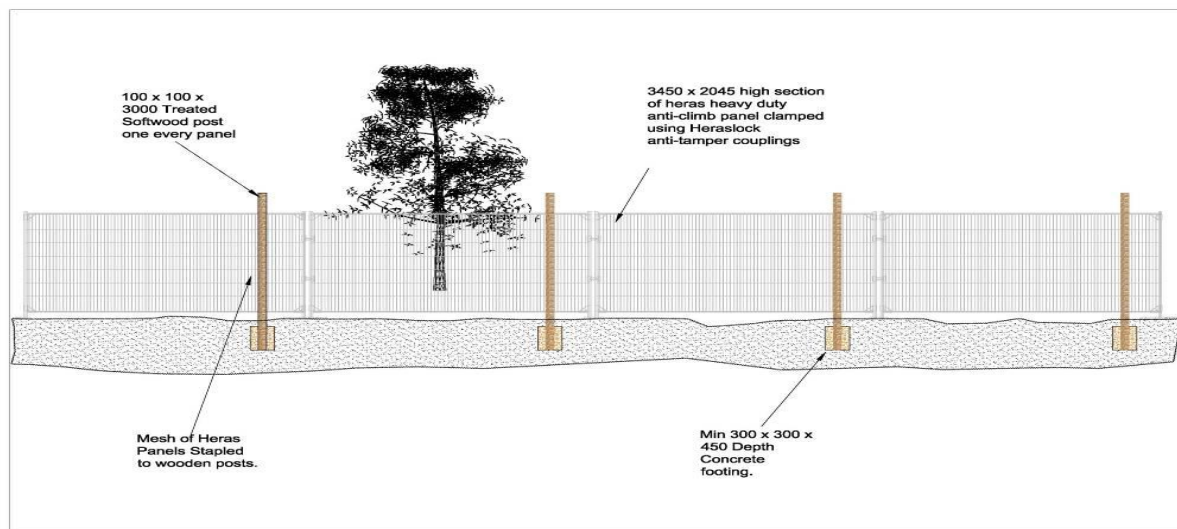
9.6 The ground will not be disturbed beyond, and the protection measures will not be removed or altered without prior recommendation by an arboriculturist and approval of the Horsham District Council Tree Officer whilst external site works are still be completed unless otherwise stated within this report. The tree protection forms the Construction Exclusion Zone (CEZ) which is off limits to contractors for the ground and construction works.

9.7 At all times the tree protection measures will be fit for purpose i.e., it will exclude all ground and construction activity from an area or protect the ground beneath.

9.8 Contractors **will be made aware** by the client that the barrier/fencing is located to restrict their movements and that the area beyond them is sacrosanct (and only accessible for the homeowners) to avoid unnecessary damage to trees, their roots, and the rooting environment.

9.9 An alternative to the tree protection barrier above could be like the example below whereby wooden posts supporting weld mesh panels or 18mm thick OSB or plyboard sheets could be installed to protect trees, group and hedge during the construction of the development. Posts will be concreted in position.

Figure 2: Example of tree protection barrier



10 General Site Requirements to Protect Trees

10.1 As a general note for the requirements to protect the retained trees, groups and hedges, the contractors and sub-contractors will be made aware of their duty towards the trees prior to commencing work; this will be achieved by a toolbox talk by the site manager, the client or the retained arboricultural consultant and a signed record of such completed and kept on file.

10.2 There will be no storage of chemicals or materials and mixing of materials within the protected soft ground rooting areas of retained trees as set out by the tree protection barriers as they are indicated on the Tree Protection Plan Arbor.AthelstanWay.TPP.002.

10.3 All chemical, material storage and mixing will be located on site to account for the topography of the site and therefore avoid any runoff that will damage the soil structure and roots. In this instance, materials will be delivered and stored on the existing hard surfaced driveway parking area or to the north of this away from the trees.

10.4 Fires shall not be lit where flames will be within 5m of any retained canopy edge.

10.5 If there is any reason for amendments to the tree protective barrier design or location, the retained arboricultural consultant will be consulted and advise accordingly. Approval will be required from the Horsham District Council's Tree Officer prior to the amending of the tree protection as detailed on the Tree Protection Plan Arbor.AthelstanWay.TPP.002.

10.6 Should the tree protection measures become damaged or becomes unfit for purpose, all works within 3m from the defective tree protective barrier/ground protection will immediately cease until the defect has been remedied and the tree protection is again fit for purpose.

10.7 Should any damage be caused to trees noted for retention, either by the construction works, associated activity or as the result of any other action during the works related to this planning application, the damage should be reported to the site supervisor immediately.

10.8 The site supervisor shall immediately report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Horsham District Council's Tree Officer.

10.9 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be substantially in the form of the specimen provided at appendix AS4 and replaced as and when necessary.

11 Report Damage to Trees and Tree Protection Barriers

11.1 Should any damage be caused to trees and group noted for retention, either by the above works or as the result of any other action related to the site works to implement the planning application, the damage should be reported to the site supervisor immediately.

11.2 The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with the Horsham District Council's Tree Officer.

11.3 Should protective barriers become damaged to impair its function in protecting the trees and their rooting environment, all work shall cease near the damage, until the barrier has been returned to standard.

12 Existing Services and Utilities

12.1 Exact Information on the location and size of existing services is unknown at this point. Given the existing use, it is considered unlikely that any utility is present.

12.2 Should existing services be within the root protection areas of the retained trees and group and need to be adjusted, they will not be chased out but cut at the edge of any structure/root protection area and left *in-situ*.

12.3 Cabling will only be recovered from beneath a root protection area where it is in ducting and can be removed by winching from an existing access chamber a beyond the root protection area.

12.4 Service pipes and ducts, where they are located within the root protection area of retained trees, groups or hedge and no longer required will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete rather than removed.

12.5 For the works relating to this project it is thought that any existing service does not need to be amended or altered at this time.

13 Avoiding Damage to Trunks and Branches

13.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights (if required) can operate without encountering the retained trees and group with deliveries to the site frontage and the movement of any materials via the existing site access.

13.2 Consequently, any transit, traverse of plant or delivery of materials with booms and lifts near the trees, groups, and hedge at the site frontage, will be conducted under the supervision of a banksman, to ensure adequate clearance from the trees, groups and hedge is always maintained.

14 Vehicle and Plant Machinery Movements

14.1 Plant and vehicles will make use of the existing main site access off Athelstan Way.

14.3 At no time will contractors traverse across, park (temporarily or otherwise) on the soft ground where root protection areas are present.

15 Material Delivery and Storage

15.1 It is anticipated that all storage materials and deliveries shall make use of the existing site access, from Athelstan Way.

15.2 Material storage will be accommodated on site and located to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees, groups or hedge either through the storage or should run off be able to effect rooting areas.

16 Utility and Drainage Service Connections

16.1 Details of service and drainage location proposals have not been provided at this time. It is however assumed, given the location of the trees, groups and hedge to be retained that all new services/drainage/utilities will be installed outside of the root protection areas of trees and connect to the existing offsite to avoid being located within rooting areas of trees.

16.2 Ground works to install drainage, water, gas, electricity, and telecommunications could impact on trees, however, the existing will be connected to where practical and all new underground services away from and outside of rooting areas.

17 Ground Level Alterations

17.1 There will be no ground level changes within the protected areas formed by the tree protection measures unless otherwise stated within this report.

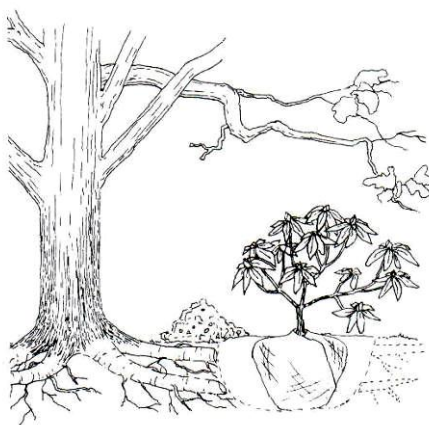
18 Soft Landscaping

18.1 All soft landscaping works within the development area will be in accordance with the approved landscape plan, and any specification of such works approved by Horsham District Council.

18.2 Landscaping proposals will accord with following requirements:

- Where landscaping works are to be carried out within the rooting areas of trees after the main phase of construction has been completed, it will be necessary to alter the line of/remove protective barriers to facilitate the landscaping works.
- The rooting areas will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum only permitted for the ground preparation and landscape installation works
- The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovating. Excavation of planting pits with the RPA can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid roots greater than 25mm and masses of smaller roots.

Figure 3: Root severance because of planting within RPA



Planting Trees and Shrubs. Watson G. W. and Himelick E. B. 1997

18.3 Installation of turf within the CEZ will require that:

- In all cases, existing vegetation will be removed to ground level by hand following treatment with a suitable systemic herbicide which is not toxic to existing retained trees or groups. This prevents the build-up of methane formed as part of the composition process.
- Hollows, ruts and holes filled with sharp horticultural sand or topsoil to provide a stable base for laying of the new turf.

- 18.4 Any surface mulch will consist of well-composted material such as bark or wood chips. This is necessary to avoid potential nutrient loss from the soil, such as Nitrogen, as the mulch breaks down, as nutrient loss can be detrimental to the health and longevity of retained trees.

19 Removal of Protective Barriers

19.1 When the ground and external construction phases are complete, all new utility service runs are in place, and all site machinery has been removed from site the tree protection measures will be dismantled and removed from site.

19.2 This barrier dismantling must be undertaken with great care to avoid heavy machinery being used within the root protection areas. Scaffolding and other tree protection materials will need to be removed from the rear of the site immediately and only temporarily stored at the site frontage on the existing driveway.

20 Conclusion

20.1 The planning application for the provision of new residential dwellings, off road parking, outdoor space and associated landscaping at the site of Land south of Athelstan Way, Horsham. is in line with the recommendations of BS5837: 2012 *"Trees in Relation to Design, Demolition and Construction – Recommendations"*.

20.2 A total of ten individual trees, one group of trees and a hedge that could potentially be affected by the development are identified in the survey and this statement. The proposals are outside the rooting areas of the trees, group and hedge and can all be retained as part of the development proposal.

20.3 With the appropriate and considered construction techniques and tree protection measures it is deemed that the impact of the work on the trees and group within the site will be minimal if the methods of tree protection detailed within this report and as shown on the Tree Protection Plan Arbor.AthelstanWay.TPP.002 are adhered to during the site preparation, ground and construction works.

20.4 Subject to adherence to the recommendations within this report, it is considered that the proposals would have a negligible, if any impact on the long-term health, longevity of the trees.

20.5 Adherence to the method statement could readily be secured by an appropriate planning condition.

21 Disclaimer

21.1 The statements made in this report do not take account of the effects of extreme weather, vandalism, or accident, whether physical, chemical or fire. Arborsphere Ltd cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with that stated within this report or current good practice. The authority of this report ceases at any stated time limit within it, or if none stated after one year

from the date of inspection/survey, when a consented planning application time limit lapses, or when there are any significant changes to the site conditions, if pruning or other works unspecified in the report are carried out to, or affecting, the subject trees, whichever is the sooner.

AS1



BS5837:2012 Tree Survey
Trees in relation to design, demolition and construction -
Recommendations

Land south of Athelstan Way,
Horsham

Date – 3rd August 2026

Consulting Arborist

Stefan Rose BSc (Hons), TechCert ArborA, TechArborA

TREE SURVEY NOTES



This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice. Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey and should not be confused with a Tree Inspection.

The Tree Survey will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

Each tree has been numbered and, where instructed, for future identification on site, they have been tagged using small durable metal or plastic tags.

- o Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- o Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- o Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.
- o An assessment of a tree’s life stage classification is made in terms of its maturity within the site’s landscape and defined as:
 - Y = young trees, trees that are pre-sexual maturity and high in vitality
 - SM = semi-mature trees, trees that are juvenile and within the first $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - EM = early mature trees, trees that are perhaps within in $\frac{1}{3}^{\text{rd}}$ and $\frac{2}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - M = mature trees, trees that have reached peak height and reproduction capacity and perhaps in the last $\frac{1}{3}^{\text{rd}}$ of life expectancy of an average tree for any given species
 - OM = Over-mature trees, trees showing signs of retrenchment in the crown

- O An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	No obvious signs of outward living parts

- O An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	No obvious signs of outward living parts

- O An assessment of a tree's future estimated remaining contribution is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the advice of Table 1 within BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [these sub categories will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees 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			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 of 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	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 down-graded because of impaired condition (e.g. presence of significant through 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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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	GREY

	BS5837: 2012 TREE SURVEY REPORT	
	Site:	Land south of Athelstan Way, Horsham
	Date:	3 rd August 2026
	Consultant:	Stefan Rose BSc (Hons), TechCert ArborA, TechArborA
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed, carrying additional weight that increases the chance of windthrow due to a larger dense crown area, and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8.
 - a) At this stage the Root Protection Area (RPA) information is for your guidance and ongoing discussion purposes only as it assumes that all but the 'U' grade trees will be retained subject to ecological constraints, which may not be the case.
 - b) For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA should be capped at 707m² in accordance with Section 4.6.1 of BS5837:2012 unless otherwise noted below.

The online information provided by the Horsham District Council website indicates that the site is not within a Conservation Area and that there is a Tree Preservation Order (HORSHAM URBAN DISTRICT COUNCIL GLEN ARUN BRIGHTON ROAD TREE PRESERVATION ORDER 1961) that protects trees beyond the northern boundary of the site. This is an area designation that was served in 1961, there are no trees old enough to be considered protected in our view at the time the survey was completed.

It is advised that checks with Horsham District Council Planning Authority are made to determine the legal protection status of the trees, with applications/notifications made and permission received as required prior to any works being completed.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m ²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown ABOVE GROUND LEVEL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Tree of Heaven <i>Ailanthus altissima</i>	9	MS	260	31	3.1	N 5 E 4 S 3 W 4	N 3 E 3 S 3 W 3	Semi Mature	Good	Structural Condition - Fair Offsite Unable to verify health and safety due to access	None required at time of survey	10+	C1;2
2	Pedunculate Oak <i>Quercus robur</i>	15	S	950	408	11.4	N 9 E 8 S 11 W 7	N 4 E 1.5 S 4 W 4	Mature	Good	Structural Condition - Fair Ivy on trunk and in crown with some stems previously cut Old pruning wounds in crown Hedge line tree Multi stemmed by 5m above ground level Minor deadwood in crown Low hanging branches	None required at time of survey	40+	A1;2
3	Common Holly <i>Ilex aquafolium</i>	8	S	240	26	2.9	N 2 E 4 S 5 W 3.5	N 2 E 1.5 S 2 W 3	Early Mature	Good	Structural Condition - Fair Hedge line tree Basal suckers Ivy on trunk Low hanging branches Trunk and crown shape distorted due to group pressure Grows beneath T2	None required at time of survey	10+	C1;2
4	Common Ash <i>Fraxinus excelsior</i>	16	S	490	109	5.9	N 7 E 7 S 5 W 6	N 3 E 2 S 3 W 5	Early Mature	Fair	Structural Condition - Fair Hedge line tree Appears to grow beyond fence line Ivy on trunk and in crown limits survey Branch tear wounds in crown Basal suckers Minor deadwood in crown Crown shape distorted due to group pressure	None required at time of survey	20+	C1;2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown ABOVE GROUND LEVEL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
5	Common Ash <i>Fraxinus excelsior</i>	16	S	370	62	4.4	N 4 E 7 S 6 W 6	N 3 E 2 S 5 W 52	Early Mature	Fair	Structural Condition - Fair Hedge line tree Appears to grow beyond fence line Ivy on trunk and in crown limits survey Branch tear wounds in crown Basal suckers Crown shape distorted due to group pressure Major deadwood in crown but no significant target	None required at time of survey	20+	C1;2
6	Pedunculate Oak <i>Quercus robur</i>	18	S	1320	788*	15.8*	N 11 E 12 S 10 W 7	N 2.5 E 3 S 5 W 4	Mature	Good	Structural Condition - Fair Large bark wound from ground level to approximately 2.2m on so southeast side of trunk approximately 900mm wide Ivy on trunk Branch tear wound and storm damage in crown Bifurcated at 3m above ground level Epicormics on trunk and in crown Major deadwood Potential to be a veteran tree based on trunk size but has limited veteran features at this time	Remove major deadwood over footpath	20+	A1;2
7	Common Ash <i>Fraxinus excelsior</i>	14	S	300	41	3.6	N 2.5 E 3 S 3 W 5	N 5 E 6 S 4 W 4	Semi Mature	Good	Structural Condition - Fair Hedge line tree Minor deadwood in crown	None required at time of survey	20+	C1;2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown ABOVE GROUND LEVEL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
8	Common Ash <i>Fraxinus excelsior</i>	14	S	500	113	6.0	N 5 E 6 S 5 W 6	N 6 E 3 S 5 W 5	Mature	Good	Structural Condition - Fair Hedge line tree Ivy on trunk and in crown limits survey Bifurcated at 1.8m above ground level Old pruning wounds on trunk and in crown	None required at time of survey	20+	C1;2
9	Common Ash <i>Fraxinus excelsior</i>	17	MS	750	255	9.0	N 9 E 8 S 4 W 8	N 5 E 6 S 5 W 2.5	Mature	Good	Structural Condition - Fair Two trees growing as one Hedge line tree Trunk and crown shape distorted due to group pressure Bark wounds on trunk Basal suckers Old pruning wounds on trunk with decay pockets forming Major deadwood in crown	Remove major deadwood	10+	C1;2
10	Variegated Pittosporum Pittosporum tenuifolium 'Variegatum'	6	MS	150	10	1.8	N 2 E 2 S 2 W 2	N 0 E 0 S 0 W 0	Semi Mature	Fair	Structural Condition - Fair Offsite Unable to verify health and safety due to access Low hanging branches	None required at time of survey	20+	C1;2
Grp 1	Blackthorn	7	MS	150	10	1.8	N - E - S - W -	N - E - S - W -	Semi Mature	Good	Structural Condition - Fair Multi stemmed at ground level Basal suckers Low hanging branches End of larger offsite group	None required at time of survey	10+	C2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Root Protection Area (m²)	Root Protection Distance (m)	Branch Spread (m)	H't of Crown ABOVE GROUND LEVEL (m)	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
H1	Common Ash Common Hazel Blackthorn Plum Hazel	6	S	200	18	2.4	N - E - S - W -	N - E - S - W -	Semi Mature	Good	Structural Condition - Fair Informal hedging along side of footpath and allotment Trunk and crown shape distorted due to group pressure Low hanging branches	None required at time of survey	20+	B2

*Uncapped

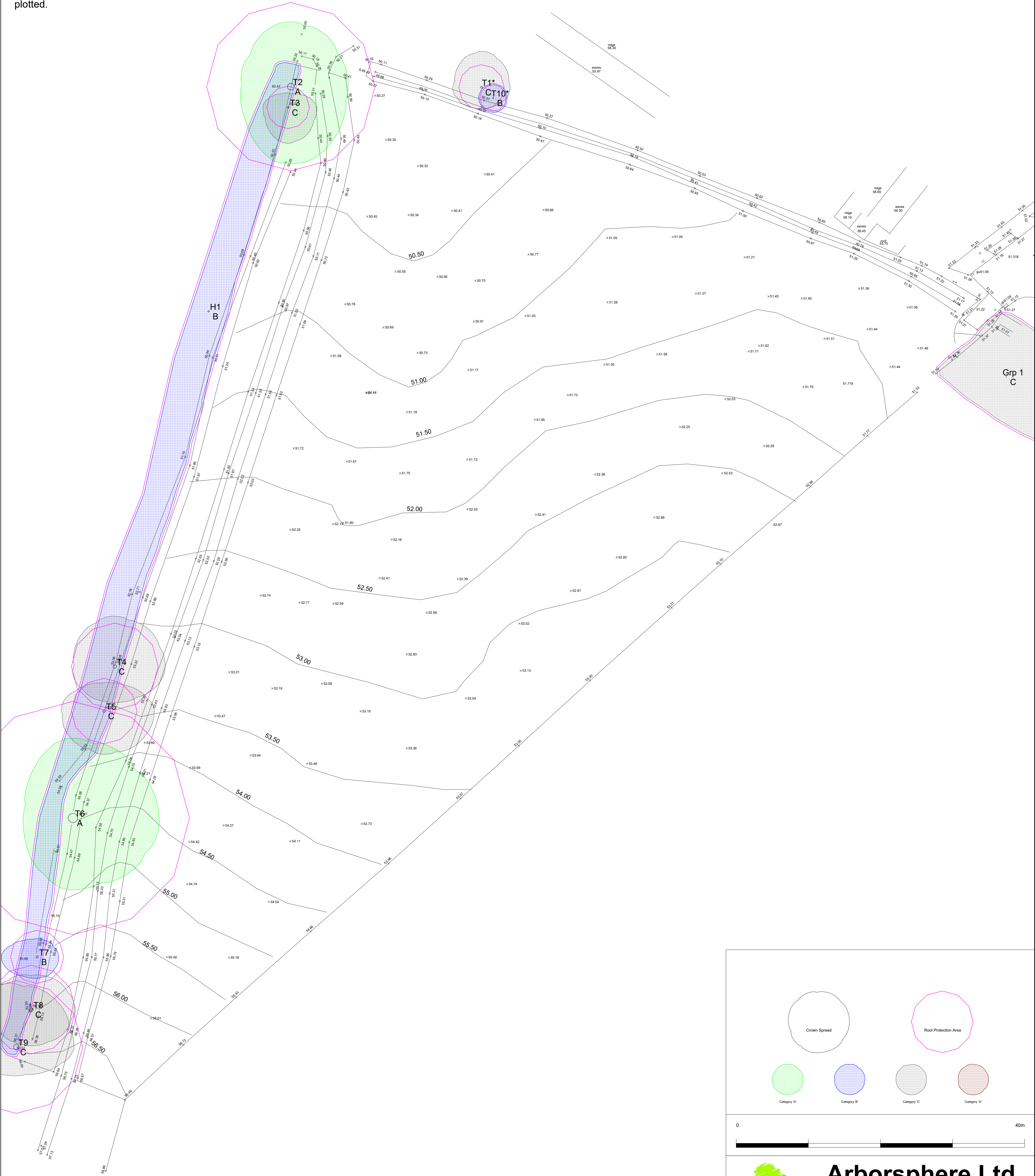
AS2

Plan to be read in colour.

Based on Topographical plan 12005/01 by
P Stubbington Land Surveys Ltd.

Not to be relied upon for setting out.

Trees marked with an * are indicatively
plotted.



Crown Spread

Root Protection Area

Category 'A'

Category 'B'

Category 'C'

Category 'D'

0

40m



arborsphere

ARBORICULTURAL EXPERTS

Arborsphere Ltd

11 Cedar Avenue, Shirley
Southampton, Hampshire, SO15 5GX
info@arborsphere.co.uk www.arborsphere.co.uk

Tree Survey Plan

Land south of Athelsatn Way, Horsham

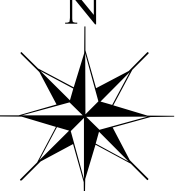
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DATE :
07/08/2026

MAP FILENAME :
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N



AS3

Plan to be read in colour.

Based on proposed plan
260805 HORSHAM.

Not to be relied upon for setting out.

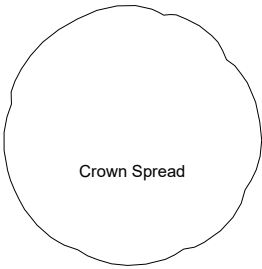
Trees marked with an * are indicatively
plotted.



Key

Tree Protection Barrier

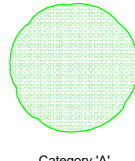
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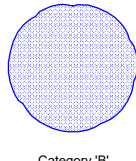
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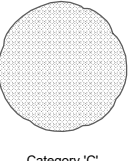
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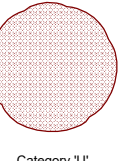
Category 'A'



Category 'B'



Category 'C'



Category 'D'



Arborsphere Ltd

11 Cedar Avenue, Shirley
Southampton, Hampshire, SO15 5GX
info@arborsphere.co.uk www.arborsphere.co.uk

Tree Protection Plan

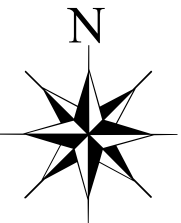
Land south of Athelstan Way, Horsham

SCALE :
1 : 250

@ A1

DATE :
07/08/2026

MAP FILENAME :
Arbor.AthelstanWay.TPP.002



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AS4



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

AS5

Mr Stefan Rose
Arboricultural Consultant of Arborsphere Ltd
Bsc (Hons), Tech Cert (Arbor.A), TechArborA

Stefan Rose is an Arboricultural Consultant based in Hampshire and Director of Arborsphere Ltd.

He holds the following qualifications relevant to arboriculture:

- Technicians Certificate in Arboriculture (Arboricultural Association)
- Professional Tree Inspection Certificate (Lantra Awards Ltd)
- Tree Surgery for Craftsmen (City and Guilds)

Professional Memberships:

- Technical member of the Arboricultural Association
- Member of the Royal Forestry Society

Stefan started Arborsphere Ltd in December 2011 and has been running the consultancy practice successfully for 12 years now with over 25yrs within the arboricultural industry, working with many Clients across the South of England carrying out a range of arboricultural services from development site tree surveys and site supervision to health and safety tree inspections.

Prior to starting his own company, he was working as a Senior Consultant for CBA trees based in Hampshire from 1998 to 2011 assessing a wide range of arboricultural issues for projects across the UK and maintains a directorate level of working with them currently. The focus related to carrying out tree surveys in accordance with the recommendations within BS5837:2005/12, looking at and advising on development sites in preparation for planning as well as the extensive involvement with major projects carrying out site monitoring and providing on going arboricultural advice. Work for smaller/private client was also an important

part of his work enabling them to extend and improve homes in close proximity to trees.

Within his time at CBA Trees Stefan also undertook work as a locum Tree Officer for Eastleigh Borough Council, Fareham Borough Council, Havant Borough Council, Southampton City Council, Rushmoor Borough Council and most recently Hart District Council where he undertook the task of reviewing the status of Tree Preservation Orders, assessing tree work and planning applications. This provided him with a wide range of experience in respect of trees, the law and planning issues surrounding trees.

Stefan trained whilst in the position of Tree Surveyor with CBA Trees at both Merrist Wood (1998 and 2001 – 2002) and with Tree Life Training to provide on going and continued professional development.



Arborsphere Ltd

stefan@arborsphere.co.uk

11 Cedar Avenue, Shirley, Southampton, Hampshire, SO15 5GX

Office Telephone: 0845 5199 180 Contact mobile: 07917 138978

Company No: 07870090 Vat Reg No: 125 6879 83