



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Parsonage Business Park, Horsham, RH12 4AL
Client: Workman LLP

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Workman LLP		
<i>Site Name</i>	Parsonage Business Park, Horsham, RH12 4AL		
<i>GC Document Reference</i>	J250917		
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<i>Issue Status</i>	Issue	Date	Status
	1	20/08/2025	Final
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 19th August 2025 by Jordan Croden, Ground Control’s Arboricultural Surveyor at Parsonage Business Park, Horsham, RH12 4AL; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		17
Action Records:		7
Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	1
	Within 6 - 12 months	0
	Within 12 - 18 months	6

Table 1 – Tree Works Actions Summary Table

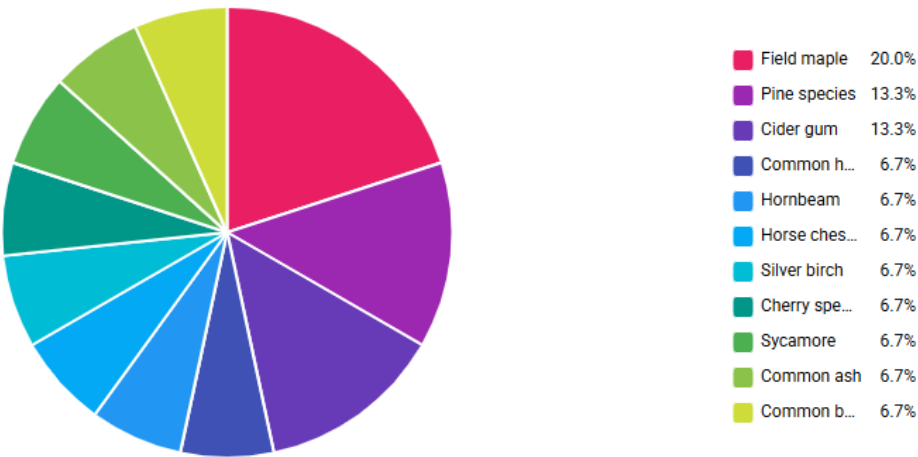


Diagram 1 – Species Composition Across the Site

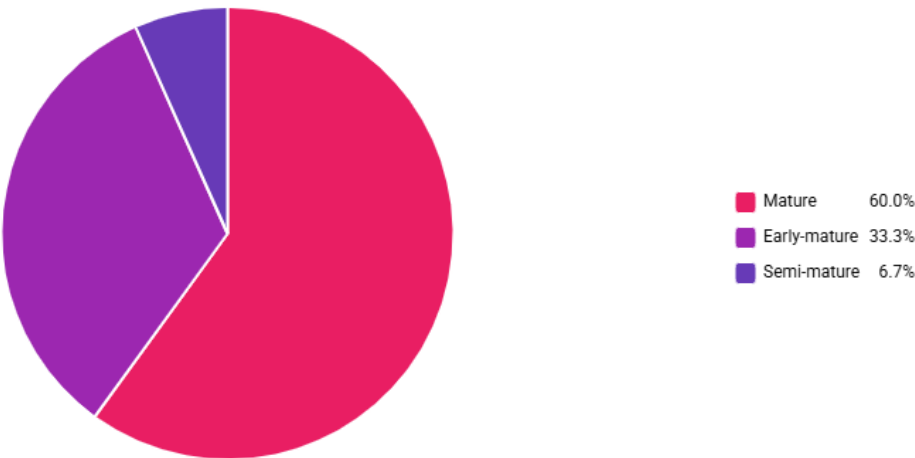


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Workman LLP to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 19th August 2025 by Jordan Croden TechArborA, LANTRA PTL, Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 17 records including 15 tree(s) and 2 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 17 survey inspections were recorded from which a total of 7 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C.

Table 4 – Tree Work Actions Summary

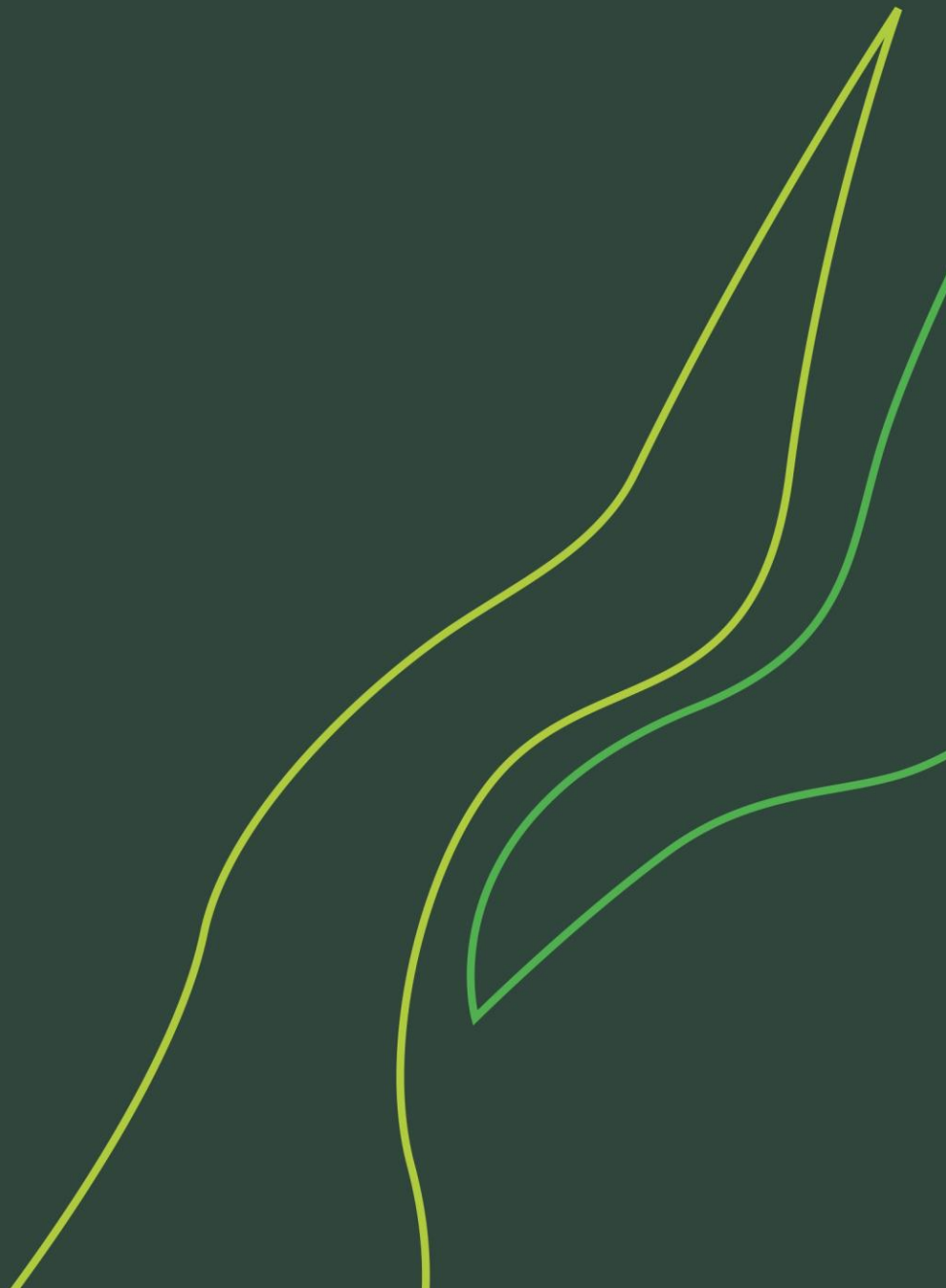
Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
Group 2	Sycamore, Silver birch, Common hazel, Common ash, Common holly, Pedunculate oak, Goat willow, Common yew, Mixed species	Sever and Remove Ivy to 1.5m Above Ground Level	Within 12 - 18 Months	Remove ivy from sycamores on the south west end of group ahead of the next inspection.	
Group 2	Sycamore, Silver birch, Common hazel, Common ash, Common holly, Pedunculate oak, Goat willow, Common yew, Mixed species	Prune to Clear structure/wires/buildings by 1m	Within 12 - 18 Months	Oaks touching building on the north east end of group.	
4	Pine species	Sever and Remove Ivy to 1.5m Above Ground Level	Within 12 - 18 Months	Ahead of the next inspection.	
4	Pine species	Clear vegetation to allow access to basal areas of trees for inspection purposes	Within 12 - 18 Months	Remove brambles ahead of the next inspection.	
5	Pine species	Sever and Remove Ivy to 1.5m Above Ground Level	Within 12 - 18 Months	Ahead of the next inspection.	
5	Pine species	Clear vegetation to allow access to basal areas of trees for inspection purposes	Within 12 - 18 Months	Remove brambles ahead of the next inspection.	
8	Common hawthorn	Dismantle to ground level	Within 3 - 6 Months	Remove tree.	

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule

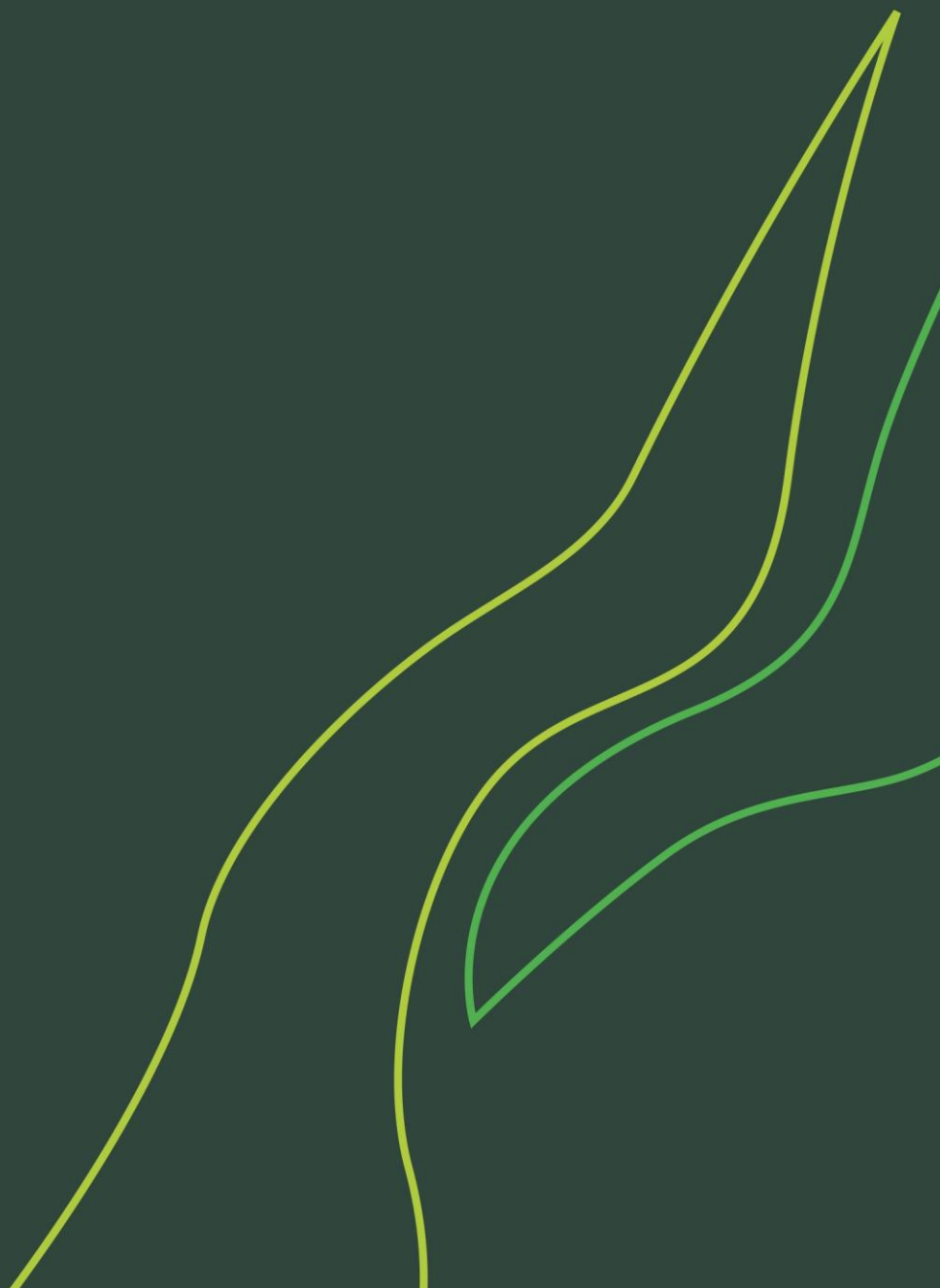


Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Common beech	Fagus sylvatica	11-15m	450	Mature	Good	Fair	Appears client owned. Unable to inspect west base due to adjacent fence. Fence has been previously cut to shape to allow tree to grow.	None Significant	Climber Present - Ivy	None Significant	None Observed	Building, Fence, Footpath, Garden, Road	High	Good	Client
2		Sycamore	Acer pseudoplatanus	11-15m	460	Mature	Good	Fair	Ivy previously removed with ivy stumps still attached around base. Crown previously reduced back from building.	None Significant	None Significant	Previously Reduced	None Observed	Building, Fence, Footpath, Road	High	Good	Client
3		Horse chestnut	Aesculus hippocastanum	11-15m	367	Mature	Fair	Fair	Twin stemmed from base with included union. Crown previously reduced back from building. Natural self corrected lean.	None Significant	Included Fork, Leaning, Twin Stemmed	Previously Reduced	Pests - Horse Chestnut Leaf Minor	Building, Fence, Footpath	High	Good	Client
4		Pine species	Pinus sp.	11-15m	300	Mature	Fair	Fair	Surrounding brambles and ivy covered stem limits inspection.		Ivy - Significant (limits assessment)	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence	High	Good	Client
5		Pine species	Pinus sp.	11-15m	400	Mature	Fair	Fair	Surrounding brambles and ivy covered stem limits inspection.		Ivy - Significant (limits assessment)	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence	High	Good	Client
6		Silver birch	Betula pendula	5-10m	250	Early-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Fence, Garden	High	Good	Client
7		Field maple	Acer campestre	5-10m	400	Mature	Good	Fair		None Significant	Climber Present - Ivy	None Significant	None Observed	Building, Fence, Garden	High	Good	Client
8		Common hawthorn	Crataegus monogyna	0-5m	180	Early-mature	Dead	Fair	Dead standing tree.					Fence, Garden	High	Good	Client
9		Field maple	Acer campestre	5-10m	400	Mature	Good	Fair		None Significant	Climber Present - Ivy	None Significant	None Observed	Building, Fence, Garden	High	Good	Client
10		Field maple	Acer campestre	5-10m	400	Mature	Good	Fair	Multiple leaders.	None Significant	None Significant	Co-dominant leaders	None Observed	Building, Fence, Garden	High	Good	Client
11		Common ash	Fraxinus excelsior	5-10m	300	Mature	Fair	Fair	Stage 1 ash dieback.	None Significant	Ivy Covered Stem	Crown Dieback	Fungus - Hymenoscyphus fraxineus	Building, Fence, Garden	High	Good	Client
12		Cider gum	Eucalyptus gunnii	5-10m	400	Early-mature	Fair	Fair	Self corrected lean. Previously reduced.	None Significant	Leaning	Previously Reduced	None Observed	Building, Fence, Garden	High	Good	Client
13		Cherry species	Prunus sp.	0-5m	80	Semi-mature	Good	Good		None Significant	None Significant	Asymmetrical	None Observed	Fence	High	Good	Client
14		Cider gum	Eucalyptus gunnii	5-10m	600	Early-mature	Good	Fair	Historical cavity at 1.5m north west to 2m, subsequent decay present, occlusion is present. Tree has historically been reduced. Monitor cavity. Crown is close to building but not a problem on this inspection.	Girdling	Bark Occlusion, Cavity in Stem, Decay on Stem, Included Bark	Co-dominant leaders, Previously Reduced	None Observed	Building, Fence, Garden	High	Good	Client

Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
15		Hornbeam	Carpinus betulus	5-10m	400	Early-mature	Good	Good	Minimal foliage is touching building, not a problem on this inspection.	None Significant	None Significant	Crossing/Rubbing Branches, Crown Close to Building and/or Infrastructure	None Observed	Building, Fence, Garden	High	Good	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Common holly, Cherry laurel, Elder, Mixed species	Ilex aquifolium, Prunus laurocerasus, Sambucus nigra, Mixed species		0-5m	0-150mm	Semi-mature	Mixed	Fair	Understory growth including small trees.	None Significant	Multi-Stem	None Significant	None Observed	Fence	High	Good	Client
2		Sycamore, Silver birch, Common hazel, Common ash, Common holly, Pedunculate oak, Goat willow, Common yew, Mixed species	Acer pseudoplatanus, Betula pendula, Corylus avellana, Fraxinus excelsior, Ilex aquifolium, Quercus robur, Salix caprea, Taxus baccata, Mixed species		5-10m	150-300mm	Early-mature	Mixed	Fair	A trench runs along this group. Trees located in the trench have had inspections from outside of this trench as it is deep and full of brambles. Oaks on the north eastern end have foliage touching building. Sycamores on the south western end are covered in ivy.	None Significant	Ivy Covered Stem, Multi-Stem	Crown Close to Building, Previously Reduced	None Observed	Building, Car park, Fence, Garden, Railway	High	No access to base/stem	Mixed

Appendix B – Tree Survey Plans



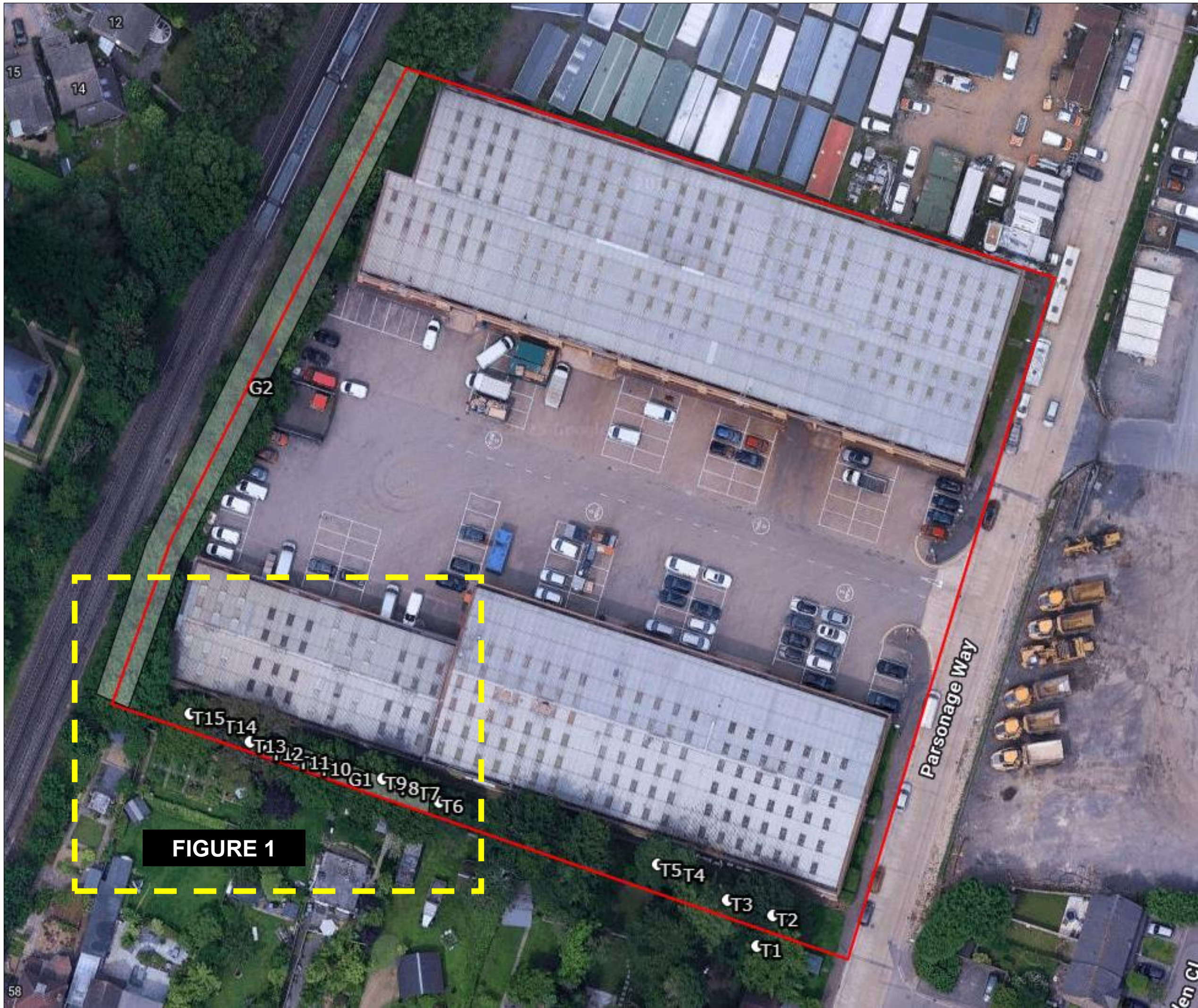


FIGURE 1



LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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Client

Workman LLP

Project (Address)

Parsonage Business Park, Horsham RH12 4AL

Figure No.

Site Layout Plan

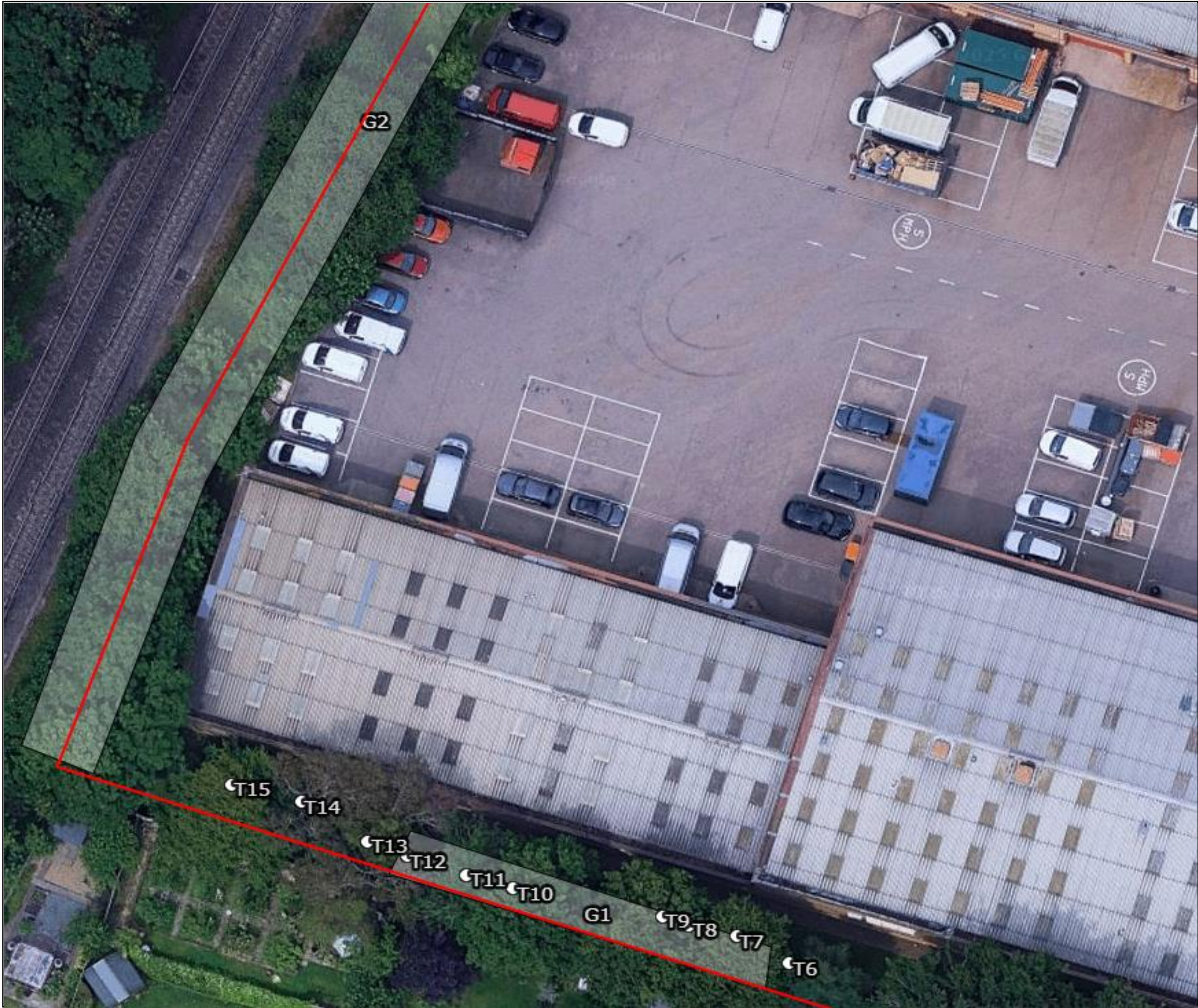
GC Project ID

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Issue Date

20/08/2025

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 4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.



LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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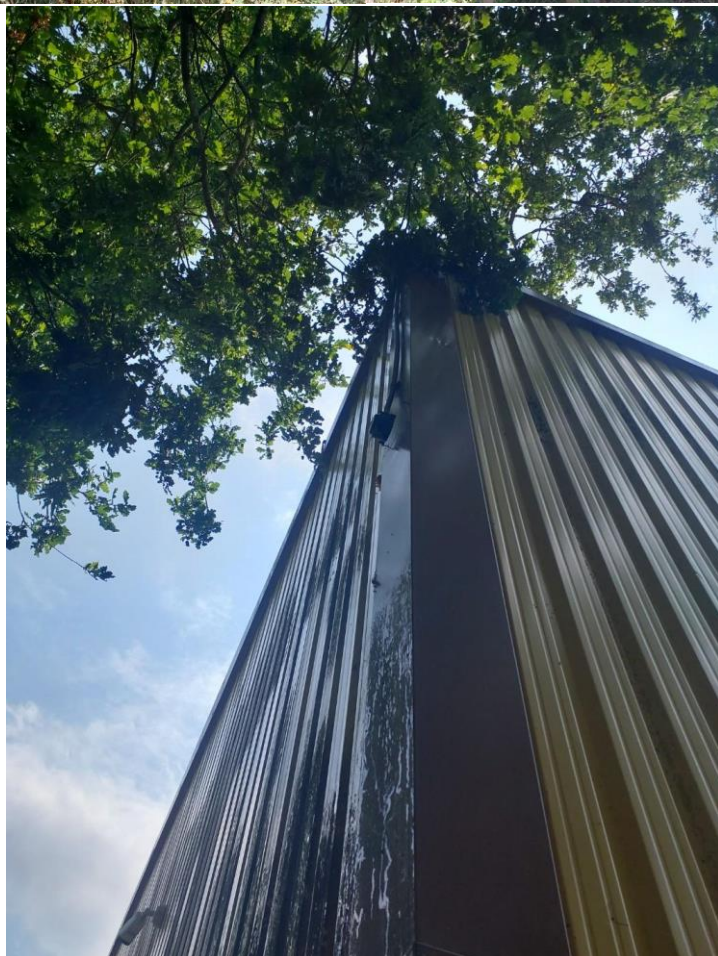
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Appendix C – Photographs

Group 2



Tree 4



Tree 5



Tree 8





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