



**Arboricultural Survey to BS5837:2012**

**Premier Inn Hotels**

**Premier Inn Horsham North (Horsham Station),  
57 North Street,  
Horsham,  
RH12 1RB**

**22 October 2024**

**Fearghus Gage BSc (Hons) MArborA**

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*If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.*

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## 1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 18 September 2024 from Premier Inn Hotels to attend Premier inn Horsham North (Horsham Station), 57 North Street, Horsham RH12 1RB; grid reference, TQ 17860 31059 (site) to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

I am Fearghus Gage, a senior arboricultural consultant for Arbtech Consulting Ltd. I undertook the tree survey on 22 October 2024 and subsequently, have produced this summary of my findings.

I hold a first degree (FdSc) in arboriculture, a bachelors degree (BSc (Hons)) in ecology and environment and I am a qualified Professional Tree Inspector (LANTRA). I have experience in tree surveying and working in arboricultural consultancy over the past eight years.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

**Table 1:** Documents referred to.

| Document                   | Reference No.  |
|----------------------------|----------------|
| Survey base drawing        | 52035_T        |
| LPA pre-app comments       | N/A            |
| British Standard 5837:2012 | "BS5837"       |
| Tree Survey Schedule       | Arbtech TS 01  |
| Tree Constraints Plan      | Arbtech TCP 01 |

## 2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Fearghus Gage on 22 October 2024.

During the survey I categorised the trees using "Table 1 – Cascade chart for tree quality assessment" of the BS5837:2012 (see Appendix 1).

A total of 18No. individual trees, 3No. groups of trees and 1No. hedge were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

**Table 2:** Documents upon which this tree survey has been based.

| Document            | Originator       | Reference Number | Title                |
|---------------------|------------------|------------------|----------------------|
| Survey base drawing | Greenhatch Group | 52035_T          | Topographical Survey |

**Limitations:** The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

**Scope:** Present tree surveys make arboricultural management recommendations based exclusively on the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

**Legal Status:** No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

\* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

## Site description

The site is comprised of a hotel and pub and restaurant with associated car parking. The site is bordered to the west by residential housing, to the north retail and industrial units, to the south by a roundabout serving Hurst Road and North Street and to the east by North Street (adjacent to Horsham Railway Station).



**Figure 1:** OS Map showing Site location (Bing Maps)



**Figure 2:** Aerial Image of Site with approximate red line boundary (Google Earth)

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### 3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees, in relation to construction, to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

### 4. Methodology

The methodology to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories: A, B, C, or U (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

- a) reference number (to be recorded on the tree survey plan);
- b) species (common or scientific names);
- c) height in meters (m);
- d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
- e) branch spread in meters taken at the four cardinal compass points;
- f) height of crown clearance above adjacent ground level in meters (m);
- g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
- h) physiological condition (e.g. good, fair, poor, decline and dead);
- i) structural condition (e.g. good, fair, poor or not visible);
- j) comments about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
- k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).

## 5. Definitions

### Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

### Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be used in the preparation of a tree constraints plan, which should be used to assist with the design.

### Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

### Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m<sup>2</sup>.

### Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m<sup>2</sup>), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

### Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

### Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

### Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

## 6. Recommendations

With the benefit of making an assessment of your planning proposals, we make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

- a) An arboricultural impact assessment (AIA).
- b) An arboricultural method statement (AMS).
- c) A tree protection plan drawing (TPP).

## 7. Limitations

Trees were [REDACTED] from using visual observation from ground level only. Trees were not climbed or [REDACTED] below ground level. Inaccessible trees will have best estimates made about the [REDACTED] physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

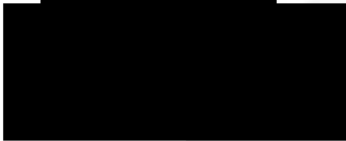
## 8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Fearghus Gage BSc (Hons) MArbora  
Senior Arboriculturist

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## Appendix 1: Table 1 Cascade chart for tree quality assessment

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## BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1 Cascade chart for tree quality assessment

| Category and definition                                                                                                                                                        | Criteria (including subcategories when appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                    |                                                                                                                                        | Identification on plan |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                    |                                                                                                                                        |                        |
| <b>Category U</b><br><br>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. | <ul style="list-style-type: none"><li>•Trees that have 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).</li><li>•Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li><li>•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.</li></ul> <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7.</i> |                                                                                                                                                                                                                                                                    |                                                                                                                                        | Dark red               |
|                                                                                                                                                                                | <b>1 Mainly arboricultural qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>2 Mainly landscape qualities</b>                                                                                                                                                                                                                                | <b>3 Mainly cultural values, including conservation</b>                                                                                |                        |
| Trees to be retained                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                    |                                                                                                                                        |                        |
| <b>Category A</b><br><br><b>Trees of high quality</b> 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 dominate 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). | Light green            |
| <b>Category B</b><br><br><b>Trees of moderate quality</b> 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 remedial defects, including unsympathetic management and storm damage), such that they are unlikely to be suitable for retention of 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.                                                                              | Mid blue               |
| <b>Category C</b><br><br><b>Trees of low quality</b> with an estimated remaining 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 value.                                                                 | Trees with no material conservation or other cultural value.                                                                           | Grey                   |



## Appendix 2: Schedule of Trees

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## BS5837:2012 Tree Survey

## Arbtech Consulting Ltd

Client: Premier Inn Hotels  
 Project: Premier inn Horsham North (Horsham Station), 57 North Street, Horsham, RH12 1RB  
 Survey Date: 22/10/2024  
 Surveyor: Fearghus Gage



Unit 3, Well House Barns  
 Chester Road  
 Chester  
 Cheshire  
 CH4 0DH  
 Phone: 01244 661170

| Tree and Tag No<br>Species                |  | Hght<br>(m)  | Stems                                 |               | Crown                                 |                  | Age | RP<br>A (m <sup>2</sup> )<br>R (m) | Phys<br>Condition           | Structural<br>Condition                     | Preliminary Recommendations                                                                                                                          |                                                                                                      | Cat<br>ERC     |
|-------------------------------------------|--|--------------|---------------------------------------|---------------|---------------------------------------|------------------|-----|------------------------------------|-----------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------|
|                                           |  |              | No                                    | Ø<br>(mm)     | Spread<br>(m)                         | Clear<br>(m)     |     |                                    |                             |                                             | Survey Comment                                                                                                                                       |                                                                                                      |                |
| G01                                       |  |              |                                       |               |                                       |                  |     |                                    |                             |                                             | Estimated Measurements                                                                                                                               |                                                                                                      |                |
| Sycamore<br><i>Acer pseudoplatanus</i>    |  | 7            | 1                                     | 150           | N<br>E<br>S<br>W                      | 3<br>3<br>3<br>3 | 3   | SM<br>A: 10.2<br>R: 1.8            | Good                        | C: Good<br>S: Not visible<br>B: Not visible | Small cluster of sycamore on site boundary. Some hazel and pyracantha growing in the understory.                                                     |                                                                                                      | C.1<br>20+ yrs |
| G02                                       |  |              |                                       |               |                                       |                  |     |                                    |                             |                                             | Estimated Measurements                                                                                                                               |                                                                                                      |                |
| Common Holly<br><i>Ilex aquifolium</i>    |  | 7            | 1                                     | 250           | N<br>E<br>S<br>W                      | 3<br>3<br>3<br>3 | 2   | EM<br>A: 28.3<br>R: 3              | Fair                        | C: Fair<br>S: Not visible<br>B: Not visible | Off-site group of three trees growing from neighbouring garden. Stems topped at 4m height with excessive straight regrowth. Slightly sparse foliage. |                                                                                                      | C.2<br>10+ yrs |
| G03                                       |  |              |                                       |               |                                       |                  |     |                                    |                             |                                             | Estimated Measurements                                                                                                                               |                                                                                                      |                |
| Western Red Cedar<br><i>Thuja plicata</i> |  | 10           | 1                                     | 200           | N<br>E<br>S<br>W                      | 3<br>3<br>3<br>3 | 2   | SM<br>A: 18.1<br>R: 2.4            | Good                        | C: Fair<br>S: Not visible<br>B: Not visible | Off-site group of trees growing from neighbouring garden. Crowns merged to form a cohesive canopy.                                                   |                                                                                                      | C.1<br>20+ yrs |
| H01                                       |  |              |                                       |               |                                       |                  |     |                                    |                             |                                             | Estimated Measurements                                                                                                                               |                                                                                                      |                |
| A Hedge<br><i>See comments Spp.</i>       |  | 2.5          | 1                                     | 100           | N<br>E<br>S<br>W                      | 1<br>1<br>1<br>1 | 0   | SM<br>A: 4.5<br>R: 1.19            | Good                        | C: Good<br>S: Not visible<br>B: Not visible | Hedge comprised of yew and privet. Overrun with ivy.                                                                                                 |                                                                                                      | C.2<br>10+ yrs |
| Age Classifications:                      |  | N<br>Y<br>SM | Newly planted<br>Young<br>Semi-mature | EM<br>M<br>OM | Early Mature<br>Mature<br>Over Mature | Condition:       |     | C<br>S<br>B                        | Crown<br>Stem<br>Basal area | Stems:<br><br>ERC:                          | Ø<br>(Eq)                                                                                                                                            | Diameter<br>Equivalent stem diameter using BS5837:2012 definition<br>Estimated Remaining Contributio |                |

| Tree and Tag No<br>Species                 | Hght<br>(m)   | Stems |              | Crown         |              | Age | RP<br>A (m²)<br>R (m) | Phys<br>Condition  | Structural<br>Condition | Preliminary Recommendations                 |                                                                                                                                               |                                                       | Cat<br>ERC |                |
|--------------------------------------------|---------------|-------|--------------|---------------|--------------|-----|-----------------------|--------------------|-------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------|----------------|
|                                            |               | No    | Ø<br>(mm)    | Spread<br>(m) | Clear<br>(m) |     |                       |                    |                         | Survey Comment                              |                                                                                                                                               |                                                       |            |                |
| T01                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Cabbage Tree<br><i>Cordyline australis</i> | 4.5           | 1     | 200          | N             | 1.5          | 1.5 | M                     | A: 18.1<br>R: 2.4  | Good                    | C: Good<br>S: Not visible<br>B: Not visible | Stem and crown overrun with ivy.                                                                                                              |                                                       |            | C.1<br>10+ yrs |
| T02                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Cabbage Tree<br><i>Cordyline australis</i> | 3             | 1     | 150          | N             | 1.5          | 0.5 | SM                    | A: 10.2<br>R: 1.8  | Good                    | C: Good<br>S: Not visible<br>B: Not visible | Dense basal growth prevents view of stem and base.                                                                                            |                                                       |            | C.1<br>10+ yrs |
| T03                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Common Yew<br><i>Taxus baccata</i>         | 8             | 1     | 330          | N             | 4            | 2   | EM                    | A: 49.3<br>R: 3.96 | Fair                    | C: Poor<br>S: Ivy<br>B: Not visible         | Branches removed from eastern crown. Dieback in centre of crown. Ivy clad stem. Dead ivy severed on stem. Epicormic growth throughout crown.  |                                                       |            | C.2<br>10+ yrs |
| T04                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Sycamore<br><i>Acer pseudoplatanus</i>     | 9             | 1     | 300          | N             | 2.5          | 3   | SM                    | A: 40.7<br>R: 3.59 | Fair                    | C: Fair<br>S: Ivy<br>B: Not visible         | No access to base of stem due to dense vegetation. Ivy clad stem. Crown suppressed by neighbouring trees.                                     |                                                       |            | C.2<br>10+ yrs |
| T05                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Sycamore<br><i>Acer pseudoplatanus</i>     | 9             | 2     | 424 (Eq)     | N             | 4            | 3   | SM                    | A: 81.4<br>R: 5.09 | Decline                 | C: Poor<br>S: Ivy<br>B: Not visible         | No access to base of stem due to dense vegetation. Ivy clad stem. Crown suppressed by neighbouring trees. Extensive dieback throughout crown. |                                                       |            | U<br><10 yrs   |
| T06                                        |               |       |              |               |              |     |                       |                    |                         |                                             | Estimated Measurements                                                                                                                        |                                                       |            |                |
| Sycamore<br><i>Acer pseudoplatanus</i>     | 5             | 2     | 145 (Eq)     | N             | 1.5          | 2   | Y                     | A: 9.6<br>R: 1.74  | Good                    | C: Good<br>S: Fair<br>B: Not visible        | Twin-stemmed from base. Base not visible due to dense vegetation.                                                                             |                                                       |            | C.2<br>20+ yrs |
| Age Classifications:                       |               |       |              |               |              |     |                       |                    |                         |                                             |                                                                                                                                               |                                                       |            |                |
| N                                          | Newly planted | EM    | Early Mature | Condition:    |              |     |                       | C                  | Crown                   | Stems:                                      | Ø                                                                                                                                             | Diameter                                              |            |                |
| Y                                          | Young         | M     | Mature       |               |              |     |                       | S                  | Stem                    |                                             | (Eq)                                                                                                                                          | Equivalent stem diameter using BS5837:2012 definition |            |                |
| SM                                         | Semi-mature   | OM    | Over Mature  |               |              |     |                       | B                  | Basal area              | ERC:                                        |                                                                                                                                               | Estimated Remaining Contributio                       |            |                |

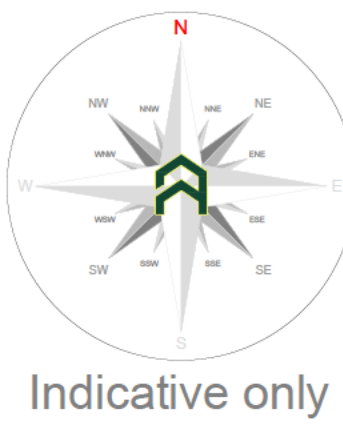
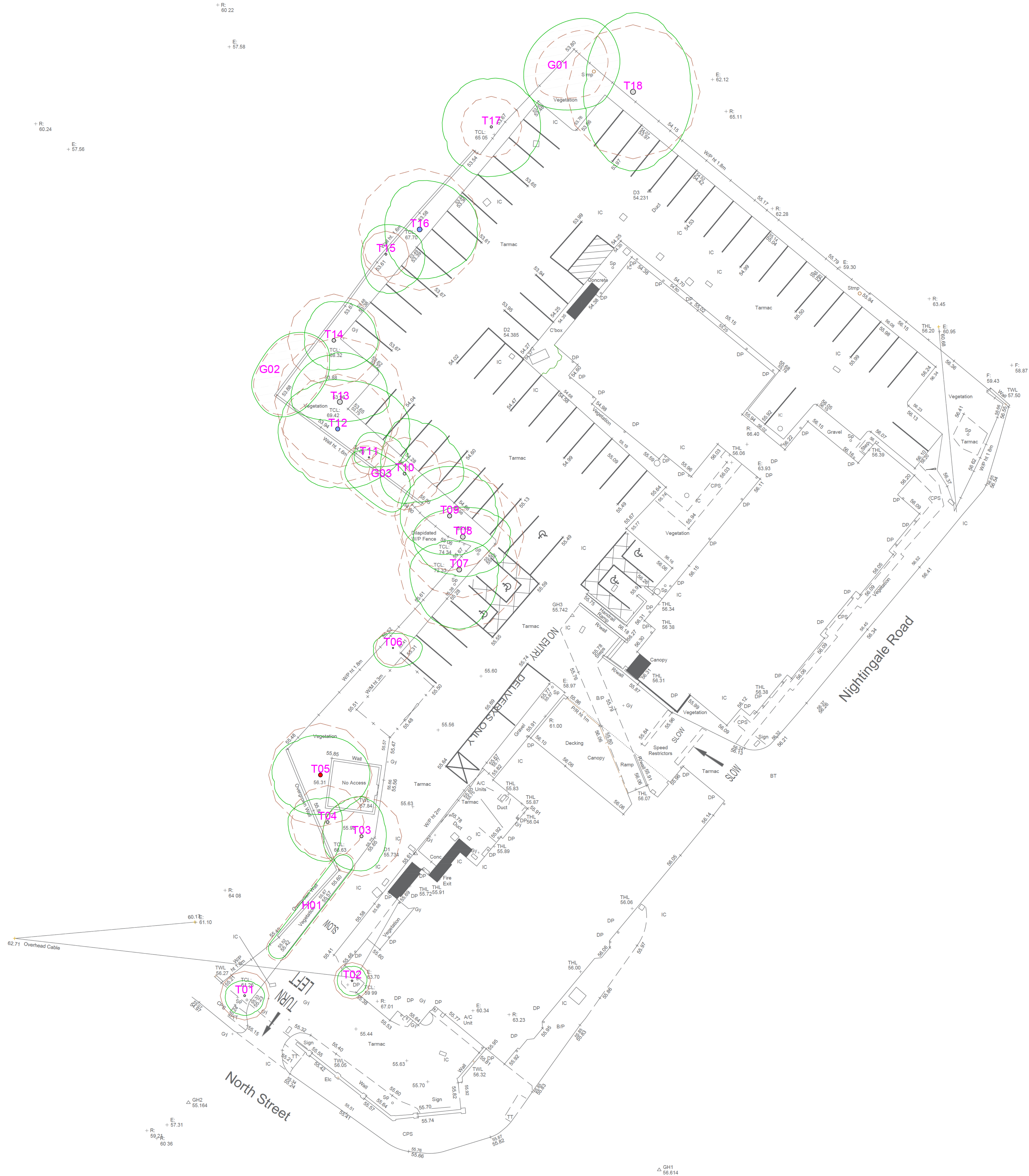
| Tree and Tag No<br>Species             | Hght<br>(m)  | Stems                                 |               | Crown                                 |              | Age | RP<br>A (m²)<br>R (m) | Phys<br>Condition  | Structural<br>Condition     | Preliminary Recommendations         |                                                                                                                                                                                                          |                                                                                                             | Cat<br>ERC |
|----------------------------------------|--------------|---------------------------------------|---------------|---------------------------------------|--------------|-----|-----------------------|--------------------|-----------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------|
|                                        |              | No                                    | Ø<br>(mm)     | Spread<br>(m)                         | Clear<br>(m) |     |                       |                    |                             | Survey Comment                      |                                                                                                                                                                                                          |                                                                                                             |            |
| T07                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 11           | 1                                     | 500           | N                                     | 3            | 4   | EM                    | A: 113.1<br>R: 6   | Good                        | C: Fair<br>S: Ivy<br>B: Not visible |                                                                                                                                                                                                          |                                                                                                             | C.1        |
|                                        |              |                                       |               | E                                     | 4            | 4   |                       |                    |                             |                                     | Dense basal growth prevents view of stem base. Ivy clad stem. Stem bifurcated from 2m height. Crown suppressed by neighbouring tree. Evidence of previous heavy pruning with large diameter branch cuts. |                                                                                                             | 20+ yrs    |
|                                        |              |                                       |               | S                                     | 6            | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 5            | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| T08                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 11           | 1                                     | 500           | N                                     | 3            | 3   | EM                    | A: 113.1<br>R: 6   | Good                        | C: Fair<br>S: Ivy<br>B: Not visible |                                                                                                                                                                                                          |                                                                                                             | C.1        |
|                                        |              |                                       |               | E                                     | 5            | 3   |                       |                    |                             |                                     | Dense vegetation prevents access to base of tree. Ivy clad stem. Crown suppressed by neighbouring trees. Evidence of previous heavy pruning with large diameter branch cuts.                             |                                                                                                             | 20+ yrs    |
|                                        |              |                                       |               | S                                     | 4            | 3   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 5            | 3   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| T09                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 11           | 1                                     | 450           | N                                     | 5            | 4.5 | EM                    | A: 91.6<br>R: 5.39 | Good                        | C: Fair<br>S: Ivy<br>B: Not visible |                                                                                                                                                                                                          |                                                                                                             | C.1        |
|                                        |              |                                       |               | E                                     | 5            | 4.5 |                       |                    |                             |                                     | Dense vegetation prevents access to base of tree. Ivy clad stem. Crown suppressed by neighbouring trees. Evidence of previous heavy pruning with large diameter branch cuts.                             |                                                                                                             | 20+ yrs    |
|                                        |              |                                       |               | S                                     | 4            | 4.5 |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 5            | 4.5 |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| T10                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 12           | 2                                     | 298 (Eq)      | N                                     | 5.5          | 4   | EM                    | A: 40.3<br>R: 3.58 | Good                        | C: Fair<br>S: Ivy<br>B: Not visible |                                                                                                                                                                                                          |                                                                                                             | C.1        |
|                                        |              |                                       |               | E                                     | 6            | 4   |                       |                    |                             |                                     | Ivy clad stem. Crown suppressed by neighbouring trees. Twin-stemmed from 0.5m height.                                                                                                                    |                                                                                                             | 20+ yrs    |
|                                        |              |                                       |               | S                                     | 3            | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 2.5          | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| T11                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 7.5          | 1                                     | 140           | N                                     | 2.5          | 4   | SM                    | A: 8.9<br>R: 1.68  | Good                        | C: Fair<br>S: Fair<br>B: Good       |                                                                                                                                                                                                          |                                                                                                             | C.1        |
|                                        |              |                                       |               | E                                     | 4            | 4   |                       |                    |                             |                                     | Ivy clad stem. Crown suppressed by neighbouring trees. Stem growth biased northeast.                                                                                                                     |                                                                                                             | 10+ yrs    |
|                                        |              |                                       |               | S                                     | 1            | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 1.5          | 4   |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| T12                                    |              |                                       |               |                                       |              |     |                       |                    |                             |                                     | Estimated Measurements                                                                                                                                                                                   |                                                                                                             |            |
| Sycamore<br><i>Acer pseudoplatanus</i> | 12           | 1                                     | 450           | N                                     | 5            | 4.5 | EM                    | A: 91.6<br>R: 5.39 | Good                        | C: Fair<br>S: Ivy<br>B: Not visible |                                                                                                                                                                                                          |                                                                                                             | B.1        |
|                                        |              |                                       |               | E                                     | 7.5          | 4.5 |                       |                    |                             |                                     | Ivy clad stem. Crown suppressed by neighbouring trees.                                                                                                                                                   |                                                                                                             | 20+ yrs    |
|                                        |              |                                       |               | S                                     | 6            | 4.5 |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
|                                        |              |                                       |               | W                                     | 6            | 4.5 |                       |                    |                             |                                     |                                                                                                                                                                                                          |                                                                                                             |            |
| Age Classifications:                   | N<br>Y<br>SM | Newly planted<br>Young<br>Semi-mature | EM<br>M<br>OM | Early Mature<br>Mature<br>Over Mature |              |     | Condition:            | C<br>S<br>B        | Crown<br>Stem<br>Basal area |                                     | Stems:<br><br>ERC:                                                                                                                                                                                       | Ø Diameter<br>(Eq) Equivalent stem diameter using BS5837:2012 definition<br>Estimated Remaining Contributio |            |

| Tree and Tag No<br>Species             | Hght<br>(m)  | Stems                                 |               | Crown                                 |                    | Age                      | RP<br>A (m²)<br>R (m)     | Phys<br>Condition | Structural<br>Condition                     | Preliminary Recommendations                                                                                                                                                                                                            |           |                                                                   | Cat<br>ERC                              |
|----------------------------------------|--------------|---------------------------------------|---------------|---------------------------------------|--------------------|--------------------------|---------------------------|-------------------|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------|-----------------------------------------|
|                                        |              | No                                    | Ø<br>(mm)     | Spread<br>(m)                         | Clear<br>(m)       |                          |                           |                   |                                             | Survey Comment                                                                                                                                                                                                                         |           |                                                                   |                                         |
| T13                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           |                                                                   |                                         |
| Sycamore<br><i>Acer pseudoplatanus</i> | 11           | 1                                     | 535           | N<br>E<br>S<br>W                      | 5<br>5<br>2<br>5   | 4.5<br>4.5<br>4.5<br>4.5 | EM<br>A: 129.5<br>R: 6.42 | Good              | C: Fair<br>S: Good<br>B: Not visible        | Crown suppressed by neighbouring trees. Crown raised on east side to current height with occluding pruning wounds on stem.                                                                                                             |           |                                                                   | C.1<br>20+ yrs                          |
| T14                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           | Estimated Measurements                                            |                                         |
| Sycamore<br><i>Acer pseudoplatanus</i> | 10           | 1                                     | 380           | N<br>E<br>S<br>W                      | 4<br>4.5<br>3<br>3 | 4.5<br>4.5<br>4.5<br>4.5 | EM<br>A: 65.3<br>R: 4.55  | Good              | C: Fair<br>S: Not visible<br>B: Not visible | Crown suppressed by neighbouring trees. Crown raised on east side to current height with occluding pruning wounds on stem. Congested stem growth at crown break with included bark. No access to base of stem due to dense vegetation. |           |                                                                   | C.1<br>20+ yrs                          |
| T15                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           | Estimated Measurements                                            |                                         |
| Sycamore<br><i>Acer pseudoplatanus</i> | 7            | 1                                     | 190           | N<br>E<br>S<br>W                      | 3<br>4<br>4<br>2.5 | 3.5<br>3.5<br>3.5<br>3.5 | SM<br>A: 16.3<br>R: 2.27  | Good              | C: Fair<br>S: Ivy<br>B: Not visible         | Ivy clad stem. Crown suppressed by neighbouring tree.                                                                                                                                                                                  |           |                                                                   | C.1<br>20+ yrs                          |
| T16                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           | Estimated Measurements                                            |                                         |
| Sycamore<br><i>Acer pseudoplatanus</i> | 10           | 1                                     | 500           | N<br>E<br>S<br>W                      | 5<br>6<br>5<br>3.5 | 3.5<br>3.5<br>3.5<br>3.5 | EM<br>A: 113.1<br>R: 6    | Good              | C: Fair<br>S: Not visible<br>B: Not visible | Ivy clad stem. Crown suppressed by neighbouring tree. Lower crown raised on east side to current height. No access to rear of stem due to proximity to boundary wall.                                                                  |           |                                                                   | B.1<br>20+ yrs                          |
| T17                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           | Estimated Measurements                                            |                                         |
| Sycamore<br><i>Acer pseudoplatanus</i> | 8            | 1                                     | 250           | N<br>E<br>S<br>W                      | 5<br>5<br>5<br>5   | 3.5<br>3.5<br>3.5<br>3.5 | SM<br>A: 28.3<br>R: 3     | Good              | C: Fair<br>S: Not visible<br>B: Not visible | Off-site tree growing from neighbouring garden. Base of stem not visible due to fencing. Possibly multi-stemmed.                                                                                                                       |           |                                                                   | C.1<br>20+ yrs                          |
| T18                                    |              |                                       |               |                                       |                    |                          |                           |                   |                                             |                                                                                                                                                                                                                                        |           | Estimated Measurements                                            |                                         |
| Goat Willow<br><i>Salix caprea</i>     | 12           | 1                                     | 550           | N<br>E<br>S<br>W                      | 8<br>6<br>8<br>5   | 4<br>4<br>4<br>4         | M<br>A: 136.9<br>R: 6.6   | Fair              | C: Fair<br>S: Not visible<br>B: Not visible | Off-site tree with large crown growing over site boundary. Ivy clad stem and crown. No access to base of tree due to fencing. Some sections of dieback within the crown. Some broken and hanging branches.                             |           |                                                                   | C.1<br>10+ yrs                          |
| Age Classifications:                   | N<br>Y<br>SM | Newly planted<br>Young<br>Semi-mature | EM<br>M<br>OM | Early Mature<br>Mature<br>Over Mature | Condition:         |                          |                           | C<br>S<br>B       | Crown<br>Stem<br>Basal area                 | Stems:                                                                                                                                                                                                                                 | Ø<br>(Eq) | Diameter<br>Equivalent stem diameter using BS5837:2012 definition | ERC:<br>Estimated Remaining Contributio |



## Appendix 3: Tree Constraints Plan

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| Tree Categories                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| These are categorised in accordance with the cascade chart in Table 3.1 of the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'                                                                                        |
| Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in connection with the current land use or longer than 10 years                                                                                                               |
| Category 'V' - Trees of high quality with an estimated remaining life expectancy of at least 40 years                                                                                                                                                                           |
| Category 'W' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years                                                                                                                                                                       |
| Category 'X' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm                                                                                                                           |
| Root Protection Area                                                                                                                                                                                                                                                            |
| In order to avoid damage to the roots or root environment of retained trees, the Root Protection Area should be plotted around each of the categories 'V', 'W' and 'X' trees. This is a minimum area in m <sup>2</sup> which should be included within the proposed development |
| The RPA is calculated using the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'                                                                                                                                       |
| The calculated RPA is capped at 707m <sup>2</sup> , which is the equivalent of a circle with a radius of 15m. Where there appears to be a risk to roots or growth, the root protection area is reshaped to more accurately reflect the likely distribution of the roots         |
| Tree Survey Report                                                                                                                                                                                                                                                              |
| Please refer to each Consultation Tree Survey Report and Tree Schedule or will details on all surveyed trees, hedgerows and major shrub groups                                                                                                                                  |
| All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'                                                                             |
| We make the following recommendations to ensure that no conditions relating to arboricultural use are achieved in any planning consent secured on the arboricultural report, or include:                                                                                        |
| a) An arboricultural impact assessment (AIA);                                                                                                                                                                                                                                   |
| b) An arboricultural methodology statement (AMS); and                                                                                                                                                                                                                           |
| c) A tree protection plan (TPP)                                                                                                                                                                                                                                                 |



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https://arbtech.co.uk 01244 661170

Project:  
Premier Inn Horsham North (Horsham Station) hotel, 57 North Street, Horsham, RH12 1RB

Client:  
Premier Inn Hotels

Drawn by:  
Tree Constraints Plan

Based on:  
52035 T

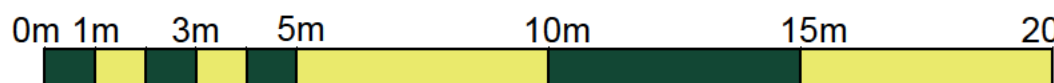
Drawn by No:  
Arbtech TCP 01

Date:  
Oct 2024

Scale:  
1:150 @ A0

Drawn by:  
FG

| Key:                    |
|-------------------------|
| Tree No.: T01           |
| RPA: Category 'U' trees |
| Category 'U' trees      |
| Tree No.: T01           |
| RPA: Category 'V' trees |
| Category 'V' trees      |
| Tree No.: T01           |
| RPA: Category 'W' trees |
| Category 'W' trees      |
| Tree No.: T01           |
| RPA: Category 'X' trees |
| Category 'X' trees      |



## 9. Document Production Record

| Document number | Editor        | Signature                                                                         | Position               | Issue number | Date     |
|-----------------|---------------|-----------------------------------------------------------------------------------|------------------------|--------------|----------|
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