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NATURAL PROGRESSION

Hornbrook Farm, Brighton Road, Horsham, West Sussex

Arboricultural Impact Assessment

March 2026

Hornbrook Farm, Brighton Road, Horsham, West Sussex

Arboricultural Impact Assessment

Client:	Jaynic Properties Ltd	
Report No.:	UE0470_Hornbrook_AIA_2_260311	
Author: Wesley Rawson FdSc BSc(Hons) MArborA	Proofed: Wesley Rawson FdSc BSc(Hons) MArborA	Approved: Nick Pincombe BA(Hons) MSc CEnv MISEP MCIEEM
Revision No.:	Status/Comment:	Date:
0	First issue to client	16 January 2026
1	Minor amendments	20 January 2026
2	Updated Parameter Plan	11 March 2026
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Abbreviations

AIA	Arboricultural Impact Assessment
AMS	Arboricultural Method Statement
CEZ	Construction Exclusion Zone
DBH	Diameter at Breast Height
DTPP	Draft Tree Protection Plan
LPA	Local Planning Authority
RPA	Root Protection Area
SRZ	Structural Root Zone
TCP	Tree Constraints Plan
TPO	Tree Preservation Order
TPP	Tree Protection Plan
TRRP	Tree Retention and Removal Plan
VTA	Visual Tree Assessment

0 Executive Summary

0.1.1 Urban Edge Environmental Consulting Ltd was instructed by Jaynic Properties Ltd to undertake an Arboricultural Impact Assessment for the development of land at Hornbrook Farm, Brighton Road, Horsham, West Sussex (the 'Proposed Development') based on tree survey data previously produced by UEEC (2026). The following report has been produced in accordance with British Standard BS 5837:2012, *'Trees in Relation to Design, Demolition and Construction—Recommendations'*.

0.1.2 A summary of survey findings is detailed as follows:

- ▶ There were 57 individual trees, ten hedgerows, six groups and one woodland in and adjacent to the Proposed Development site each described in Appendix 1 of this report;
- ▶ Of the trees surveyed, 15 individuals and one woodland were attributed category A status; 19 individuals, five hedgerows and six groups were attributed category B status; and 17 individuals and five hedgerows were attributed category C status. A further six individual trees were attributed category U status;
- ▶ A tree constraints check was carried out using the Horsham District Council interactive web map and it was confirmed that no trees were subject to Tree Preservation Order or conservation area restrictions;
- ▶ Based on the design proposal a total of six individual trees and three partial hedgerows will require removal to facilitate the Proposed Development;
- ▶ Of the trees to be removed, six individual trees and one partial hedgerow was attributed category C status. Two partial hedgerows were attributed category B status;
- ▶ The construction process has the potential to cause a total of 18 individual impacts to either the stem, canopy or RPAs of trees scheduled for retention as displayed in Table 2.2. To ensure that these features are successfully retained during the proposed works it is recommended an Arboricultural Method Statement be undertaken prior to the development commencing;
- ▶ Assessment has concluded that tree removals associated with the design proposals are low, with all high value category A arboricultural features retained within areas of soft landscaping;
- ▶ All Category A and B trees should be given priority consideration for retention during any future development works.

1 Introduction

1.1 Instruction

- 1.1.1 Urban Edge Environmental Consulting was instructed on 23 November 2025 by Jaynic Properties Ltd to undertake an Arboricultural Impact Assessment for land at Hornbrook Farm, Brighton Road, Horsham, West Sussex, to aid in the determination of an outline planning application.

1.2 Scope of the Report

- 1.2.1 This report has been produced in accordance with British Standard BS 5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' and provides details on the quality and value of the existing tree stock at the Application Site.
- 1.2.2 The report provides an assessment of likely impacts to arboricultural features at the Application Site as a direct result of the Proposed Development. The report also seeks to mitigate any potential loss of public amenity through design iterations, sympathetic construction methods and tree protection measures as provided.

1.3 Site Context

- 1.3.1 The Application Site lies to the south-east of the town of Horsham in the Horsham District of West Sussex. It comprises undeveloped agricultural land. The open fields are interspersed by hedgerows, with strips of woodland and Horn Brook located along the site boundaries. The site is bound by Horn Brook and woodland to the north and west; Doomsday Lane to the east; and Brighton Road (A281) to the south. The wider landscape is dominated by farmland and housing associated with Horsham, with large blocks of woodland to the east. The Ordnance Survey National Grid reference for the centre of the Application Site is TQ 18901 29795.

1.4 Description of the Proposals

- 1.4.1 The proposal comprises an outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.

1.5 Supporting Documents

- 1.5.1 Drawing Reference: Topographical Survey - 69948BWLS-00 [CAD drawing] (Survey Solutions, 2024), Parameter Plan 7416_102_L [CAD drawing] (CSA Environmental, 2026) Proposed Access Plan- 62726_RJL_XX_XX_DR_C_SK001 [CAD drawing] (Richard Jackson Engineering Consultants, 2026) were provided for the purposes of compiling this report. They included the layout of existing site features, proposed access arrangements and a footprint overlay of the proposed development areas.

1.6 Personnel

- 1.6.1 The tree survey and report were produced by Wesley Rawson FdSc BSc (Hons) MArborA. Wesley is a Professional Member of the Arboricultural Association and a Quantified Tree Risk Assessment registered user. Wesley is a Senior Arboriculturist with over 10 years' industry experience working as a consultant and private contractor.

1.7 Limitations

- 1.7.1 Where restrictions to standard VTA methodology were encountered due to constraints posed by the site, either by dense vegetation, Ivy clad stems or no access to third party land, tree dimensions have been estimated.
- 1.7.2 No aerial tree climbing, invasive ground investigation or decay detection equipment was used or undertaken during the survey.
- 1.7.3 Trees are subject to both biological and environmental changes which can affect their structural and physiological condition over time. The tree survey data provided is valid for a period of 12 months from the inspection date or until a severe weather event has occurred.

2 Arboricultural Impact Assessment

2.1.1 Drawing Reference: Parameter Plan 7416_102_L [CAD drawing] (CSA Environmental, 2026), Proposed Access Plan - 62726_RJL_XX_XX_DR_C_SK001 [CAD drawing] (Richard Jackson Engineering Consultants, 2026) was used to assess the impacts of proposed development on the sites existing tree stock.

2.2 Tree Removals

2.2.1 BS:5837 2012 recognises that while trees should inform the site layout design, the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development however, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction, or post-completion demands for their removal.

2.2.2 Tree removals associated with the Proposed Development have been illustrated with red dashed outlines in the Tree Retention and Removal Plan found in Appendix 2. A summary of tree removals is provided below in Table 2.1.

2.2.3 Trees that are recommended for removal due to their physiological and/or structural condition have also been included in Table 2.1 under arboricultural best practise.

Table 2.1: Summary of tree removals

Arboricultural Impact	Reason	Category A Trees	Category B Trees	Category C Trees	Category U Trees
Trees to be felled	Arboricultural best practice	-	-	-	-
	To facilitate construction	-	H3 (partial), H7 (partial)	T44, T45, T46, T47, T48, T51, H5 (partial)	-
Total		-	3	7	0

2.2.4 Based on the design proposal a total of six individual trees and three partial hedgerows will require removal to facilitate the Proposed Development.

2.2.5 Of the trees to be removed, six individual trees and one partial hedgerow was attributed category C status. Three partial hedgerows were attributed category B status.

2.3 Trees which could Potentially Sustain Damage to Stem, Canopy or RPA

- 2.3.1 A summary table attributing construction activity to arboricultural impacts has been provided below in Table 2.2.
- 2.3.2 Where construction access and the use of plant has been considered necessary, appropriate crown lifting and pruning operations have been accounted for using the standard minimum carriageway clearance of 5m (HSE, 2023).

Table 2:2: Summary of arboricultural impacts due to development

Arboricultural Impact	Reason	BS Cat A	BS Cat B	BS Cat C	BS Cat U
Trees which could sustain damage to the RPA	New path installation	W1, T19	-	-	-
	Development footprint	-	T8, T39, H2, H6	-	-
	Soil compaction through construction access	-	H6, H7	H5	-
Trees which could sustain damage to stem or canopy	Impact by construction traffic	W1, T19	T8, H2, H3, H6, H7	H1, H5	-
Total		4	11	3	-

- 2.3.3 The construction process has the potential to cause a total of 18 individual impacts to either the stem, canopy or RPAs of trees scheduled for retention as displayed in Table 2.2. To ensure that these features are successfully retained during the proposed works it is recommended an Arboricultural Method Statement be undertaken prior to the development commencing.

2.4 Proposed Incursions into the RPA of Retained Trees

- 2.4.1 Where proposed development encroaches into the trees' RPAs within the Application Site, an arboricultural assessment has been undertaken to ascertain the likely effects on individual tree survival and retention. A summary of incursions into the RPAs of trees from the Proposed Development have been summarised in Table 2:3 and detailed below.
- 2.4.2 BS 5837:2012 defines the RPA as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
- 2.4.3 The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA,

technical solutions might be available that prevent damage to the tree(s). BS 5837:2012 states, if operations within the RPA are proposed, the project arboriculturist should:

- a) demonstrate that the tree(s) can remain viable, and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA; and
- b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.

2.4.4 Figure 2.1 below illustrates a realistic representation of tree roots in relation to RPAs.

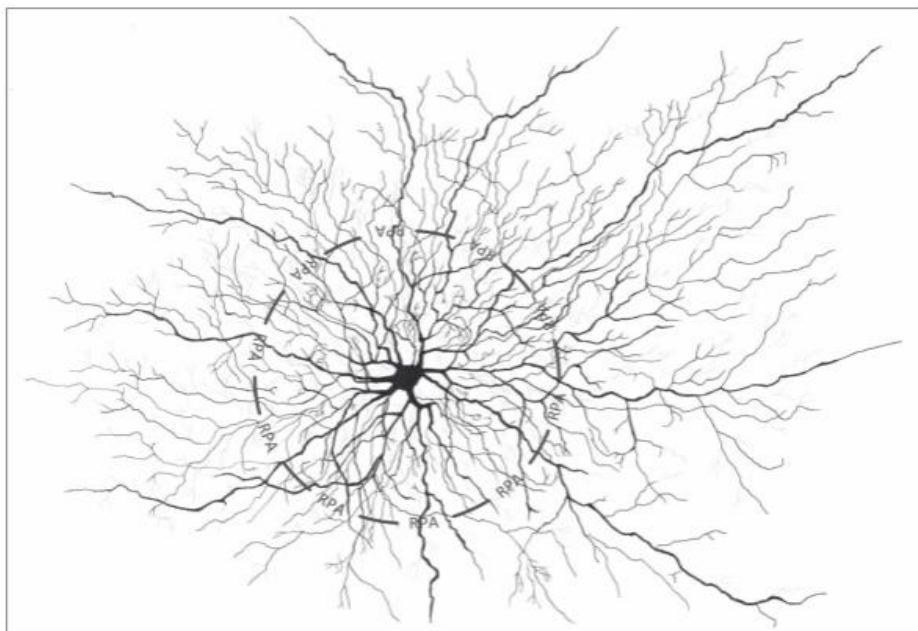


Figure 2.1: A representation of RPAs in relation to tree roots

- 2.4.5 In order to maintain the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability', where incursions into retained trees have been identified, compensatory Root Protection Areas have been added, contiguous with the trees' RPA and highlighted in the Tree Protection Plan, increasing the area of protection around the tree.
- 2.4.6 The suitability for compensatory RPAs as a sole form of mitigation against construction damage has been assessed on a case by case basis based on individual tree tolerance, physiological condition, the nature of the proposed works and the availability of adequate space as detailed below.
- 2.4.7 Where incursions have been identified due to encroachment by the Proposed Development into the RPA, Structural Root Zones (SRZ) have been calculated to account for impacts to tree structural stability.
- 2.4.8 Roots located within the SRZ are also termed the zone of rapid taper. This is where tree root morphology changes as the requirement for structural stability and soil anchorage is reduced. Tree roots beyond the zone of rapid taper then spread laterally, generally within the first 600mm of soil where access to oxygen and nutrients are more readily available.

- 2.4.9 For category U trees, a nominal RPA has been provided based on the calculated SRZ where appropriate.
- 2.4.10 As a precautionary measure, to avoid any unnecessary root loss, any excavation into the RPA of retained tree(s) must be undertaken using hand tools and under direct arboricultural supervision as described.
- 2.4.11 Proposed root cutting should be avoided when carbohydrate reserves are low i.e. mid to late spring after leaf emergence and rapid shoot growth (Roberts et al., 2006).

Table 2:3 RPA incursions

Tree No.	Total RPA m ²	Area of Incursion m ²	Percentage of Incursion (%)
T8	28.3	8.5	30
T39	91.6	8.8	9.6
H2	N/A	8.4	N/A
H7	N/A	11.6	N/A

- 2.4.12 The developable areas contained within the Parameter Plans (CSA Environmental, 2026) incur within the RPA of T8, T39 and H2. The details of the proposed incursions is not currently available and will need to be determined within a reserved matters application. A Tree Protection Plan has been provided, with the location of tree protection fencing at the extents of RPAs. To ensure these features are successfully protected, it is recommended consent be granted for the outline planning application in accordance with the associated TPP. Any amendments required to the outline TPP as a result of post-consent detailed design will be the subject of a reserved matters application. This may include the addition of sympathetic construction methods, ground protection and/or tree removal subject to arboricultural method statement reporting.

2.5 Access Facilitation Pruning

- 2.5.1 Based on the design proposal and the impacts of construction activity, no access facilitation pruning will need to be undertaken to facilitate the development works:

2.6 Preliminary Management Recommendations

- 2.6.1 All tree works should give due consideration to the potential presence of protected species, including breeding birds and roosting bats. Any ecological reports pertaining to the site should be consulted prior to the commencement of works.
- 2.6.2 Arisings from tree works (e.g. wood piles and standing dead trunks) can provide valuable habitats for wildlife. As such, consideration should be given to their retention on site in areas unlikely to cause issues to public health and safety.
- 2.6.3 All tree pruning should be carefully planned and undertaken in accordance with *BS 3998: 2010 Recommendations for Tree Works*.

2.7 Future pressure for tree works

- 2.7.1 Periodic tree surgery operations will be required to maintain the visibility splays for the proposed access arrangements from the Application Site to Brighton Road. The trees are currently within the highway and are being maintained with appropriate crown clearance heights.

2.8 Shading Analysis of Retained Trees

- 2.8.1 The Proposed Development is not situated within the shading arc of any tree to be retained and as such, will not be the subject of future pressure to fell or prune trees.

3 Conclusions

- 3.1.1 Assessment has concluded that tree removals associated with the design proposals are low, with all high value category A arboricultural features retained within areas of soft landscaping.

3.2 Impact on Visual Amenity and Local Character

- 3.2.1 Hedgerows H3 (partial) and H7 (partial) were attributed Category B status and therefore considered to be of moderate visual amenity value. Without appropriate mitigation, including a robust replanting plan, their removal would represent a moderate impact on local visual amenity.
- 3.2.2 While trees T44, T45, T46, T47, T48, T51, and H5 (partial) were all attributed Category C status and therefore considered to be of low visual amenity value, it is recommended a replanting plan should address the minor loss to local visual amenity as a result of their removal.

3.3 Tree Retention and Protection

- 3.3.1 All Category A and B trees should be given priority consideration for retention during any future development works.
- 3.3.2 A dimensioned Tree Protection Plan and a detailed Arboricultural Method Statement is recommended to ensure retained trees are adequately protected during any future reserved matters application. For the Proposed development at Hornbrook Farm, Brighton Road, Horsham this should include the details described below in the Arboricultural Method Statement - Head of Terms.

3.4 Arboricultural Method Statement - Heads of Terms

- 3.4.1 Construction operations that require access within the root protection area or crown spread of retained trees should be described within an arboricultural method statement. This can only be described once post-consent detailed planning has begun. For this site the arboricultural method statement should include:
- ▶ An arboricultural impact assessment of the post-consent detailed design;
 - ▶ A dimensioned tree protection plan with protective barriers and/or ground protection specifications;
 - ▶ The specification of sympathetic construction techniques and materials to avoid damage to retained trees;
 - ▶ An auditable schedule of arboricultural site monitoring and the phasing of arboricultural works;

- ▶ Temporary works associated with the development to include contractors' parking, access routes, welfare facilities, storage facilities and working space for plant, machinery and site operatives.
- ▶ Changes in ground levels within RPAs;
- ▶ Installation of new hard surfacing, materials, design constraints and implications for levels;
- ▶ Specialist foundations and retaining structures;
- ▶ New underground utility apparatus routes, dimensions, and depths;
- ▶ Access facilitation pruning;
- ▶ Preparatory works for new landscaping; and
- ▶ An appointed project arboriculturist and list of emergency contact details.

3.5 Mitigation Replanting

- 3.5.1 Local Planning Authorities have a duty to preserve trees and ensure, where appropriate, the provision of trees when determining a planning application.
- 3.5.2 It is recommended that any replanting scheme submitted as part of this development proposal should be fully compliant with BS 8545:2014 *Trees from nursery to establishment in the landscape - Recommendation*. This should include an aftercare plan with tree protection, a watering schedule and replacement strategy for a period of at least five years post planting. The planting scheme should be audited at three years post-planting.
- 3.5.3 To ensure nursery supply, it is recommended that the details of any planting scheme be established at the earliest opportunity so that nursery trees may be contract grown.
- 3.5.4 To help secure UK biosecurity, tree nursery suppliers should be part of the Plant Healthy Certification Scheme.
- 3.5.5 The planting plan must be designed in accordance with any new lighting schemes and underground service proposals so that future conflicts can be avoided either through location changes or planting pit design e.g. the use of root barriers.
- 3.5.6 To achieve sustainability any new planting receptor site must have an adequate soil volume appropriate for the species to be planted. Soil volumes can be reduced by 20% where trees are in interconnected planting pits. Generalised tree soil volume requirements are as follows:
- ▶ 5.5m³: for small trees with up to a 3m canopy diameter;
 - ▶ 10m³: for small to medium trees with up to a 4.5m canopy diameter.
 - ▶ 14m³: for medium trees with up to a 6m canopy diameter.
 - ▶ 24m³: for medium to large trees with up to an 8m canopy diameter;
 - ▶ 31m³: for large trees with up to a 10m canopy diameter.

- 3.5.7 New planting should aim to increase the total canopy cover across the site in line with local planning policies using large canopy tree species where appropriate.
- 3.5.8 The replanting scheme should aim to maximise the ecosystem services of trees on site. Some key services could include:
- ▶ Making full use of tree shade to make spaces more comfortable for site users and reduce building energy usage;
 - ▶ Locating trees and shrubs between pedestrians and vehicles to separate pollutant sources from human receptors;
 - ▶ Creating wind barriers on site to buffer prevailing winds or reduce the wind tunnelling effect of tall buildings;
 - ▶ Providing visual screening, seasonal interest and local landmarks.
 - ▶ Choosing insect pollinated tree species instead of wind pollinated tree species to enhance biodiversity.
- 3.5.9 New planting should aim to reduce any disservices and nuisance associated with tree planting. Some key disservices could include:
- ▶ Introducing fruit and leaf litter to pedestrian pathways;
 - ▶ Reducing winter sunlight on southern building aspects;
 - ▶ Trapping air pollutants above transport corridors;
 - ▶ Introducing aphid honeydew to carparking;
 - ▶ Increasing hay fever allergies through wind pollinated tree species;
 - ▶ Obstructing sight lines, CCTV cameras and landscape views.

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Appendix 1: Schedule of Trees

Table A.0:1: Schedule of Trees and Tree Quality Assessment¹

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
T1	Pedunculate oak	4	1	150	2	2	2	2	1	Y	Good	Good	Young. Open grown. On field boundary.		10+	C1	10.2	1.8
T2	Cherry	4	1	250	2	2	2	2	1	EM	Good	Good	Managed crown. Offsite. Inaccessible.		20+	B1	28.3	3.0
T3	Apple	3	3	90	1	1	1	1	1	EM	Good	Good	Offsite. Inaccessible.		10+	C1	11.0	1.9
T4	Common ash	11	2	360;380	4	4	4	4	4	M	Good	Good	Crown lifted. Bifurcation at 1m with good union.		20+	B1	124.0	6.3
T5	Hawthorn	4	5	100	2	2	2	2	1	EM	Good	Good	Offsite. Inaccessible.		10+	C1	22.6	2.7
T6	Paperbark birch	7	5	150	5	4	5	4	3	EM	Good	Good	Offsite. Inaccessible.		20+	B1	50.9	4.0
T7	Pedunculate oak	5	1	160	2	2	2	2	1	Y	Good	Good	Young Oak.		10+	C1	11.6	1.9
T8	Paperbark birch	7	1	250	2	2	2	2	1	EM	Good	Good	Offsite. Inaccessible.		20+	B2	28.3	3.0

¹ See Table 3 for key to terms

² See Table 2 for definitions of categories

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T9	Goat willow	5	1	250	2	2	2	2	1	EM	Good	Good	Offsite. Inaccessible.		20+	B2	28.3	3.0
T10	Cherry	5	1	250	2	2	2	2	1	EM	Good	Good	Offsite. Inaccessible.		20+	B2	28.3	3.0
T11	Pedunculate oak	7	1	600	6	6	6	6	1	EM	Good	Good	Offsite. Inaccessible.		20+	B2	162.9	7.2
T12	Common ash	7	1	500	2	1	2	1	1	EM	Good	Good	Topped roadside ash. Inaccessible.		10+	C1	113.1	6.0
T13	Field elm	7	1	250	3	3	3	3	1	EM	Poor	Poor	Dead standing.		<10	U	28.3	3.0
T14	Field elm	7	1	150	2	2	1	1	1	EM	Poor	Poor	Dead standing.		<10	U	10.2	1.8
T15	Pedunculate oak	16	1	1250	10	8	12	5	3	M	Good	Good	Ditch to south of stem. Crown bias east. Offsite. Inaccessible.	Reduce eastern crown by 2-4m and resurvey in 3 years.	40+	A2	706.9	15.0
T16	Common alder	16	4	430;520;510;160	7	7	7	7	2	OM	Good	Good	Large and over-mature individual		<10	A3	335.2	10.3

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T17	Common alder	18	1	680	4	7	3	7	4	M	Good	Good	Multiple rounded knotholes on stem. High habitat value.		40+	A1	209.2	8.2
T18	Common alder	20	2	490;380	7	5	6	7	4	M	Good	Good	Multiple knotholes up stem . Tear out at 10m west with upward facing cavity.		40+	A1	173.9	7.4
T19	Pedunculate oak	18	1	920	10	10	12	12	1	M	Good	Good	Spreading decurrent form. Moderate retained deadwood.		40+	A1	382.9	11.0
T20	Common ash	20	1	1000	5	15	12	10	2	M	Fair	Fair	Large leaning tree away from brook. Major retained deadwood. In decline. No target in fall zone.		20+	B2	452.4	12.0
T21	Common alder	15	3	590;300;400	10	3	4	7	1	OM	Good	Good	Leaning away from brook. No target.		<10	A3	270.6	9.3

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T22	Pedunculate oak	25	1	1250	10	10	10	10	3	M	Good	Good	Offsite. Inaccessible.		40+	A1	706.9	15.0
T23	Common alder	16	2	420;360	7	5	5	7	2	M	Good	Good	Weak bifurcation point but good reaction growth.		40+	A1	138.4	6.6
T24	Common alder	15	1	400	4	4	4	4	2	EM	Good	Good	Growing well.		20+	B2	72.4	4.8
T25	Common alder	15	1	300	4	4	4	4	2	EM	Good	Good	Growing well.		20+	B2	40.7	3.6
T26	Common alder	15	1	350	4	4	4	4	2	EM	Good	Good	Growing well.		20+	B2	55.4	4.2
T27	Pedunculate oak	4	1	120	2	1	2	1	1	Y	Good	Good	Growing from bramble brush.		10+	C1	6.5	1.4
T28	Pedunculate oak	4	1	120	2	1	2	1	1	Y	Good	Good	Growing from bramble brush.		10+	C1	6.5	1.4
T29	Hazel	10	7	150	7	7	7	7	1	M	Good	Good	Growing from brook.		20+	B2	71.3	4.8
T30	Common alder	10	1	500	10	2	5	5	1	M	Good	Good	Fallen across brook and regenerated.		20+	B2	113.1	6.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T31	Common alder	5	1	350	1	10	3	3	1	EM	Poor	Poor	Felled. Dead.		<10	U	55.4	4.2
T32	Hazel	7	7	100	2	2	2	2	1	EM	Good	Good			20+	B2	31.7	3.2
T33	Hazel	7	7	100	2	2	2	2	1	EM	Good	Good			20+	B2	31.7	3.2
T34	Common ash	5	1	200	2	2	2	2	1	SM	Poor	Poor	Dead.		<10	U	18.1	2.4
T35	Common ash	5	1	200	2	2	2	2	1	SM	Poor	Poor	Dead.		<10	U	18.1	2.4
T36	Goat willow	5	1	150	2	2	2	2	1	SM	Fair	Good	Young		10+	C1	10.2	1.8

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T37	Pedunculate oak	15	1	1350	13	13	12	13	1	M	Good	Good	Large open grown field oak. Major retained deadwood in crown. Historic tear out of western limb with exposed heartwood in major limb. Some unsympathetic past management with large unoccluded wound east at 3m.		40+	A1	824.5	15.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T38	Pedunculate oak	22	1	1450	10	11	10	10	3	M	Good	Good	Large open grown field oak. Some buttressing on windward side. Minor crown lifting. Moderate retained deadwood. Hazard beam 10m east with no target.		40+	A1	707.0	15.0
T39	Lawson cypress	10	1	450	3	3	3	3	1	EM	Good	Good	Maiden form.		20+	B1	91.6	5.4
T40	Pedunculate oak	16	1	800	8	7	10	6	1	M	Good	Good	Ivy clad. Major retained deadwood. Inaccessible.		40+	A2	289.5	9.6
T41	Blackthorn	3	1	80	1	1	1	1	1	Y	Good	Good			10+	C1	2.9	1.0
T42	Blackthorn	3	1	80	1	1	1	1	1	Y	Good	Good			10+	C1	2.9	1.0
T43	Blackthorn	3	1	80	1	1	1	1	1	Y	Good	Good			10+	C1	2.9	1.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T44	Blackthorn	5	1	150	2	2	2	2	1	EM	Fair	Good	Growing from hedge. Ivy clad.		10+	C1	10.2	1.8
T45	Holly	5	1	150	2	2	2	2	1	EM	Fair	Good	Growing from hedge.		10+	C1	10.2	1.8
T46	Holly	5	1	150	2	2	2	2	1	EM	Fair	Good	Growing from hedge.		10+	C1	10.2	1.8
T47	Holly	5	1	150	2	2	2	2	1	EM	Fair	Good	Growing from hedge.		10+	C1	10.2	1.8
T48	Holly	5	1	150	2	2	2	2	1	EM	Fair	Good	Growing from hedge.		10+	C1	10.2	1.8
T49	Holly	5	1	350	3	2	2	3	1	EM	Fair	Good	Growing from hedge. Ivy clad. Unable to VTA.	Sever ivy and resurvey in one year.	20+	B3	55.4	4.2
T50	Pedunculate oak	12	1	400	4	3	5	5	1	EM	Good	Good	Growing from hedge. Ivy clad.	Sever ivy and resurvey in one year .	20+	B2	72.4	4.8
T51	Hazel	4	8	90	2	2	2	2	1	M	Fair	Good	Ivy clad. Coppice regrowth.	Re-coppice.	10+	C1	29.3	3.1
T52	Pedunculate oak	15	1	800	7	8	7	8	3	EM	Good	Good	Growing from hedge.	Sever ivy.	40+	A2	289.5	9.6
T53	Pedunculate oak	14	1	500	7	7	5	6	4	EM	Good	Good	Ivy clad.	Sever ivy and resurvey in one year.	20+	B2	113.1	6.0

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
T54	Pedunculate oak	16	1	1250	12	12	12	12	4	M	Good	Good	Large field grown tree with decurrent form. Major retained deadwood with no target. Ivy clad.	Sever ivy and resurvey in one year.	40+	A2	706.9	15.0
T55	Pedunculate oak	16	1	900	10	10	10	10	4	M	Good	Good	Large field grown tree with decurrent form. Moderate retained deadwood with no target. Ivy clad.	Sever ivy and resurvey in one year.	40+	A2	366.4	10.8

T56	Pedunculate oak	25	1	1630	16	16	16	16	3	M	Good	Good	Large open grown oak with decurrent form. Moderate retained deadwood throughout crown. Large root flare. Some epicormic on scaffold limbs. Historic limb loss with broken spars 200mm. Desiccated Pseudoinonotus dryadeus brackets on ground. Included bark region beginning to form on western buttress roots around heavily decayed region. Dendrotelm in western buttress region.	Reduce crown by 30% in height to stabilise. Remove development proposals from fall zone.	<10	A3	707.0	15.0
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No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
													Decayed root plate at NW. Marcescent.					
T57	Pedunculate oak	4	1	1250	1	18	8	8	1	M	Poor	Poor	Fallen into site.		<10	U	706.9	15.0
G1	Mixed broadleaves	10	1	200-300	3	3	3	3	1	EM	Good	Good	Garden screen. Offsite. Contains beech, holly, hawthorn.		20+	B2	40.7	3.6
G2	Mixed broadleaf.	5	1	150	2	2	2	2	0	SM	Good	Good	Contains ash, holly, hawthorn, blackthorn.		20+	B2	10.2	1.8
G3	Mixed broadleaf	15	1	200-500	4	4	4	4	1	EM	Good	Good	Boundary trees. Contain jolly, elm, ash, hazel. Some dead standing elm.		20+	B2	113.1	6.0
G4	Mixed broadleaf	10	1	100-300	3	3	3	3	1	EM	Good	Good	Boundary trees and scrub growth. Contains ash, alder, elder, goat willow, hazel		20+	B2	40.7	3.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
G5	Pedunculate oak	5	1	100-300	2	2	2	2	1	SM	Good	Good	Young group of oak growing from scrub bramble growth.		20+	B2	40.7	3.6
G6	Mixed broadleaf	10	1	100-400	4	4	4	4	2	EM	Good	Good	Boundary trees. Contains alder, hazel, oak and willow.		20+	B2	72.4	4.8
H1	Hawthorn	2	1	100	1	1	1	1	0	M	Good	Good	Flailed.		10+	C1	4.5	1.2
H2	European beech	3	1	100	1	1	1	1	0	EM	Good	Good	Garden screen.		20+	B2	4.5	1.2
H3	Hawthorn	2	1	100	1	1	1	1	0	M	Good	Good	Flailed.		20+	B2	4.5	1.2
H4	Hawthorn.	1.5	1	200-300	1	1	1	1	0	OM	Poor	Good	Over mature, defunct flailed hedgerow. No lower crown.	Consider relaying hedge	10+	C1	40.7	3.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA ^{m2}	RPA _r
					N	S	E	W										
H5	Mixed broadleaf	10	1	200-300	3	3	3	3	0	OM	Poor	Good	Over mature defunct hedgerow has grown into tree line with poor form. Contains ash, yew and blackthorn. Ivy clad.	Consider relaying hedge.	10+	C1	40.7	3.6
H6	Hawthorn	1.5	1	100	1	1	1	1	0	M	Good	Good	Flailed.		20+	B2	4.5	1.2
H7	Mixed broadleaf	1	1	100	1	1	1	1	0	M	Good	Good	Flailed. Contains hazel, hawthorn, holly.		20+	B2	4.5	1.2
H8	Mixed broadleaf	1	1	100	1	1	1	1	0	M	Good	Good	Flailed. Contains beech, hazel.		10+	C1	4.5	1.2
H9	Holly	1	1	100	1	1	1	1	0	M	Good	Good	Flailed.		10+	C1	4.5	1.2
H10	Mixed broadleaf	10	1	100-300	4	4	4	4	4	EM	Good	Good	Tree lined hedgerow. Contains holly, hazel, sycamore.		20+	B2	40.7	3.6

No	Species	Ht.	S	St. 1.5m	Canopy Spread				Cr.Cl	Ls	SC	PC	Comments / Observations	Preliminary Mgt. Advice	LE	Cat ²	RPA _m ²	RPA _r
					N	S	E	W										
W1	Mixed broadleaf	20	1	100-900	8	8	8	8	1	M	Good	Good	Area of woodland. Higher canopy species of oak, ash, silver birch, beech and alder. Understory of Holly, hazel hybrid willow, wild cherry.		40+	A1	366.4	10.8

Table A.0:2: BS: 5837 2012 Tree Quality Assessment Definitions

TREES UNSUITABLE FOR LONG TERM RETENTION*				
Category & Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years.	• Trees that have a serious, irremediable structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. Where for whatever reason the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant immediate or irreversible overall decline. • Trees infected with pathogens of significance to the health and or safety of other trees nearby by or very low quality trees suppressing adjacent trees of better quality. *Category U trees can have existing or potential conservation value which may be desirable to preserve			RED
TREES TO BE CONSIDERED FOR RETENTION				
Category & Identification	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values including conservation	Identification on plan
Category A Trees of High Quality with an estimated remaining life expectancy of at least 40 years	Trees that are a particularly good example of their species, especially if rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features e.g. the dominant and/or principal trees in an avenue)	Tree groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Tree groups or woodlands of significant conservation historical, commemorative or other value (e.g. veteran trees or wood pasture)	GREEN

TREES TO BE CONSIDERED FOR RETENTION				
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in the high category but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).	Trees present in numbers, usually 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 benefits.	BLUE
Category C Trees of a low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits.	GREY

Table A.0:3: Key for Schedule of Trees

Column Heading	Explanation	Column Heading	Explanation
Tree No	Sequential number corresponding to number on plan.	Ls.	Life stage definitions. Y= Young. SM = Semi-mature. EM = Early mature. M = Mature. OM = Over mature.
Species	Common names.	SC	Brief description of structural condition.
Ht.	Height in metres.	PC	Brief description of physiological condition.
S	Number of main stems.	Preliminary Advice	Preliminary tree works advice and recommendations.
St. 1.5 (Stem Diameter)	Stem diameter in mm when measured in accordance with Annex C of BS 5837:2012.	LE	Estimated remaining useful life contribution in years. <10, 10+, 20+ and 40+ yr.
NSEW	Crown radius in metres to cardinal points of the compass.	RPA m²	Root Protection Area (RPA). Indicative area around a tree measured in m ² and calculated in accordance with Annex C of BS 5837:2012 deemed to contain sufficient rooting volume to maintain the viability of a tree and where the protection of roots and soil structure is treated as a priority.
Cr. Cl. (Crown Clearance)	Height in metres between the ground and underside of canopy.	RPA r	Root Protection Area (RPA) radius calculation centred on the base of the tree and calculated in accordance with Annex C of BS 5837:2012
Cat. (Category)	Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A trees of high quality and amenity value. Category B trees of moderate quality and amenity value. Category C trees of low quality or amenity value. British Standards BS 5837:2012 recommends that these categories may be further broken down into sub-categories 1, 2 and 3 pertaining to Arboricultural, Landscape or Cultural values respectively.		

Appendix 2: Tree Retention and Removal Plan

Please see insert.

Appendix 3: Tree Protection Plan

Please see insert.

Appendix 4: Glossary of Terms

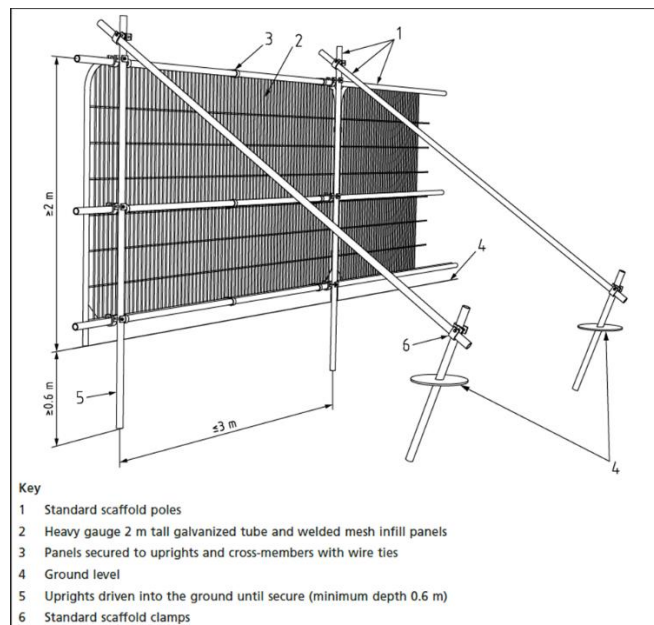
Term	Explanation
Arboricultural Impact Assessment (AIA)	Evaluation of direct and indirect effects of a proposed design and/or construction.
Arboricultural Method Statement (AMS)	Methodology for the implementation of any aspect of development that is in the root protection area or has the potential to result in the loss of or damage to a tree to be retained.
Branch structure	Qualitative description of formation of main framework of limbs and branches.
Canopy face	Orientation of canopy relative to cardinal points of the compass
Canopy radius	A measurement taken from the centre of a tree to the furthest radial extension of tree canopy relative to the cardinal points of the compass.
Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.
Conservation Area	Local Planning Authority special designation generally prohibiting tree works without 6 weeks prior written notification.
Construction Exclusion Zone (CEZ)	Area based upon the calculated root protection area prohibiting access.
Cavity	Open and exposed aperture where wood tissue has internally degraded.
Constraints check	Formal search of local authority records to determine legal and statutory constraints on tree works.
Crown lifting	Removal of lower branches to achieve a stated vertical clearance above ground level or other surface.
Crown reduction	Pruning of a trees canopy in both height and width.
Decay	Deterioration and breakdown of tree wood fibres resulting in structural and/or physiological dysfunction of a tree.
Dieback	Continual decline and death of wood tissue including twigs and branches.
Epicormic growth	Growth that emerges from dormant buds along the trunk and branches of a tree.
Failure	Description of structural failure or wood fibres including fracture of branches, limbs and main stems.
Fork	Area or point of union between one or more limbs or branches.

Term	Explanation
Hazard Risk Assessment	Qualitative and quantitative appraisal of the potential for tree failure and the possible risk of harm or damage to persons or property.
Local Planning Authority	Body responsible for the administration of Statutory duties relating to Development Management.
Multi-stem	A single tree formed from 2 or more codominant main stems
Occlusion	Wood development enclosing an extant wound or pruning cut.
Pruning	The targeted removal of branches or limbs using saws or other tools.
Physiological Condition	Observation relating to a trees physiology for example vigour, leaf area, growth rate, the presence of pests or disease.
Root Protection Area	Root Protection Area (RPA). Indicative area around a tree deemed to contain sufficient rooting volume to maintain the viability of a tree.
Shelter belt	A wind break normally made up of one or more trees planted in such a way to provide cover from the wind.
Snag	A standing dead, or dying tree, often missing a top or most of the smaller branches and retained for wildlife use.
Structural Condition	Observation relating to a trees structural integrity and the presence of any physical defects.
Suppressed	Where a trees development has been influenced or effected by the presence of competing vegetation.
Tree Constraints Plan	A scaled plan indicating above and below ground constraints relating to the protection of trees
Tree Preservation Order	A legal order made by the local planning authority protecting specific trees in the interests of amenity.
Visual Tree Assessment (VTA)	A method of assessment based upon the research developed to recognise dynamic responses of a tree to its surroundings.
'V' Shaped Branch Union	The union point between two branches that have grown at a tight angle, forming the 'V' shape. This structure is inherently weaker than the 'U' shaped union.
'U' Shaped Branch Union	The union point between two branches that have grown at a wider angle, forming the 'U' shape. This structure is considered to be the strongest and most optimised shape that a union can form.

Appendix 5: Tree Protection Fencing Specification, Ground Protection and Signage Examples

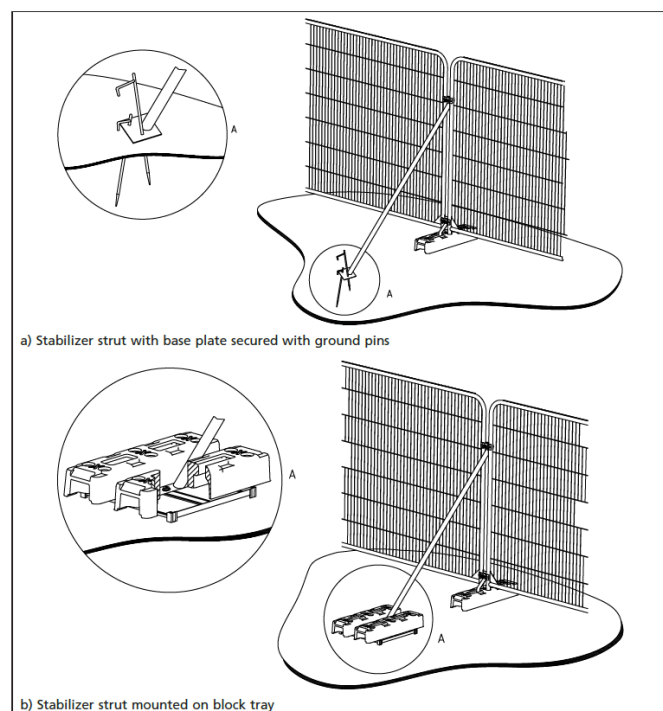
Default Tree Protection Fencing Specification

Figure 2 of BS 5837:2012.



Alternative Tree Protection Fencing Specification

Figure 3 of BS 5837:2012.



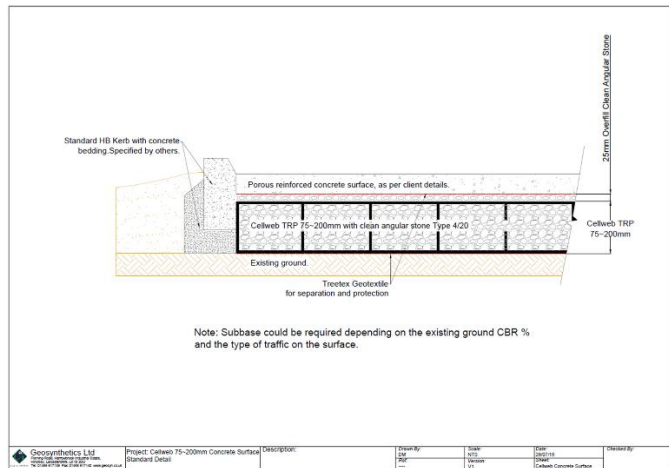
Temporary Ground Protection Example

Temporary ground protection in accordance with section 6.2 of BS 5837:2012.



Permanent Ground Protection Example

Permanent ground protection. 3D cellular confinement system example.



Signage Example

Tree Protection Fencing sign example to define construction exclusion zones.



Appendix 6: Photographs

Photograph 1

View looking north-west towards T4 and T5 (left to right).



Photograph 2

View looking west towards H1 and H3 (left to right).



Photograph 3

View south west towards T2.



Photograph 4

View looking south west towards T15.



Photograph 5

View looking north west towards the group G4.



Photograph 6

View looking south towards T25. T16 and T26 (left to right).



Photograph 7

View looking north along H4.



Photograph 8

View looking north west towards T38
and T37 (left to right).



Photograph 9

View looking south west towards T56
(right).



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- Any works undertaken as a consequence of the recommendations provided within this report should be subjected to the necessary health & safety checks and full risk assessments.

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Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk |  LinkedIn | 

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Urban Edge Environmental Consulting Ltd

Donkey Row Barn | Brighton Road | Hassocks | BN6 9BS

T: 01273 68 67 66 | E: enquiries@ueec.co.uk

www.ueec.co.uk | 

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