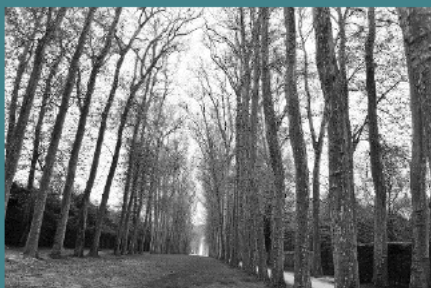


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ARBORICULTURAL ASSESSMENT

Client

Wain Estates (Land) Limited

Project

**Partridge Green,
Horsham**

Date

June 2026

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Rev	Issue Status	Prepared/Date	Approved/Date
-	Draft	BW/30/03/26	HR/31/03/26
A	Updated Draft	BW/16/06/26	HR/16/06/26
B	Updated DFP Final	BW/29/06/26	HR/29/06/26

1.0 INTRODUCTION

- 1.1 This report has been prepared by FPCR Environment and Design Limited on behalf of Wain Estates (Land) Limited referred to as Wain Estates, to present the findings of an Arboricultural Assessment and survey of trees located at Partridge Green, Horsham (hereafter referred to as the site), OS Grid Ref TQ197194.

Site Description

- 1.2 The overall site boundary comprises of approximately 5.73ha of land and is located on the eastern edge of Partridge Green, West Sussex.
- 1.3 The site comprises of five field compartments and an existing dwelling and garden (Dunstans), is located adjacent to Shermanbury Road to the south. The route of the PRow, bridleway WEG-1774 is located adjacent to the site to the north, with the route of the PRow bridleway WEG-2800 located along Greentree Lane adjacent to the boundary of the site to the east. Greentree Lane connects Shermanbury Road to the buildings of Keepers Mead located adjacent to the site to the northeast. The route of the PRow footpath WEG-1761 and the outline planning application for 120 dwellings (Ref: DC/24/0428) are located adjacent to the site to the west.

Scope of Assessment

- 1.4 A tree survey and assessment of existing trees was carried out by FPCR Environment and Design on **26/11/2025** in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' (hereafter referred to as BS5837).
- 1.5 This report has been produced to accompany an outline planning application for a residential scheme delivering up to 75 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.
- 1.6 The purpose of this report is therefore to firstly, present the results of this assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the proposed development of the site.

2.0 PLANNING POLICY

National Planning Policy Framework December 2024

- 2.1 National Planning Policy is defined by the National Planning Policy Framework (NPPF). This sets out the Government's most current and up to date planning policies for England and how these should be applied. The current NPPF is dated December 2024.
- 2.2 In relation to arboriculture, the NPPF states that:
- 136 *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined (footnote 52), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users'. (footnote 52: unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate)*
 - 193 (c) *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (footnote 70) and a suitable compensation strategy exists'.*
 - and provides specific guidance that:
 - 193 (d) *'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.*
- 2.3 With reference to paragraph 193 (c), examples of what is deemed to be 'wholly exceptional' are included within Footnote 70 and provides the examples of 'infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat'.

Local Planning Policy

2.4 Local planning decisions regarding all future developments are assessed against a framework to ensure that the district or county in question is developed in a well-informed and coherently systematic manner, this may include decisions to ensure that the right number and types of houses are built and incorporating the correct type of shopping and recreation facilities, whilst protecting the local ecological resources, landscape context and intrinsic heritage value of an area.

2.5 Within the context of the adopted Local Plan Horsham District Planning Framework (HDPF, 2015) there are several policies relating to trees. The following lists the most relevant.

2.6 ***Policy 25 – The Natural Environment and Landscape Character***

Why it matters:

- *Protects landscape features including trees, woodland, and hedgerows.*
- *Requires development to conserve and enhance natural features.*
- *Strong basis for resisting unnecessary tree loss.*

2.7 ***Policy 32 – The Quality of New Development***

Why it matters:

- *Requires development to integrate existing natural features (including trees).*
- *Supports the retention of high-amenity trees within site layouts.*
- *Often used to challenge poor design that results in avoidable tree loss.*

2.8 ***Policy 33 – Development Principles***

Why it matters:

- *Requires development to respect local character, including mature trees.*
- *Protects amenity and visual quality.*
- *Commonly cited where tree removal would harm streetscape or settlement character.*

2.9 ***Policy 34 – Cultural and Heritage Assets***

Why it matters:

- *Protects trees that contribute to the setting of heritage assets.*
- *Relevant where trees form part of historic landscapes, boundaries, or parkland.*

2.10 ***Policy 25 & Policy 31 Combined Effect***

These two policies together provide the strongest protection for:

- *Ancient woodland*
- *Veteran trees*
- *Trees with high ecological value*
- *Trees forming part of wider landscape character*

They are frequently used by Horsham DC to resist development that impacts significant trees.

2.11 Additional Useful References

Although not tree-specific, the following are often relevant:

2.12 Policy 24 – Environmental Protection

- *Used where tree loss may worsen air quality, noise, or microclimate.*

2.13 Policy 26 – Countryside Protection

- *Protects rural character, including hedgerows and field trees.*

3.0 SURVEY METHODOLOGY

- 3.1 The survey of trees has been carried out in accordance with the criteria set out in Chapter 4 of BS5837. The survey has been undertaken by a suitably qualified and experienced arboriculturist and has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on any proposals. Trees were assessed for their arboricultural quality and benefits within the context of the proposed development in a transparent, understandable, and systematic way.
- 3.2 Trees have been assessed as groups, hedgerows or woodland where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally including biodiversity or habitat potential for example parkland or wood pasture.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed under a regular pruning regime.
 - For the purposes of this assessment woodland is described as a habitat where 'trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy'¹. Woodlands, however, are not just formed of trees and generally include a great variety of other plants. These will include 'mosses, ferns and lichens, as well as small flowering herbs, grasses and shrubs'².
- 3.3 An assessment of individual trees within groups, hedgerows and woodland has been made where a clear need to differentiate between them, for example, to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

BS5837 Categories

- 3.4 Trees, groups, and hedgerows have been divided into one of four categories based on Table 1 of BS5837, 'Cascade chart for tree quality assessment'. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below).
- 3.5 Category U trees are those which would be lost in the short term for reasons connected with their physiology or structural condition. They are, for this reason not considered in the planning process on arboricultural grounds.
- 3.6 Categories A, B and C are applied to trees that should be of material consideration in the development process. Each category also having one of three further sub-categories (i, ii, iii) which are intended to reflect arboricultural, landscape and cultural or conservation values accordingly.
- 3.7 **Category (U) – (Red):** Trees which are unsuitable for retention and are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees within this category are:

¹ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)
² http://www.countrysideinfo.co.uk/woodland_manage/whatis.htm

- Trees that have a serious irremediable structural defect such that their early loss is expected due to collapse and includes trees that will become unviable after removal of other category U trees.
- Trees that are dead or are showing signs of significant, immediate or irreversible overall decline.
- Trees that are infected with pathogens of significance to the health and/ or safety of other nearby trees or are very low-quality trees suppressing adjacent trees of better quality.
- Certain category U trees can have existing or potential conservation value which may make it desirable to preserve.

3.8 **Category (A) – (Green):** Trees that are considered for retention and are of high quality with an estimated remaining life expectancy of at least 40 years with potential to make a lasting contribution. Such trees may comprise:

- Subcategory (i) trees that are particularly good examples of their species, especially if rare or unusual, or are essential components of groups such as formal or semi-formal arboricultural features for example the dominant and/or principal trees within an avenue.
- Subcategory (ii) trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.
- Subcategory (iii) trees, groups or woodlands of significant conservation, historical, commemorative or other value for example veteran or wood pasture.

3.9 **Category (B) – (Blue):** Trees that are considered for retention and are of moderate quality with an estimated remaining life expectancy of at least 20 years with potential to make a significant contribution. Such trees may comprise:

- Subcategory (i) trees that might be included in category A but are downgraded because of impaired condition for example the presence of significant though remediable defects, including unsympathetic past management and storm damage.
- Subcategory (ii) 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.
- Subcategory (iii) trees with material conservation or other cultural value.

3.10 **Category (C) – (Grey):** Trees that are considered for retention and are of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Such trees may comprise:

- Subcategory (i) unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
- Subcategory (ii) trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value or trees offering low or only temporary / transient screening benefits.
- Subcategory (iii) trees with no material conservation or other cultural value.

Ancient and Veteran Trees

- 3.11 Various published methodologies are currently available for the identification of Ancient and Veteran trees which, due to the complexity and subjectivity of the process of defining and assessing these trees, often have conflicting definitions.
- 3.12 BS:5837 defines veteran trees as:
- “Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned”.
- NOTE These characteristics might typically include a large girth, signs of crown retrenchment and hollowing of the stem
- 3.13 BS:5837 does not provide a definition for ancient trees and therefore the assessment and the criterion being used for identifying ancient tree is based upon government guidance on, Ancient woodland, ancient trees and veteran trees: advice for making planning decisions³ which states.
- “All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient, or veteran will vary by species because each species ages at a different rate.”*
- 3.14 Ancient and veteran trees are also material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2024, which includes its own definition of ancient and veteran trees:
- ‘A tree which, because of its age, size, and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.’⁴
- 3.15 Stem girth is the most reliable guide when determining the age of trees and in normal growing conditions, ancient and veteran trees are those which have a large girth by comparison with other trees of the same species. To inform the assessment of chronological age reference has been made to the chart provided within Lonsdale (2013) (shown below in Figure 1).

³ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

⁴ Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

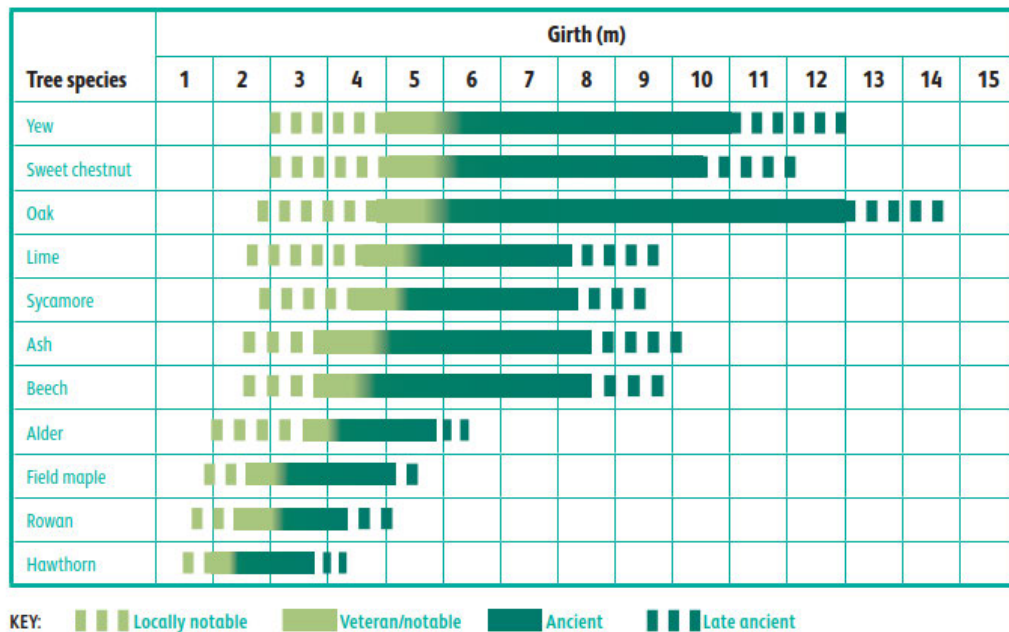


Figure 1: The chart of girth in relation to age and development classification of trees, as shown in Lonsdale (2013)⁵.

- 3.16 RAVEN 2 (Recognition of Ancient, Veteran & Notable trees) Julian Forbes-Laird (2023)⁶ has been adopted for gathering survey information as this provides a standardised framework for recording characteristic ancient/veteran features and this Arboricultural Assessment has also considered any potential candidates against this framework.
- 3.17 When assessing veteran trees, reference has also been made to number of publications which include Owen & Alderman (2008) and Reed, H. (2000). Veteran Trees: A Guide to Good Management. English Nature and more recently Lonsdale, D (ed.) (2013) Ancient and other Veteran Trees: Further Guidance on Management, The Tree Council & Ancient Tree Forum for guidance on the recognition of both ancient and veteran trees.
- 3.18 While the definition of a veteran tree with BS:5837 states that veteran trees are “not exclusive to, individuals surviving beyond the typical age range for the species concerned”, to be considered a veteran tree in accordance with the definition within NPPF, veteran trees must be ‘trees which, because of their age, size, and condition are of exceptional biodiversity, cultural or heritage value’. Therefore, to be considered a veteran tree, the tree must be of sufficient age and size with a stem girth which is considered large for its species (within the veteran range set out in Figure 1).
- 3.19 However, stem girth alone does not constitute a veteran tree, and veteran trees should display characteristics of ancient trees, showing strong signs of at least two primary characteristic and usually display a number of secondary characteristics, although individual trees will be assessed on their own merits.

⁵ Lonsdale, D. (Ed.). (2013). Ancient and other veteran trees: further guidance on management. London: The Tree Council.

⁶ Recognition of Ancient, Veteran & Notable Trees – RAVEN 2 (2023) – Julian Forbes-Laird Consultancy.

- 3.20 Primary characteristics include.
- Major stem cavities with decay and/or hollowing
 - Signs of crown reorganisation
- 3.21 Secondary characteristics include.
- Large quantity of dead wood in crown, 150mm diameter +
 - Major storm damage, e.g. breakout wounds, broken spars 30cm.
 - Habitat spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall
 - Aerial rooting
 - Sap run / slime flux
 - Water pool
 - Bark loss (exceeding 400cm² inc. due to lightning strike
 - Fungi (especially notable or protected species
 - Other epiphytic plants, including ferns & significant presence of lichens or mosses
- 3.22 It is considered that the greater the number and extent of these features present within a given tree, the greater its ecological habitat value.

Considerations and Limitations of the Tree Survey

- 3.23 The survey was completed from ground level only and from within the boundary of the site. Aerial tree inspections or an assessment of the internal condition of the stem/s or branches were not undertaken at this stage as this level of survey is beyond the scope of the initial assessment.
- 3.24 The statements made in this report regarding the assessed trees applies to the date of survey and cannot be assumed to remain unchanged. It will be necessary to review all comments and observations made within this report, in accordance with sound arboricultural practice, within two years of the date of survey (unless explicitly stated elsewhere within this report). Further review may also be necessary where site conditions change or works to trees are carried out which have not been specified in detail within this report.
- 3.25 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The tree survey conducted, in accordance with BS5837, does not assess hedgerows against the Hedgerow Regulations 1997 or specifically from an ecological perspective, and is outside the scope of this assessment.
- 3.26 It may be necessary during detailed design to undertake further assessment and accurate positioning of woody species within tree groups and hedgerows to assist structural calculations for foundation design of structures in accordance with NHBC Chapter 4.2 Building near Trees.

4.0 RESULTS

- 4.1 A total of thirty-eight individual trees, seventeen groups of trees, and eight hedgerows were surveyed as part of the Arboricultural Assessment. Trees were surveyed as individual trees, groups, and hedgerows as per the survey methodology.
- 4.2 Appendix A presents details of all individual trees, groups, and hedgerows recorded during the assessment including heights, diameters at 1.5m from ground level, crown spread (given as a radial measurement from the stem), age class, comments as to the overall condition at the time of inspection, BS5837 category of quality and suitability for retention and the root protection area (RPA), calculated in accordance with Annex C, D and Section 4.6 of BS5837:2012.
- 4.3 General observations particularly of structural and physiological condition for example the presence of any decay and physical defect and preliminary management recommendations have also been recorded where appropriate.
- 4.4 The individual positions of trees, groups, and hedgerows have been shown on the Tree Survey Plan. The positions of trees are based on a topographical / land survey, as far as possible, supplied by the client. Where topographical information has not identified the position of trees these have been plotted using a global positioning system and aerial photography to provide approximate locations. The crown spread, root protection area and shade pattern (where appropriate) are also indicated on this plan.

Results Summary

- 4.5 The site supports a varied tree cover made up predominantly of English Oak, Field Maple, Ash, Wild Cherry, Blackthorn, Hawthorn, Hazel, and occasional Apple, Aspen, Holly, and Walnut, forming a mixture of early-mature to mature trees interspersed with younger regeneration and dense understorey vegetation. Scattered larger oaks providing canopy height, while mixed native shrubs and smaller trees contribute to a layered, species-rich boundary habitat.
- 4.6 Table 1 below summarises the trees assessed and several of the trees have been discussed in more detail following the table, owing to their physical condition or arboricultural significance.

Table 1: Summary of Trees by Retention Category

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T12, T14	2		0
Category A	T4, T8, T10, T13, T17, T18, T19, T20, T23, T28, T32, T34, T35, T38	14	G6, G7, G8, G10, G17	5
Category B	T1, T6, T7, T9, T11, T15, T16, T21, T24, T25, T26, T27, T29, T30, T31, T36, T37	17	G3, G4, G5, G12, G13, G14, H6, H7, H8	9
Category C	T2, T3, T5, T22, T33	5	G1, G2, G9, G11, G15, G16, H1, H2, H3, H4, H5	11

- 4.7 The site contains a diverse and well-established tree population comprising individual trees, groups, and hedgerows that collectively form a semi-natural tree group edge and boundary network. The dominant species include English Oak (*Quercus robur*), Field Maple (*Acer campestre*), Ash (*Fraxinus excelsior*), Wild Cherry, Blackthorn, Hawthorn, Hazel, Apple, Aspen, Holly, and Walnut, with most specimens falling within the early-mature to mature age classes. This creates a layered canopy and understorey structure typical of mixed native tree group and hedgerow habitats.
- 4.8 The most significant arboricultural features on the site are the mature English Oaks, particularly those within Groups G6, G7, G8, G10, and G17, all of which are graded A-category due to their size, condition, and landscape value. These trees exhibit large crown spreads and extensive Root Protection Areas (RPAs), often exceeding 10 m in radius, making them key constraints to development. Their structural condition is generally good, with typical age-related features such as epicormic growth, deadwood, and dense basal vegetation, but no defects that compromise long-term retention.
- 4.9 A number of B-category trees and groups—including G3, G4, G5, G13, G14, and individual oaks such as T24, T25, T26, and T27—provide additional landscape, ecological, and visual value. These trees are structurally sound and contribute positively to the character of the site, though they may display minor defects such as bark wounds, undergrowth obstruction, or small quantities of deadwood.
- 4.10 Lower-value C-category trees and hedgerows are present throughout the site, typically comprising younger specimens, suppressed understorey trees, or mixed hedgerow vegetation. While these features offer localised screening and biodiversity benefits, they do not represent significant planning constraints and may be more flexible in terms of retention or modification.
- 4.11 Importantly, the site also contains a veteran-quality English Oak (T35), which displays an exceptional combination of habitat features including major stem cavities, decay holes, bark loss, sap runs, sheltered crevices, extensive deadwood, epicormic growth, and evidence of wildlife use. Its large girth, mature form, and aesthetic prominence further reinforce its ecological and cultural significance. This tree represents a high-value arboricultural asset and requires the highest level of protection, with avoidance of direct and indirect impacts forming a key consideration in the design and layout of any proposed development.



View of T35 – English Oak looking southeast.

- 4.12 Overall, the site's tree cover is characterised by a strong framework of mature native trees – particularly oak – supported by mixed hedgerows and understorey vegetation. These features collectively form the primary arboricultural constraints and should be integrated sensitively into the development to ensure long-term retention, ecological continuity, and compliance with relevant planning policies.

Ancient and Veteran Trees

- 4.13 Where this assessment has identified veteran trees in accordance with our veteran tree survey methodology, further survey work of those trees and their communities will be required to inform future management.
- 4.14 Details of trees with veteran features have been included within Appendix C: Veteran Tree Schedule.
- 4.15 To affording these trees greater protection a buffer zone calculated in accordance with the guidelines detailed within Ancient and other Veteran Trees: Further Guidance on Management (Lonsdale, D (ed.) (2013). The Tree Council & Ancient Tree Forum has been provided. This buffer zone is defined as a distance equal to 15 times the trees stem diameter, or five metres beyond the canopy, whichever is the greater (Read, 2000).

Statutory Considerations

- 4.16 Local authorities have a Duty under the Town and Country Planning Act to create Tree Preservation Orders (TPO) to protect and preserve specific trees and woodlands that bring significant amenity benefit to a particular site or location.
- 4.17 Under a TPO it is a criminal offence to cut down, top, lop, uproot or wilfully destroy a tree protected by that Order, or to cause or permit such actions, if carried out without the prior written consent of the acting LPA.
- 4.18 No direct consultation with the Local Planning Authority has taken place, however, it is understood having used the online search facility on the website for the Local Planning Authority, Horsham District Council that there are no Tree Preservation Orders and Conservation Areas that would apply to any trees present on, or in close proximity to the assessment site and therefore no statutory constraints would apply to the development in respect of trees. Before any tree works are undertaken confirmation of the online information should be sought from the Local Authority.
- 4.19 Information provided on Tree Preservation Orders and Conservation Areas is accurate to the date of this assessment and cannot be assumed to remain unchanged. The last check was carried out on the 30.03.26.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The following paragraphs present a summary of the tree survey and discussion of particular trees and groups recorded in the context of any proposed development in the form of an Arboricultural Impact Assessment in accordance with section 5.4 of BS5837. Any final tree retentions will need to be reconciled with the advice contained within this report.
- 5.2 The AIA has been based upon the Illustrative Layout and seeks to outline the relationship between the proposals and the existing trees and hedgerows. The drawing shows the proposals for an outline planning application for a residential scheme delivering up to 75 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including attenuation features set within a landscape framework of retained and proposed GI.
- 5.3 An overlay of the layout has been incorporated in the Tree Retention Plan to assist in identifying the relationship and any potential conflicts between the proposals and the existing trees and hedgerows. The plan also identifies which trees would be required to be removed or retained as part of the proposed development.
- 5.4 A Detailed Access Arrangement Plan has also been provided to demonstrate the location of the primary access position in relation to the surrounding tree cover allowing the identification of any potential conflicts through implementation of the site access.
- 5.5 Table 2 below summarises the impact on tree stock and these impacts have been discussed in more detail following the table.

Table 2: Summary of Impact on Tree Stock

	Trees, hedges to be Removed	Reason for Removal
Category B (Moderate Quality / Value)	T36 (Full removal)	T36 - Full removal of T36 to facilitate internal road & plot.
Category C (Low Quality / Value)	G2 (Full removal)	Full removal of G2 to facilitate vehicular and pedestrian access to site.
Category C (Low Quality / Value)	G1 (Full removal)	G1 - Full removal of G1 to facilitate vehicular and pedestrian access to site.
Category C (Low Quality / Value)	H4 (Part Removal)	H4 – Partial removal to facilitate internal road.
Category C (Low Quality / Value)	G15 (Full removal)	G15 - Full removal of G15 to facilitate internal road.

- 5.6 The proposed development requires the removal of a limited number of trees and hedgerow sections to facilitate essential infrastructure, including the primary site access, and internal road layout. All proposed removals are restricted to a Category B tree, and category C tree groups and part of hedgerow, with no A-category or veteran trees affected. The impacts are summarised below.

5.7 Category B Tree Removal:

- T36 - Full Removal (Moderate Quality / Value)

The removal of T36 is required to accommodate the alignment of the internal road and associated plot arrangement. Due to its position within the proposed carriageway footprint, retention is not feasible without compromising the design or creating future pressure for excessive pruning.

Impact:

Loss of one moderate-quality tree. This represents a manageable arboricultural impact, capable of being mitigated through appropriate replacement planting.

5.8 Category C Removals:

- G2 (Full Removal)

The entirety of group G2 must be removed to facilitate the formation of the primary vehicular and pedestrian access into the site. This feature comprises of low-quality, early-mature vegetation with limited arboricultural or landscape value.

Impact:

Localised loss of low-quality boundary vegetation. Screening and ecological function can be reinstated through new native hedgerow planting.

- G1 - Full Removal

G1 requires full removal to accommodate the primary vehicular and pedestrian access into the site. The group consists of small, early-mature trees of limited condition and value, with no significant contribution to the wider landscape character.

Impact:

Minor arboricultural impact due to the low quality of the group. Screening and ecological function can be reinstated through new native hedgerow planting.

- H4 - Partial Removal

A short section of H4 must be removed to enable the internal road layout. The hedgerow is of low arboricultural value and contains no notable features that would constrain development.

Impact:

Limited impact on boundary structure. Retained sections will continue to provide screening, and the loss can be offset through reinforcement planting.

- G15 - Full Removal

G15 is to be removed to facilitate the internal road alignment. This group comprises young, low-quality trees with minimal landscape presence.

Impact:

Negligible arboricultural impact due to the small size and low value of the group.

- 5.9 In total, five features require removal or partial removal. All are of low to moderate quality, and their loss is considered acceptable within the context of the development, subject to appropriate mitigation.
- 5.10 No A-category trees or veteran-quality specimens are proposed for removal. The identified veteran-quality tree T35 lies outside the development footprint and will be fully retained. Its Root Protection Area (RPA) will be safeguarded through robust protective fencing and exclusion measures.

Summary

- 5.11 The proposed development has been informed by a detailed understanding of the site's arboricultural resource and has been designed to retain a high proportion of the existing tree cover, including all A-category trees and the identified veteran-quality English Oak (T35). Tree removals are limited to a small number of Category B and C features, all of which are of low to moderate arboricultural value and are required solely to facilitate essential infrastructure such as access, and internal road layout. No veteran trees, or high-value landscape trees are proposed for removal.
- 5.12 Through careful design iteration, the layout successfully avoids encroachment into the RPAs of the most significant trees, ensuring that the site's key arboricultural assets are fully integrated into the development. The retention of these trees, coupled with targeted future management and a comprehensive programme of new planting, will strengthen the site's long-term green infrastructure and enhance its landscape character. This approach aligns with the aims and objectives of both national planning policy and the Horsham District Planning Framework (HDPF, 2015).
- 5.13 The proposals demonstrate clear compliance with Policy 25 (The Natural Environment and Landscape Character) by conserving and enhancing the site's principal natural features, including mature trees, hedgerows, and the wider landscape structure. The integration of retained trees within the layout meets the expectations of Policy 32 (The Quality of New Development), ensuring that natural features contribute positively to the design and are safeguarded for the future. The development respects local character and visual amenity in accordance with Policy 33 (Development Principles), with the retention of mature oaks and boundary vegetation maintaining the established landscape setting.
- 5.14 Where trees contribute to the historic or cultural context of the site, including the veteran-quality T35, the proposals accord with Policy 34 (Cultural and Heritage Assets) by ensuring their protection and continued contribution to the area's heritage value. The combined effect of Policy 25 and Policy 31 (Green Infrastructure and Biodiversity) is also met, as the scheme retains ecologically valuable trees, protects veteran features, and enhances habitat connectivity through new planting and long-term management.
- 5.15 Additional considerations under Policy 24 (Environmental Protection) and Policy 26 (Countryside Protection) are satisfied through the retention of boundary vegetation, maintenance of rural character, and avoidance of unnecessary tree loss that could otherwise impact local environmental quality.
- 5.16 In summary, the development achieves a balanced and responsible approach to arboricultural constraints. The retention of high-value trees, the protection of a veteran specimen, and the

enhancement of the site's future tree cover collectively ensure that the proposals meet the aspirations of both local and national policy. The scheme can proceed without significant long-term harm to the arboricultural resource and will deliver a net improvement in landscape and ecological value over time.

- 5.17 In a subsequent Reserved Matters application, the final layout of the scheme should be informed by this assessment. The routing of below ground services should also consider retained trees and should not encroach within the Root Protection Areas of retained trees, as recommended by the guidance given in section 7.7 of BS5837.

6.0 NEW TREE AND HEDGEROW PLANTING

- 6.1 As part of the subsequent reserved matters application, should the application be approved, an adequate quantity of structured tree planting should be provided to mitigate for any tree removal necessary to implement the development. The purpose and function of this new tree planting should be understood from the start of any design stages so that key objectives from a landscape perspective can also be achieved.
- 6.2 The landscaping scheme should consider the use of both native tree species (for their low maintenance requirements and nature conservation value) and ornamental species (for their contribution to urban design and amenity value). Species choices should be selected on the basis of their suitability for the final site use. Furthermore, during the design process consultation should be made with the Local Planning Authority to obtain information on their tree strategy and incorporate the planting proposals with any local policies and initiatives and/or Biodiversity Action Plans (BAP).
- 6.3 When deciding upon suitable tree species, careful consideration would need to be given to the following: ultimate height and canopy spread, form, habit, density of crown, potential shading effect, colour, water demand, soil type and maintenance requirements in relation to both the built form of the new development and existing properties.
- 6.4 Through careful species selection, the landscape scheme shall reduce the risk of trees being removed in the future on the grounds of nuisance. Nuisance can be perceived in a number of ways and vary from person to person however most commonly, within the context of trees, low overhanging branches, excessive shading, seasonal leaf fall and the misinformed perception that trees close to buildings cause damage.
- 6.5 Hedgerows are identified as a Habitat of Principal Importance (HPI) as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Consequently, it is important that the proposed scheme delivers a net gain in terms of linear hedgerows through new planting to compensate for any losses. Species should be native, and characteristic of the locality.

Rooting Environment and Soil Volumes

- 6.6 The success of any landscaping scheme relies on an adequate provision of a high-quality rooting environment within which trees can thrive and reach their full potential. Planting trees with due care and consideration can, in the long term, provide a greater return on a schemes green investment and ensure trees remain healthy and grow to mature proportions. Healthy mature trees integrate well into the built environment; increase the maturity of the landscape; help provide a natural green and leafy urban environment in which people would want to reside whilst also benefiting local wildlife.
- 6.7 The planting of trees within confined urban environments should consider the use of appropriately designed planting pits specifically engineered to promote tree health and longevity. Crucially the aim will be to provide an adequate volume of quality soil for roots to suitably develop by calculating the amount of available soil volumes needed and selecting species whose mature size is compatible with the site. This is an integral component of the planning stage (Lindsey & Bassuk, 1991).

General Planting Recommendations

- 6.8 Wherever possible, following discussions with the developer and utility companies, common service trenches should be specified to minimise land take associated with underground service provision and facilitation access for future maintenance.
- 6.9 Tree planting should be avoided where they may obstruct overhead power lines or cables. Any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

7.0 TREE PROTECTION MEASURES

- 7.1 Retained trees should be adequately protected during works through the erection of the requisite tree protection measures. These protection measures should be detailed as part of a site-specific Arboricultural Method Statement, which could be imposed as a condition of planning approval.
- 7.2 Measures to protect trees should follow the guidance in BS5837 and be applied where necessary for the purpose of protecting trees within the site whilst allowing sufficient access for the implementation of the proposed layout. These have been broadly summarised below.

General Information and Recommendations

- 7.3 All trees retained on site should be protected by suitable barriers or ground protection measures around the calculated RPA, crown spread of the tree or other defined constraints of this assessment as detailed by section 6 and 7 of BS5837.
- 7.4 Barriers should be erected prior to commencement of any construction work and once installed, the area protected by fencing or other barriers will be regarded as a construction exclusion zone.
- 7.5 Any trees that are not to be retained as part of the proposals should be felled prior to the erection of protective barriers. Particular attention needs to be given by site contractors to minimise damage or disturbance to retained specimens.
- 7.6 Construction access may take place within the root protection area if suitable ground protection measures are in place. This may comprise single scaffold boards over a compressible layer laid onto a geo-textile membrane for pedestrian movements. Vehicular movements over the root protection area will require the calculation of expected loading and the use of proprietary protection systems.

Tree Protection Barriers

- 7.7 Tree protection fencing should be fit for the purpose of excluding any type of construction activity and suitable for the degree and proximity of works to retained trees. Barriers must be maintained to ensure that they remain rigid and complete for the duration of construction activities on site.
- 7.8 In most situations, fencing should comprise typical construction fencing panels attached to scaffold poles driven vertically into the ground, as illustrated in Appendix B.
- 7.9 Where site circumstances and the risk to retained trees do not necessitate the default level of protection an alternative will be specified appropriate to the level / nature of anticipated construction activity.

Protection outside the exclusion zone

- 7.10 Once the areas around trees have been protected by the barriers, any works on the remaining site area may be commenced providing activities do not impinge on protected areas.
- 7.11 All weather notices should be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. The area within the protective barriers will then remain a construction exclusion zone throughout the duration of the construction phase of the proposed development.
- 7.12 Wide or tall loads etc should not come into contact with retained trees. Banksman should supervise transit of vehicles where they are near retained trees.
- 7.13 Oil, bitumen, cement or other material that is potentially injurious to trees should not be stacked or discharged within 10m of a tree stem. No concrete should be mixed within 10m of a tree. Allowance should be made for the slope of ground to prevent materials running towards the tree.
- 7.14 Notice boards, telephone cables or other services should not be attached to any part of a retained tree.
- 7.15 Any trees which need to be felled adjacent to or are present within a continuous canopy of retained trees, must be removed with due care (it may be necessary to remove such trees in sections).

8.0 TREE MANAGEMENT

- 8.1 The layout of the development is currently reserved for subsequent approval. During a reserved matters application pursuant to layout, a review of the relationship between the layout and the retained trees should be undertaken by a qualified arboriculturist to assess the existing tree cover and prepare a schedule of tree works.
- 8.2 All retained trees should be subjected to sound arboricultural management as recommended within section 8.8.3 of BS5837 Post Development Management of Existing Trees, where there is a potential for public access to satisfy the landowner's duty of care.
- 8.3 Landowners responsible for trees, especially those within the public domain, have a legal 'duty of care' to ensure that visitors and neighbours of their land are reasonably safe and that nobody comes to harm or injury, by his or her negligence, through taking measures to reduce risks as far as is 'reasonably practical' (The Health and Safety at Work Act 1974).
- 8.4 To ensure that risks are reduced as far as is 'reasonably practicable' it will be necessary that, a review of the relationship between retained trees and the new development should be undertaken by a qualified arboriculturist to assess the retained tree cover and prepare a schedule of tree works.
- 8.5 The Occupiers Liability Act (1957 and 1984) also places a 'duty of care' to ensure that no reasonably foreseeable harm takes place due to tree defects. That duty of care should be reasonable, proportionate, and reasonably practicable when managing the risk.
- 8.6 It is currently expected that a suitably qualified Arboriculturist or tree surveyor should inspect trees with an appropriate level of regularity. The purpose of the inspections is to determine whether a tree could foreseeably cause harm by virtue of its size and physical condition.
- 8.7 All tree works undertaken should comply with British Standard 3998:2010 and should therefore be carried out by skilled tree surgeons. It would be recommended that quotations for such work be obtained from Arboricultural Association Approved Contractors as this is the recognised authority for certification of tree work contractors.
- 8.8 All vegetation and, particularly, woody vegetation proposed for clearance should be removed outside of the bird-breeding season (March - September inclusive) as all birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. Where this is not possible, vegetation should be checked for the presence of nesting birds prior to removal by an experienced ecologist.

9.0 CONCLUSION

9.1 Summary of Site and Tree Stock

The site comprises approximately 5.73ha of land on the eastern edge of Partridge Green and contains a varied and well-established tree population, including thirty-eight individual trees, seventeen groups, and eight hedgerows.

The dominant species are English Oak, Field Maple, Ash, Wild Cherry, Blackthorn, Hawthorn, Hazel, Apple, Aspen, Holly, and Walnut, forming a layered canopy and understorey typical of mixed native woodland and hedgerow habitats. The most significant arboricultural features are the mature English Oaks within Groups G6, G7, G8, G10, and G17, all graded Category A due to their size, condition, and landscape value.

The site also contains a veteran-quality English Oak (T35), which displays extensive habitat features including cavities, decay holes, sap runs, deadwood, and wildlife evidence, making it a high-value arboricultural asset requiring the highest level of protection.

9.2 Summary of the Arboricultural Impact Assessment (AIA)

The AIA has been prepared in accordance with BS5837:2012 and assesses the relationship between the proposed development and the existing tree stock. The scheme requires the removal of a limited number of Category B and C trees and hedgerow sections to facilitate essential infrastructure, including the primary access, and internal road layout.

No Category A or veteran trees are affected by the proposals. The removals include T36, section of H4, and full removal of G1, G2, and G15, all of which are low- to moderate-quality features with limited long-term value.

The layout has been designed to retain all high-value trees, including the veteran-quality T35, and to avoid encroachment into their RPAs. The retained tree stock forms the structural basis of the site's Green Infrastructure, with opportunities for enhancement through new planting and long-term management.

9.3 Conclusion

The proposed development has been informed by a detailed understanding of the site's arboricultural resource and demonstrates a clear commitment to retaining a high proportion of the existing tree cover, including all Category A trees and the veteran-quality T35.

This approach aligns with the aims of the National Planning Policy Framework (2024), which requires developments to retain existing trees wherever possible and integrate new tree planting as part of high-quality design.

The scheme also meets the objectives of the Horsham District Planning Framework (HDPF, 2015) by conserving and enhancing natural features in accordance with Policy 25, integrating existing trees into the layout in line with Policy 32, and respecting local character and visual amenity as required by Policy 33.

The protection of the veteran-quality oak T35 and the wider mature oak framework also supports Policy 34, which safeguards trees contributing to cultural and heritage value. Furthermore, the combined intent of Policies 25 and 31-to protect ancient woodland, veteran trees, and ecologically valuable tree cover-is fully met through the retention and safeguarding of all high-value arboricultural assets.

The limited removals proposed are restricted to low- and moderate-quality trees necessary to deliver essential infrastructure, and these impacts will be offset through targeted new planting and long-term management.

Overall, the development achieves a balanced and policy-compliant approach that protects the site's key arboricultural features while delivering meaningful landscape and biodiversity enhancements.

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Appendix A - Tree Schedule

Measurements	Age Classes	Quality Assessment of BS Category	ULE (relates to BS Category)
Height - Measured using a digital laser clinometer (m)	YNG: Establishing, typically with good vigour and fast growth rates and strong apical dominance; c. less than 1/3 life expectancy	Category U - Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<10 years
Stem Dia. - Diameter measured (mm) in accordance with Annex C of the BS5837	SM: Semi-mature trees less than 1/3 life expectancy	Category A - Trees of high quality with an estimated remaining life expectancy of at least 40 years.	40+ years
Crown Radius - Measured using a digital laser clinometer radially from the main stem (m)	EM: Established, typically vigorous and increasing in apical height and lateral spread; 1/3 - 2/3 life expectancy. Offers landscape significance	Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	20-40 years
Abbreviations est - Estimated stem diameter avg - Average stem diameter for multiple stems upto - Maximum stem diameter of a group	M: Fully established over 2/3 life expectancy, generally good vigour and achieving full height potential with crown still spreading	Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	10-20 years
	OM: Fully mature, at the extremes of expected life expectancy, vigour decreasing, declining or moribund	Sub-categories: (i) - Mainly arboricultural value (ii) - Mainly landscape value (iii) - Mainly cultural or conservation value	
	V: biological, cultural or aesthetic value comprising niche saproxylic habitat. Individuals of large proportions (stem girth) in comparison to trees of the same species/surviving beyond the typical age range for their species.	The BS category particular consideration has been given to the following: • The presence of any structural defects in each tree/group and its future life expectancy • The size and form of each tree/group and its suitability within the context of a proposed development • The location of each tree relative to existing site features e.g. its screening value or landscape features • Age class and life expectancy	

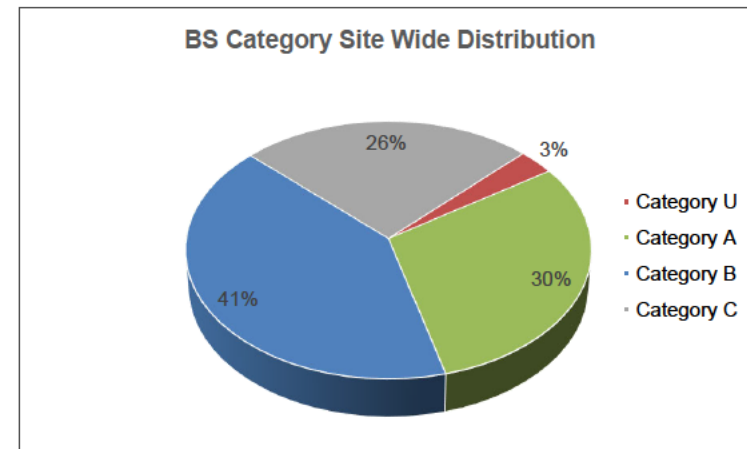
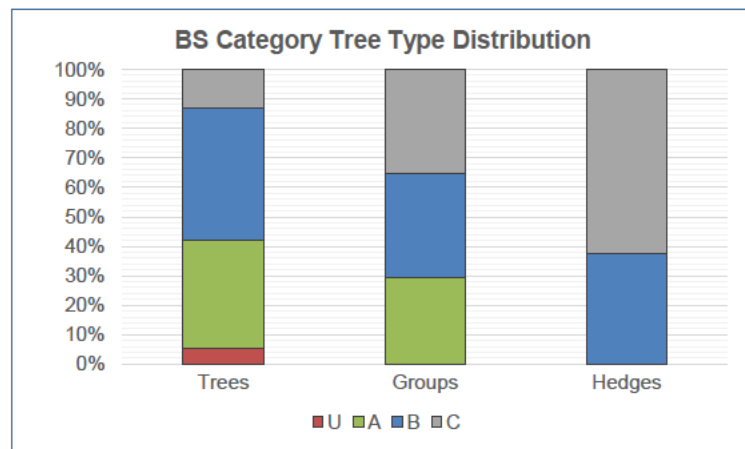
Structural Condition	Physiological Condition	Root Protection Area (RPA)
Good - No significant structural defects	Good - No significant health problems	- The RPA Radius column provides the extent of an equivalent circle from the centre of the stem (m). - The RPA is calculated using the formulae described in paragraph 4.6.1 of British Standard 5837: 2012 and is indicative of the rooting area required for a tree to be successfully retained. Tree roots extend beyond the calculated RPA in many cases and where possible a greater distance should be protected. - Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter, uncapped.
Fair - Structural defects that can be remediated	Fair - Symptoms of ill-health that can be remediated	
Poor - Significant defects beyond remediation, present a risk of failure in the foreseeable future	Poor - Significant ill-health. Unlikely the tree will recover in the long term	
Dead - Dead tree with structural integrity of tree severely compromised	Advanced Decline / Dead - Advanced state of decline and unlikely to recover or Dead	

Appendix Summary

	Individual Trees	Totals	Tree Groups and Hedgerows	Totals
Category U	T12, T14	2		0
Category A	T4, T8, T10, T13, T17, T18, T19, T20, T23, T28, T32, T34, T35, T38	14	G6, G7, G8, G10, G17	5
Category B	T1, T6, T7, T9, T11, T15, T16, T21, T24, T25, T26, T27, T29, T30, T31, T36, T37	17	G3, G4, G5, G12, G13, G14, H6, H7, H8	9
Category C	T2, T3, T5, T22, T33	5	G1, G2, G9, G11, G15, G16, H1, H2, H3, H4, H5	11
	Total	38	Total	25

BS Category Tree Type Distribution displays the proportion of trees assessed in each type to enable a better understanding of the category distribution.

BS Category Site Wide Distribution shows the proportion of trees assessed in each category across the whole site which allows an interpretation of the site's overall quality.



Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
INDIVIDUAL TREES										
T1	Ash Fraxinus excelsior	19	490 440	5	M	F	Branch stubs evident Minor dead wood evident in the crown (<75mm) No major defects were noted	196	7.9	B (ii)
T2	Apple Malus domestica	4	360	2	M	F	Bark wounds noted Branch socket cavities observed Branch stubs evident	59	4.3	C (ii)
T3	Apple Malus domestica	4	300 230 180	3	M	P	Bark wounds noted Branch socket cavities observed Branch stubs evident Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	79	5.0	C (ii)
T4	English Oak Quercus robur	15	640	8	M	G	Dense ivy cover on main stem Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Situated offsite	185	7.7	A (ii)
T5	Ash Fraxinus excelsior	16	350 350	4	M	F	Dense ivy cover on main stem No major defects were noted Ownership undetermined	111	5.9	C (ii)
T6	English Oak Quercus robur	12	230	N - 2 S - 2 E - 5 W - 2	EM	G	Dense ivy cover on main stem No major defects were noted Ownership undetermined	24	2.8	B (ii)
T7	Ash Fraxinus excelsior	14	590 380 350 280	6	M	F	Dense ivy cover on main stem No major defects were noted Ownership undetermined	314	10.0	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T8	English Oak Quercus robur	17	900	9	M	F	Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	366	10.8	A (ii)
T9	Ash Fraxinus excelsior	16	7x 300	6	M	F	Branch stubs evident Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	285	9.5	B (ii)
T10	English Oak Quercus robur	17	est 800	9	M	G	Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted	290	9.6	A (ii)
T11	Field Maple Acer campestre	8	6x 140	5	M	G	No major defects were noted	53	4.1	B (ii)
T12	Wild Cherry Prunus avium	6	est 200	2	M	D	Dead trees noted Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	N/A	N/A	U
T13	English Oak Quercus robur	15	est 480	7	M	G	Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	104	5.8	A (ii)
T14	Wild Cherry Prunus avium	6	est 200	2	M	D	Dead trees noted Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	N/A	N/A	U
T15	Field Maple Acer campestre	8	est 280	5	M	G	No major defects were noted	35	3.4	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T16	English Oak Quercus robur	10	est 270	4	EM	G	Dense undergrowth at the base Epicormic growth evident within the crown Minor dead wood evident in the crown (<75mm) Ownership undetermined	33	3.2	B (ii)
T17	English Oak Quercus robur	18	900	9	M	G	Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	366	10.8	A (ii)
T18	English Oak Quercus robur	17	1100 600	10	M	G	Bark wounds noted Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted	707	Capped at 15m	A (iii)
T19	English Oak Quercus robur	18	1080	10	M	G	Bark wounds noted Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted	528	13.0	A (iii)
T20	English Oak Quercus robur	16	est 1080	10	M	G	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	528	13.0	A (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T21	English Oak Quercus robur	14	est 700	5	M	G	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	222	8.4	B (ii)
T22	English Oak Quercus robur	12	est 700	5	M	P	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	222	8.4	C (ii)
T23	English Oak Quercus robur	15	est 580	6	M	G	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	152	7.0	A (ii)
T24	English Oak Quercus robur	14	est 580	5	M	F	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined	152	7.0	B (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T25	English Oak Quercus robur	14	est 600	5	M	F	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined Unable to gain access	163	7.2	B (ii)
T26	English Oak Quercus robur	14	est 600	7	M	F	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined Unable to gain access	163	7.2	B (ii)
T27	English Oak Quercus robur	12	est 600	7	M	F	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined Unable to gain access	163	7.2	B (ii)
T28	English Oak Quercus robur	17	est 700	9	M	G	Bark wounds noted Base obscured Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Ownership undetermined Unable to gain access	222	8.4	A (ii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T29	Ash Fraxinus excelsior	16	est 580	4.5	M	G	Minor dead wood evident in the crown (<75mm) No major defects were noted	152	7.0	B (ii)
T30	Eucalyptus	12	est 550 500	5	M	G	No major defects were noted Situating offsite Recently pruned	250	8.9	B (ii)
T31	Japanese Cherry Prunus spp.	9	est 300 180	7	M	G	No major defects were noted Situating offsite	55	4.2	B (ii)
T32	English Oak Quercus robur	14	est 600	6	M	G	Epicormic growth evident within the crown Minor dead wood evident in the crown (<75mm) No major defects were noted Situating offsite Unable to gain access	163	7.2	A (ii)
T33	Ash Fraxinus excelsior	16	est 700	7.5	M	P	Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Situating offsite Unable to gain access	222	8.4	C (ii)
T34	English Oak Quercus robur	17	est 1000	9	M	G	Base obscured Branch socket cavities observed Branch stubs evident Epicormic growth evident within the crown Light ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted	452	12.0	A (iii)

Tree No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
T35	English Oak Quercus robur	17	est 1400	9	V	F	Bark wounds noted Basal cavity observed Branch socket cavities observed Branch stubs evident Characteristic for species Crown had been heavily reduced Dieback of the crown observed Epicormic growth evident within the crown Heartwood exposed Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Potential Roost Features (PRF) Pruning wounds noted Woodpecker holes observed	1385	21.0	A (iii)
T36	Common Walnut Juglans regia	13	380 380 180	6	EM	G	Branch stubs evident Multi leadered form No major defects were noted	145	6.8	B (i)
T37	Ash Fraxinus excelsior	14	est 400 300 300 200	6	M	G	Epicormic growth evident within the crown Light ivy cover Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Multi leadered form Roadside tree offsite	172	7.4	B (ii)
T38	English Oak Quercus robur	16	est 550	8	M	G	Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Situated offsite	137	6.6	A (ii)

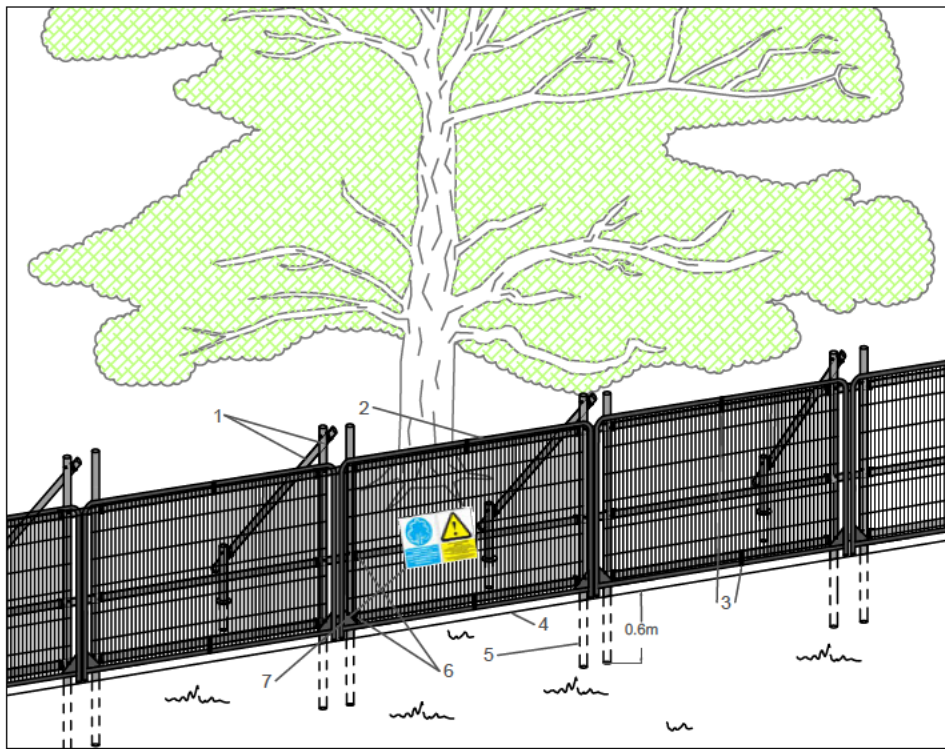
Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
GROUPS OF TREES										
G1	Ash Fraxinus excelsior Wild Cherry Prunus avium	9	avg 200	3	EM	F	Base obscured Dense ivy cover on main stem Minor dead wood evident in the crown (<75mm)	18	2.4	C (ii)
G2	Leyland Cypress Cupressocyparis leylandii	5	avg 150	2	EM	F	Base obscured Minor dead wood evident in the crown (<75mm) No major defects were noted	10	1.8	C (ii)
G3	English Oak Quercus robur	7	avg 150	2.5	EM	G	No major defects were noted Ownership undetermined 3 no.	10	1.8	B (ii)
G4	Field Maple Acer campestre	8	est 280	5	M	G	No major defects were noted 4 no.	35	3.4	B (ii)
G5	Field Maple Acer campestre	8	est 320	5	M	G	Dense undergrowth at the base No major defects were noted Ownership undetermined	46	3.8	B (ii)
G6	English Oak Quercus robur	18	est 950	8	M	G	Dead trees noted Dense undergrowth at the base Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ownership undetermined Unable to gain access	408	11.4	A (ii)
G7	Ash Fraxinus excelsior English Oak Quercus robur	11	est 780	6.5	M	G	Dead trees noted Dense undergrowth at the base Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ownership undetermined Unable to gain access	275	9.4	A (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G8	English Oak Quercus robur	17	avg 880	8	M	G	Dead trees noted Dense undergrowth at the base Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ownership undetermined Unable to gain access	350	10.6	A (ii)
G9	Blackthorn Prunus spinosa English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna	2.5	avg 40	1	SM	F	Base obscured Dense undergrowth at the base Self seeded scattered undergrowth	1	0.5	C (ii)
G10	English Oak Quercus robur	17	est 850	8	M	G	Dead trees noted Dense undergrowth at the base Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ownership undetermined Unable to gain access	327	10.2	A (ii)
G11	Aspen Populus tremula	8	avg 60	1	SM	G	No major defects were noted	2	0.7	C (ii)
G12	Apple Malus domestica	7	est 6x 150	4	M	F	Bark wounds noted Branch stubs evident Broken branches evident Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm)	61	4.4	B (ii)
G13	Ash Fraxinus excelsior Field Maple Acer campestre	13	avg 200	4.5	EM	F	Bark wounds noted Base obscured Dead trees noted Dense undergrowth at the base Minor dead wood evident in the crown (<75mm) Ownership undetermined	18	2.4	B (ii)

Group No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
G14	Ash Fraxinus excelsior English Oak Quercus robur Field Maple Acer campestre	14	avg 430	7	M	G	Branch stubs evident Dense undergrowth at the base Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) Ownership undetermined	84	5.2	B (ii)
G15	English Oak Quercus robur	2.5	avg 60	1	Yng	G	No major defects were noted	2	0.7	C (ii)
G16	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Holly Ilex aquifolium	3	avg 6x 30	1	SM	F	No major defects were noted Screening from neighbouring property	2	0.9	C (ii)
G17	English Oak Quercus robur	16	est 500	6	M	G	Epicormic growth evident within the crown Major dead wood evident in the crown (>75mm) Minor dead wood evident in the crown (<75mm) No major defects were noted Situated offsite 2 no.	113	6.0	A (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
HEDGEROWS										
H1	Field Maple Acer campestre Privet Ligustrum ovalifolium	2	est 6x 20	1	SM	F	No major defects were noted	1	0.6	C (ii)
H2	Blackthorn Prunus spinosa	5	avg 6x 30	1.5	EM	F	No major defects were noted	2	0.9	C (ii)
H3	Hawthorn Crataegus monogyna	4	est 110	2	EM	F	Established ivy cover No major defects were noted	5	1.3	C (ii)
H4	Blackthorn Prunus spinosa English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna	5	est 110	2	EM	F	Established ivy cover No major defects were noted	5	1.3	C (ii)
H5	Blackthorn Prunus spinosa English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana	5	est 200	2.5	EM	F	Base obscured Established ivy cover No major defects were noted	18	2.4	C (ii)

Hedge No	Species	Height	Stem Dia.	Crown Radius	Age Class	Overall Condition	Structural Condition	RPA	RPA Radius	BS5837 Cat
H6	Blackthorn Prunus spinosa English Oak Quercus robur Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana	7	est 200	3.5	M	F	Base obscured Dense undergrowth at the base Established ivy cover No major defects were noted Ownership undetermined	18	2.4	B (ii)
H7	Blackthorn Prunus spinosa Field Maple Acer campestre Hawthorn Crataegus monogyna Hazel Corylus avellana	6	est 200	3	M	F	Base obscured Dense undergrowth at the base Established ivy cover No major defects were noted Ownership undetermined	18	2.4	B (ii)
H8	Blackthorn Prunus spinosa Hawthorn Crataegus monogyna Hazel Corylus avellana Holly Ilex aquifolium	3	est 60	2	M	F	Dense undergrowth at the base Established ivy cover No major defects were noted Ownership undetermined	2	0.7	B (ii)



Specification for High Intensity Protection Barrier

1. Standard scaffold poles
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3. Panels secured to scaffold frame with wire ties
4. Ground level
5. Uprights driven into the ground until secure (min depth of 0.6m)
6. Standard scaffold clamps
7. Construction Exclusion Zone signs



Specification for Low Intensity Protection Barrier

1. Stabiliser strut with base plate secured with ground pins
2. Feet blocks secured with ground pins
3. Construction Exclusion Zone signs

APPENDIX B PROTECTIVE FENCING SPECIFICATIONS

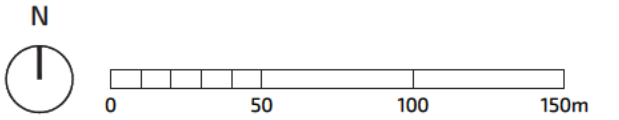
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule.
The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Category U - Trees / Groups Unsuitable for Retention (BS5837:2012)
- Category A - Trees / Groups of High Quality (BS5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS5837:2012)
- Category C - Trees / Groups of Low Quality (BS5837:2012)
- Hedgerow
Colour Indicates BS5837:2012 Category
- Root Protection Area
- Individual/Group number and BS5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran Tree Buffer Zone
(in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

rev	date	description	client	scale
-	01.12.25	First Issue	Wain Estates	1:2500 @ A3

client

Wain Estates

project

Shermanbury Road,
Partridge Green, West Sussex

title
TREE SURVEY PLAN

number
13658-T-01

status
-

rev
-

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Notes:

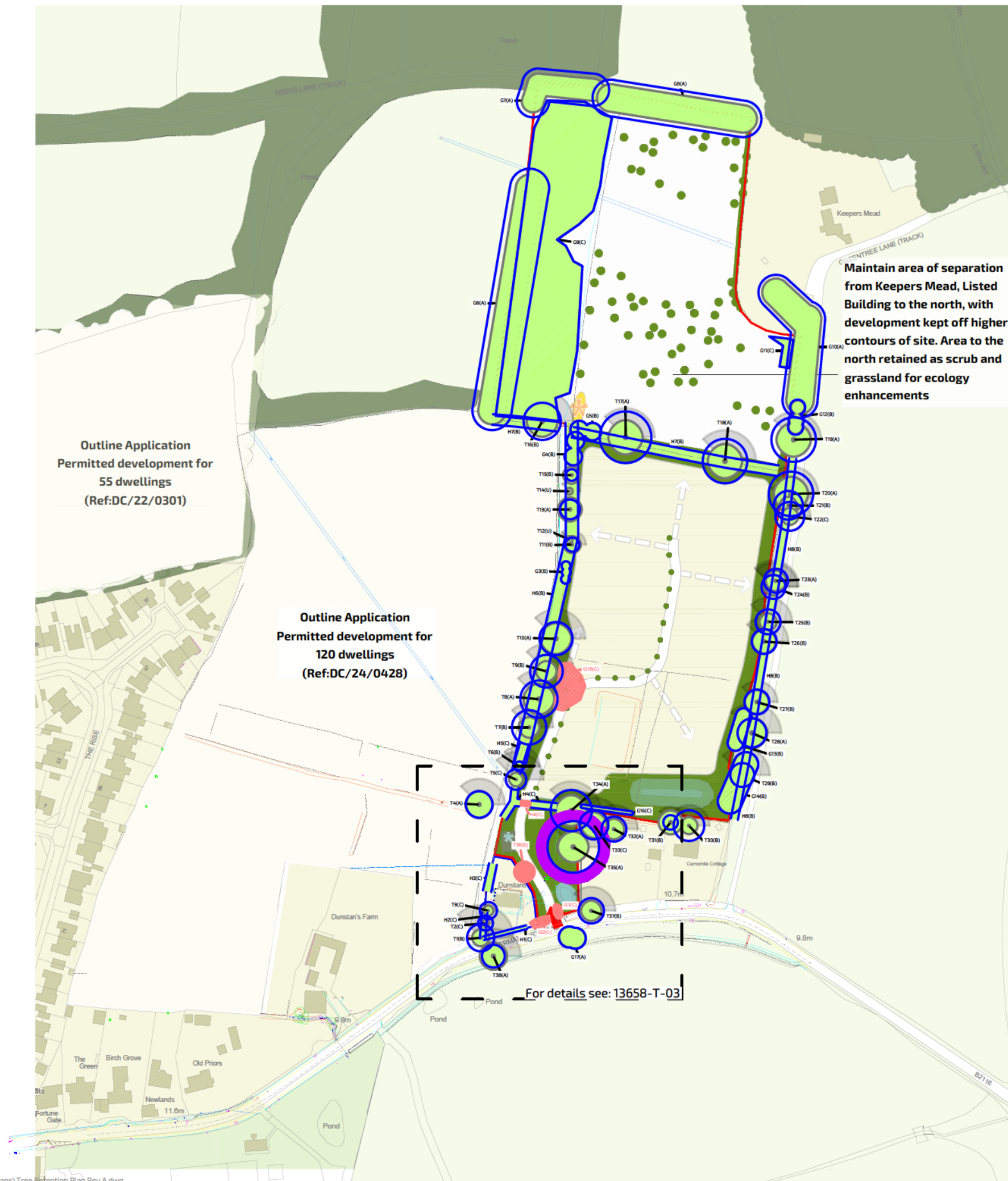
	Tree/Group to be Retained
	Tree/Group proposed to be removed subject to relevant permissions
	Hedgerow Proposed to be Retained and Incorporated into the New Development
	Hedgerow proposed to be removed subject to relevant permissions
	Root Protection Area (Shown for retained trees only)
	Individual / Group Number and BS Category
	Individual / Group Number to be Removed and BS 5837:2012 Category
	Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
	Veteran Tree Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

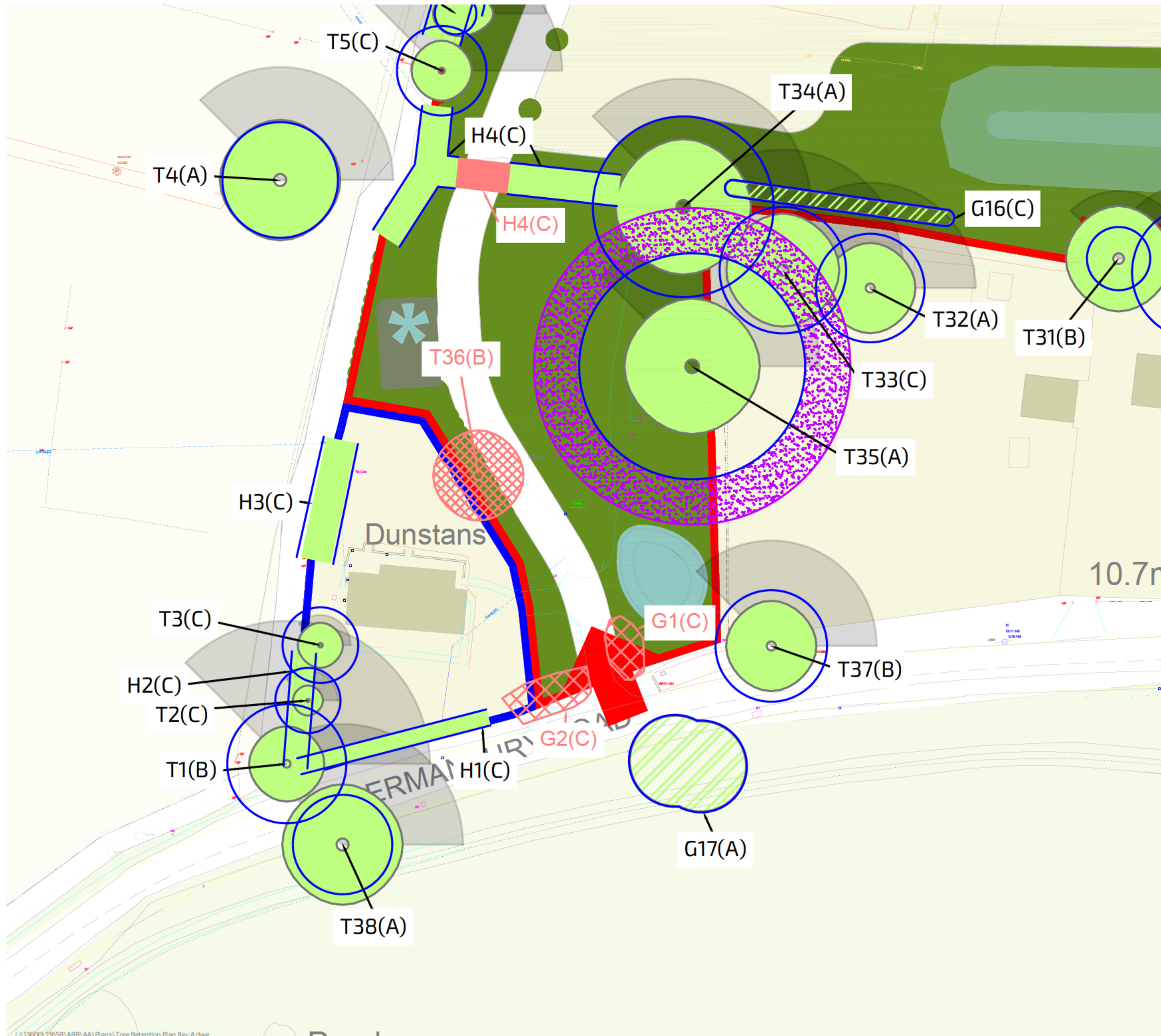
-	30.03.2026	First Issue	BEW / HR
-	29.06.2026	Updated DFP Issue	BEW / HR
rev	date	description	drwn/chkd

title scale
TREE RETENTION PLAN 1:2500 @ A3

number	status	rev
13658-T-02	-	A

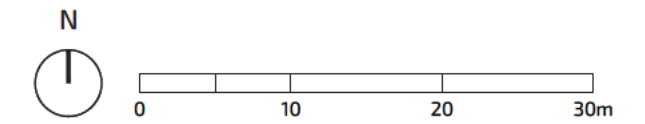
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Notes:

All dimensions to be verified on site. Do not scale this drawing, use figure dimensions only. Drawing to be read in conjunction with Arboricultural Assessment and Appendix A - Tree Schedule. The exact position of individual trees or species included as part of a tree group, woodland or hedgerow should be checked and verified site prior to and decisions for foundation design, tree operations or construction activity being undertaken. Further survey work would be required for calculation foundation depths.

- Tree/Group to be Retained
- Tree/Group proposed to be removed subject to relevant permissions
- Hedgerow Proposed to be Retained and Incorporated into the New Development
- Hedgerow proposed to be removed subject to relevant permissions
- Root Protection Area (Shown for retained trees only)
- T1 (A)
G1 (A) Individual / Group Number and BS Category
- T1 (A)
G1 (A) Individual / Group Number to be Removed and BS 5837:2012 Category
- Indicative Shade Pattern (in accordance with BS5837:2012 where appropriate)
- Veteran Tree Buffer Zone (in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)

-	30.03.2026	First Issue	BEW / HR
-	29.06.2026	Updated DFP Issue	BEW / HR
rev	date	description	drwn/chkd

client
Wain Estates
project
**Shermanbury Road,
Partridge Green, West Sussex**

title
TREE RETENTION PLAN scale
1:500 @ A3

number
13658-T-03 status
- rev
A

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