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BS5837:2012
Arboricultural Survey

Site Address:
Horley Town Council Offices
92 Albert Road
Horley
RH6 7HZ

Robert Toll
HND Urban Forestry - ND Forestry - MArborA

Ref: RMT1065
Site inspection date: 5th December 2024
Date survey published: 9th December 2024
Prepared for Horley Town Council

Arboricultural Association Professional Member
PRO2239

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1 Instructions

1.1 On the 29th November 2024 I was instructed on behalf of Horley Town Council by the Assistant Town Clerk & Responsible Finance Officer, Sam Adeniji, to undertake a survey of trees that are on or adjacent to Horley Town Council Offices, 92 Albert Road, Horley, RH6 7HZ in accordance with *British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

1.2 I am a qualified arboriculturalist as it is detailed at **Appendix 8** and this report has been produced in support of a planning application to Reigate and Banstead Borough Council.

2 Introduction

Site Description

2.1 The site consists of the council offices located in the western half of the site and the car park and grassed grounds in the eastern half. The site is accessed via an asphalt access from the south-western corner of the site and it is routed to the main car park is adjacent to the eastern corner of the Council Offices.

Image 1 – Horley Town Council Offices, 92 Albert Road, Horley, RH6 7HZ shown by an indicative red line

Limitations

2.2 I carried out the survey from ground level with the aid of a Bosch GLM 120 C Professional Laser Measure to measure distances, a Nikon Forestry Pro height measurer and diameter tape.

2.3 Prior to visiting the property I was not supplied with a topographical survey.

2.4 Trees and groups T1 – T7 have been annotated onto the plans to the best of the arboriculturalist's ability.

2.5 All measurements taken to calculate root protection areas and canopy spreads have been measured wherever possible. Where it has not been possible to access certain areas, dimensions have been estimated.

2.6 Wherever possible all diameter measurements have been measured using a diameter tape at a height of 1.5m. Where it has not been possible to access the stems at 1.5m above ground level due to such things as dense Ivy, trees are offsite or trees are inaccessible, then an estimated measurement has been taken. All estimated measurements include the word "estimated" or the abbreviation "est" in the tree survey schedule shown at **Appendix 2**.

2.7 In some instances the diameter measurement has been taken at a height other than 1.5m due to such things as low fork unions. Where this has occurred, I have detailed this in the tree survey schedule shown at **Appendix 2**.

2.8 This report does not constitute a safety survey of the trees included within it. It is advised that if there are concerns regarding the risk posed by trees to persons and property then a tree condition inspection should be commissioned.

Legal Restrictions

2.9 I have not contacted the local planning authority (LPA) directly to ascertain whether the trees on or adjacent to the site are protected by Tree Preservation Orders (TPO) or if they are within a Conservation Order.

2.10 On the 6th December 2024 I carried out a check on the Reigate and Banstead Borough Council online protected tree maps and they indicate that there is no statutory protection on any of the surveyed trees.

2.11 It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. When carrying out tree work care should be taken to avoid disturbance. If necessary, advice should be taken to avoid disturbance. If necessary, advice may need to be sought from a qualified Ecologist.

Tree survey

2.12 I visited the site on the 5th December 2024 and surveyed a total of seven trees. The surveyed trees have been categorised in accordance with British Standard 5837:2012 as shown at **Appendix 1** and the tree survey schedule can be seen at **Appendix 2**.

2.13 At the time of my survey one tree was considered to be category B and moderate value. The remaining trees are considered to be category C and low value.

Table 1 – Tree categorisations as BS5837:2012

Category A	Category B	Category C	Category U
-	T5	T1, T2, T3, T4, T6, T7	-

2.14 It was noted that there are other trees that are located on or adjacent to Horley Town Council Offices, 92 Albert Road, Horley, RH6 7HZ but they have not been included within this report. This is because it is deemed that they are:

- far enough from the area proposed for development that they will not be affected;
- they will be adequately protected by the tree protection measures afforded to the surveyed trees;
- they are specimens of limited significance;

Canopy spreads

2.15 The canopy spreads have annotated on the tree constraints plan and tree protection plan at **Appendices 3 and 4**.

Root protection area (RPA) definition

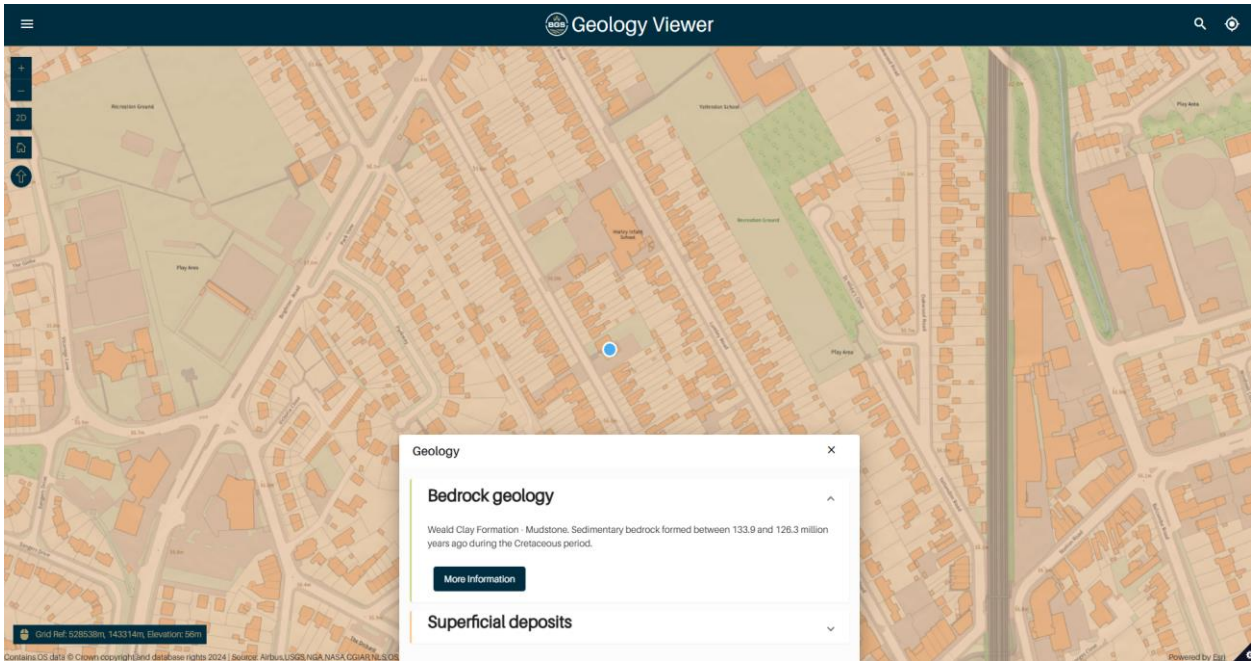
2.16 The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure are treated as a priority.

3 Soil Assessment

3.1 The soil assessment is necessary to establish whether the soil on the proposal site is shrinkable. Tree roots and those of other vegetation have the potential to extract moisture from shrinkable soils such as clay, making the soil expand and contract as the soil desiccates and re-hydrates. Where new structures are proposed on shrinkable soils and close to trees, foundations will need to be sufficiently deepened or able to withstand to minimise the risk of indirect damage to foundations.

3.2 No soil assessments have been provided however a check the British Geological Survey gives the soil type as Weald Clay Formation – Mudstone. This means that the underlying soil is shrinkable and as such foundations will need to be deepened. If further assessments are undertaken that show that there is shrinkable clay, then foundations must be designed in accordance with the guidance within the National House Building Council's Standards Chapter 4.2 Building near trees.

Figure 1 – The British Geological Survey indicates that the soil make up at Horley Town Council Offices, 92 Albert Road, Horley, RH6 7HZ is shrinkable Weald Clay Formation - Mudstone.



Appendix 1 – British Standard 5837:2012 tree categorisation chart

TREES UNSUITABLE FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA			IDENTIFICATION ON PLAN
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5 of BS5837:2012***			RED . RGB 127.000.000
TREES TO BE CONSIDERED FOR RETENTION				
CATEGORY AND DEFINITIONS	CRITERIA - SUBCATEGORIES			IDENTIFICATION ON PLAN
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN . RGB 000.255.000
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value	MID BLUE . RGB 000.000.255
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY . RGB 091.091.091

Appendix 2 - Tree survey schedule

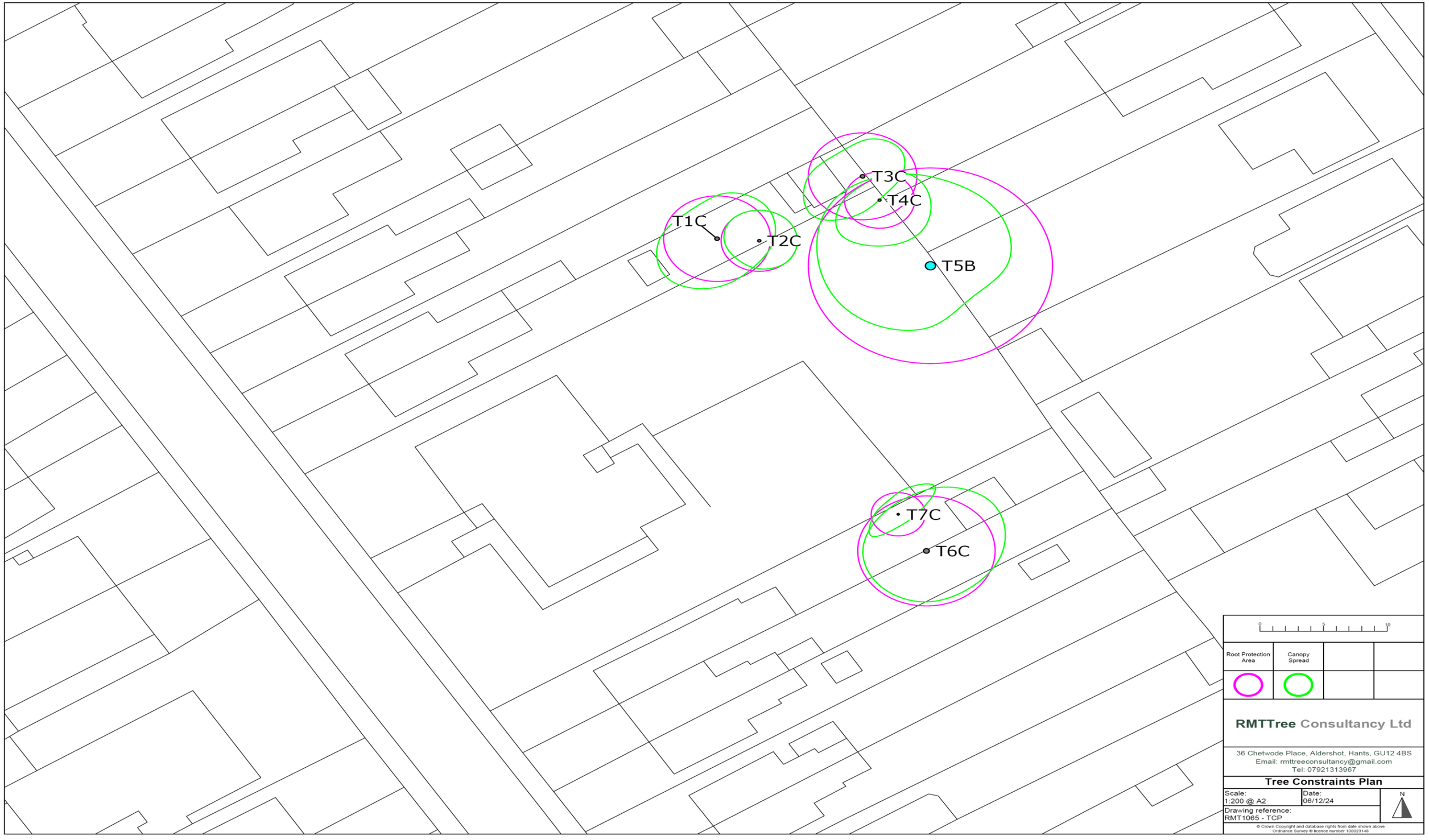
agl:above ground level – c:circa – gl:ground level

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T1	Apple *(Malus sp.)*	6m	350mm est	NE5m SE4m SW5.5m NW3.5m	2m	Mature	Good	Good	Off-site tree. Unremarkable tree.	10+	C	4.2m	55.4m²
T2	Common Holly *(Ilex aquifolium)*	8m	250mm est	NE3m SE3m SW2.5m NW3m	0m	Semi mature	Good	Good	Off-site tree. Unremarkable tree.	10+	C	3.0m	28.3m²
T3	Common Yew *(Taxus baccata)*	10m	225mm 275mm est	NE4m SE2.5m SW5.5m NW3m	3m	Semi mature	Fair	Fair	Off-site tree. Unremarkable tree. Medium sized deadwood 25mm to 100mm. Fair vitality demonstrated by browning of needles and suppression of foliage by Ivy within upper crown.	10+	C	4.3m	57.1m²
T4	Common Yew *(Taxus baccata)*	8m	230mm	NE3.5m SE4.5m SW4.5m NW2m	1.5m	Semi mature	Good	Good	Unremarkable tree.	10+	C	2.8m	23.9m²
T5	Common Oak *(Quercus robur)*	14m	800mm est	NE7.5m SE4.5m SW7.5m NW10m	N3m E3m S2m W3m	Mature	Good	Fair	Crown has been previously reduced. Main stem leans in northerly direction by c40 degrees, straightening to near vertical at 2m agl.	20+	B	9.6m	289.5m²

Tree No.	Species	Height (m)	Trunk dia. at 1.5m	Canopy Spread	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments/ Recommendations	Useful Life Expect	BS5837 grade	Root Protection Area	
												Radius	RPA Area
T6	Douglas Fir *(Pseudotsuga menziesii)*	14m	450mm est	NE7m SE5m SW5m NW5m	5m	Early mature	Good	Good	Off-site tree. Unremarkable tree.	10+	C	5.4m	91.6m²
T7	Magnolia *(Magnolia soulangiana)*	6m	125mm 100mm 75mm est	NE4m SE1m SW3m NW1.5m	1.5m	Young	Good	Fair	Off-site tree. Unremarkable tree. Suppressed as overtopped by adjacent tree.	10+	C	2.1m	14.1m²

Appendix 3 – Tree Constraints Plan – RMT1065 – TCP

Tree constraints plan (TCP) showing retained trees, tree numbers, root protection areas (magenta circles/polygons) and canopy spreads (green lines). The plan has been provided separately as a PDF at a scale of 1: 200 @ A2.



Appendix 4 – Qualifications and experience

Robert Toll has been working with trees since 2004 when he completed his studies.

In 2000 he began his studies at Riseholme College, Lincoln where achieved a pass with merit in Forestry at National Diploma level. In 2002 he attended Moulton College in Northampton where he gained a Level Five Higher National Diploma in Urban Forestry with merit.

In 2004 Robert began work as a temporary tree inspector at Northampton Borough Council, undertaking inspections of trees in response to enquiries from the public. After 4 months Robert took up a permanent tree inspector role at Coventry City Council which predominantly involved undertaking safety inspections of trees on school sites.

In 2006 Robert moved to Warwick District Council to take up a temporary post of Tree Protection Officer which involved reviewing old area tree preservation orders and identifying those trees which were considered worthy of protection under new specific orders. He also streamlined the council procedure for making new tree preservations orders, cutting the time from making to serving from up to 2 weeks to within 2 hours.

In 2008 Robert moved to Hart District Council, Hampshire to take up the role of Tree Officer within the planning department. This role included determining works trees applications, commenting on planning proposals, liaising with the public and providing arboricultural advice to other departments within the Council.

Between 2014 and 2016 Robert took up the role of Tree Officer at Elmbridge Borough Council, Surrey, once again carrying out tasks such as determining works trees applications, commenting on planning proposals and liaising with the public. While at Elmbridge Borough Council he passed the Arboricultural Association's Professional Tree Inspection course.

Robert is a professional member of the Arboricultural Association.