

# Arboricultural Method Statement

Cotlands Paddock, Horsham Road, Cowfold

Date: October 2025

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## 1. Introduction

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- 1.1 This tree planning report & arboricultural method statement ('AMS') details the actions to be taken in order to prevent unacceptable damage being caused to the retained trees on this site during the proposed redevelopment at Cotlands Paddock, Horsham Road, Cowfold.
- 1.2 This AMS complies with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). It is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any protective measures specified should be referred to a qualified architect or structural engineer, for further information and specification which may be necessary for their practical implementation in a manner that satisfactorily ensures their protective intention or function.
- 1.3 The trees on the site were surveyed by David Archer Associates, and their details are set out in the tree schedule at **Appendix 1**.
- 1.4 Based on this survey, the trees' locations and the constraints associated with them, specifically the extents of their canopies, their root protection areas ('RPAs'), have been drawn in accordance with BS 5837 recommendations, producing a tree constraints plan ('TCP') in order to assess the implications of the proposal.
- 1.5 The AMS should be read in conjunction with, and is to be considered an essential part of, the tree protection plan ('TPP') which is attached to it at **Appendix 2**.

## 2. Pre-start requirements, liaison & communication

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- 2.1 Before any works of any description take place on the site, the applicant, landowner or promoter of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to act as the supervising arboriculturist for the project, in order to ensure that the specified tree protection measures are carried out during the entire construction process.
- 2.2 Before any works commence on site, the developer shall convene a pre-start meeting. This should be attended by the developer, the groundwork contractor, the supervising arboriculturist and, if so required by the LPA, the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties. Reporting procedures and frequency of monitoring visits (as detailed in **Section 6** of this AMS, will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties.

### 3. Tree removals & pruning

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- 3.1 No tree removals or pruning of the retained trees is required to permit construction of the proposed development.

### 4. Protective fencing

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- 4.1 No vehicles of any kind shall enter the site, nor any works commence, until the root protection areas of the retained trees, as shown on the TPP, have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is denoted by the continuous bold purple lines on the TPP.
- 4.2 The protective fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on rubber or concrete feet. The panels shall be fixed to each other with at least two anti-tamper clamps, installed so that they can only be removed from inside the fence.
- 4.3 The fencing shall be supported on the side closest to the retained trees by stabiliser struts braced to the ground at an angle of 45 degrees, and attached to a base plate secured to the ground with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray. Notices stating "Tree Protection Zone - Keep Out" will be attached with cable ties to every other panel.
- 4.4 In the case of trees more remote from areas of construction activity only, the protective fencing may comprise plastic mesh temporary barrier fencing, supported on steel road pins or similar, driven into the ground at 1.5-2m centres. The locations where plastic mesh fencing may be used are denoted by continuous bold orange lines on the TPP. If the LPA tree officer deems mesh fencing as insufficient protection, the trees will be protected with 'Heras' panels as detailed below/above.
- 4.5 No activity of any kind shall be undertaken behind the protective fencing; there shall be no topsoil stripping, no storage of materials, no access for vehicles or personnel, and no excavation or changes in soil level of any kind.
- 4.6 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. None of these areas shall be within the area behind the protective fencing, and where possible shall not be within 10m of any retained tree.
- 4.7 No fixtures of any nature shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.

- 4.8 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPA.
- 4.9 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.
- 4.10 The protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

## **5. Underground services**

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- 5.1 Detailed drawings of proposed underground services have not been produced at this stage of the planning process, thus any potential impacts between trees shown retained on the TPP and proposed services have not been identified.
- 5.2 At the detailed design stage and subject to planning consent, proposed underground services will be located outside the RPAs of trees shown retained.

## **6. Supervision**

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- 6.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (fencing) as installed. If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPA.
- 6.2 The supervising arboriculturist shall then visit the site on a regular basis, as agreed at the pre-start meeting, to ensure that the tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required. A record of all monitoring visits will be kept, and copies sent to the developer and the LPA following each visit.

- 6.3 Any alterations or variations in drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes make any kind of impact on the retained trees the supervising arboriculturist shall suggest changes that will either avoid damage to the retained trees or offer solutions to minimize the impact. If required, the supervising arboriculturist will liaise with the LPA's tree officer to agree a way forward, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or this AMS that reflect the changes.
- 6.4 Where any operations carried out by the developer deviate substantially from this AMS, work must cease immediately and the LPA be informed in writing. A meeting will be convened between the developer, the supervising arboriculturist, the LPA tree officer and the site manager to determine the best method to mitigate any damage that may have occurred. Work shall not be recommenced until appropriate action has been agreed to the LPA's satisfaction.

David Archer Associates

October 2025

## APPENDIX 1 – Tree Schedule

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## Notes for the Tree Schedule

This schedule is based on a tree survey carried out in accordance with the recommendations of British Standard, BS 5837 (2012) "Trees in relation to design, demolition and construction - Recommendations" ('BS 5837') by Greg Sweeney on Tuesday the 16<sup>th</sup> September 2025. Weather conditions at the time were clear, dry and bright. Deciduous trees were in leaf.

The information contained in this schedule reflects the condition of the trees at the time of the survey, based on visual inspection from the ground only; they were not climbed, and no internal investigations were undertaken. A BS 5837 survey for planning or development purposes is not a detailed tree hazard or risk survey. As such, no guarantee is given as to the structural integrity or safety of any trees included.

As trees are dynamic organisms and subject to continual growth and change, no dimensions expressed in this schedule may be relied upon for development planning purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No.:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser rangefinder and expressed in metres, to the nearest metre.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually, and an aggregated equivalent single trunk diameter is calculated in accordance with BS 5837, in order to derive the tree's root protection area ('RPA').
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to the outermost edge of the crown at each cardinal point of the compass, rounded up to the nearest half metre; or in the case of uniform or symmetrical crowns, the average distance from the centre of the trunk to the outermost edge of the crown.
6. **Crown Clearance:** Mean height, in metres, from adjacent ground level to the lowest point of the live crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (> 100mm diameter), or to crown break from ground level.
8. **Life Stage:** Young, Semi-mature, Mature, Over-mature, Veteran/Ancient.
9. **Physiology:** The tree's health and vigour in comparison to a typical specimen of the same species and age: Good, Average, Below average, Poor, Dead.
10. **Structure:** The tree's structural condition based on assessment of any visible roots, and of its trunk, main branches and crown, noting the presence of any obvious defects or decay: Good, Average, Below average, Poor, Hazardous.
11. **Landscape Value:** An assessment of the tree's visual importance in the local landscape in its present context: High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of the tree's likely remaining contribution expressed in years: < 10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to the tree's health and condition, structure and form, estimated life expectancy and importance within the local landscape; including notes of any restrictions to access for inspection, presence of potential habitat features (natural or artificial), or other significant observations.
14. **Category:** - A rating given to trees based on Table 1 in BS 5837, summarised below:

Category 'U' - Trees in such a condition that any existing 'U' would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (normally a minimum of 40 years).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

Sub-categories (where appropriate); 1 – Mainly arboricultural qualities; 2 – Mainly landscape qualities; 3 – Mainly cultural values, including conservation.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
1	English Oak	13m	460mm	5m	4.5m	3.5m	Semi-mature	Average	Below average	Low	10-20	Cavity/damage on trunk E side between 1-2m - thick, active wound wood surrounding cavity; minor deadwood in crown.	C
2	English Oak	10m	400mm	4m	4m	3.5m	Semi-mature	Average	Average	Low	10-20	Field boundary tree, in linear wooded row; poor crown conformation as suppressed by adjacent trees.	C
3	Field Maple	5m	200mm est	N1.5m E5m S2m W1m	2m	2m	Semi-mature	Average	Below average	Low	10-20	Ivy-covered; damaged, lost apical leader/top; canopy entirely offset from base; branches lean heavily E.	C
4	English Oak	15m	1080mm	N5m E8.2m S10.4m W7m	N8m E5m S7m W8m	6m	Mature	Average	Below average	Moderate	20-40	Multiple cavities at base of trunk between buttress roots to S; major deadwood (over wooded verge); branches in lower half of crown have been heavily reduced or "topped" in past; slightly sparsely foliated.	B
5	English Oak	15m	1010mm	N6m E10m S9m W8m	N7m E4.5m S4m W7m	7m	Mature	Average	Average	Moderate	20-40	Form and structure typical of species and age; storm damaged branches in upper crown; major deadwood (internally within crown, over wooded verge).	B

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
6	Field Maple	8m	240mm	N4.5m E3m S1m W3m	3m	3m	Semi-mature	Average	Below average	Low	10-20	Asymmetrical crown as suppressed by adjacent specimens.	C
7	Field Maple	8m	350mm	N3m E4m S4m W4m	3.5m	3m	Semi-mature	Average	Below average	Low	10-20	Bi-furcates at base, with small dia. stem circa 200mm dia. growing from base to SW; poor crown conformation.	C
8	Ash	16m	730mm	8m	5m	5m	Mature	Below Average	Average	Low	<10	Sparsely foliated; significant dieback/decline in central, lower crown; epicormic like shoots, 'water shoots', indicating fungal disease; major and minor deadwood in crown; of limited potential and has significantly declined since the tree survey earlier in the year.	U
9	Hawthorn	5.5m	300mm	3.5m	2m	1.5m	Mature	Average	Average	Low	10-20	Multi-stemmed from 1.5m.	C
10	Hawthorn	5.5m	300mm	3.5m	2m	1.5m	Mature	Average	Average	Low	10-20	Multi-stemmed from 1.5m.	C
11	Ash	11m	<del>2 stems</del> @ 300mm est	5m	4m	3m	Semi-mature	Dead   tree has died within the last x6 months.					
12	English Oak	13m	1140mm	9.3m	1.5m	4m	Mature	Average	Average	Moderate	20-40	Form and structure typical of species and age; open grown tree; crown 'squat' in appearance.	B
13	English Oak	14m	880mm	9m	2m	4m	Semi-mature	Average	Average	Moderate	20-40	Form and structure typical of species and age; open grown tree.	B

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	
14	English Oak	14m	1200mm est	7.8m	2m	4m	Mature	Average	Average	Moderate	20-40	Form and structure typical of species and age; open grown tree; major deadwood in crown.	B	
15	Wild Cherry	14m	600mm	N5m E6.4m S8.3m W5m	3m	3m	Mature	Average	Average	Low	10-20	Off-site tree; bi-furcates at 3.5m; crown suppressed to N by adjacent trees/woodland.	C	
16	Ash	12m	300mm est	Dead					Hazardous				Off-site tree; dead tree.	U
17	Small-Leafed Lime	13m	440mm	N4m E5m S6.9m W5m	2m	2m	Semi-mature	Average	Average	Low	10-20	Off-site tree; bi-furcates at 2.5m; suppressed specimen - central, N side of crown drawn-up.	C	
18	Wild Cherry	14m	610mm	N5m E6m S8.5m W6.5m	2m	3m	Mature	Average	Average	Low	10-20	Off-site tree; bi-furcates at 3.5m; crown suppressed to N by adjacent trees/woodland; located south of derelict brick outbuilding.	C	
19	Red Oak	14m	500mm	N3m E4m S9.8m W5m	3.5m	2.5m	Semi-mature	Average	Average	Low	10-20	Off-site tree; suppressed specimen.	C	

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
20	Red Oak	14m	500mm	N4m E5m S10.7m W5m	4m	5m	Mature	Average	Average	Low	10-20	Off-site tree; suppressed specimen; dead wood branch at 3.5m to S.	C
21	Red Oak	15m	410mm	N3m E4m S8.9m W4m	2m	2m	Semi-mature	Average	Average	Low	10-20	Off-site tree; drawn up specimen.	C
22	Red Oak	13m	360mm	N3m E4m S7.2m W4m	3m	2.5m	Semi-mature	Average	Average	Low	10-20	Off-site tree; suppressed specimen.	C
23	Small-Leafed Lime	14m	410mm	N4m E4m S6.4m W4m	2.5m	2m	Semi-mature	Average	Average	Low	10-20	Off-site tree; drawn up specimen as suppressed by adjacent trees.	C
24	Wild Cherry	14m	490mm	N4m E4m S6.2m W4m	2m	4m	Mature	Average	Average	Low	10-20	Off-site tree; trunk leans slightly S; crown suppressed to N by adjacent trees/woodland.	C
25	Beech	13m	425mm est	N3m E4m S7.5m W3m	2m	3.5m	Semi-mature	Average	Average	Low	10-20	Off-site tree; suppressed, drawn-up specimen.	C

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
26	Beech	16m	500mm est	7.5m	2m	3.5m	Mature	Average	Average	Moderate	20-40	Off-site tree; bi-furcates at 4.5m; established tree in row and provides valuable contribution to the wider landscape.	B
27	English Oak	17m	1250mm est	8m	5m	5m	Over-mature	Below average	Average	Moderate	20-40	Off-site tree; readily visible and provides valuable contribution to the wider landscape; with 'veteran' features including dead wood, storm damaged branches of habitat value.	B
28	Wild Cherry	14m	650mm est	N5m E5m S6m W5m	5m	5m	Mature	Average	Average	Low	10-20	Off-site tree; bi-furcates at 3.5m; open grown tree in with hedgerow.	C
29	English Oak	15m	650mm est	8.9m	3m	4m	Mature	Average	Average	Moderate	20-40	Off-site tree; readily visible and provides valuable contribution to the wider landscape.	B
G1	Field Maple and Hazel	8m	Avg 250mm est	4m	3m	2.5m	Semi-mature	Average	Average	Low	10-20	Linear row of, under-storey, field boundary trees.	C
G2	Hazel and Hawthorn	5m	Avg 250mm est	2.5m	2m	1.5m	Semi-mature	Average	Average	Low	10-20	Hazel: former coppice. Hawthorn: drawn up as suppressed.	C
G3	Ash	13m	Avg 275mm est	4m	6m	5m	Semi-mature	Dead	Hazardous	Low	<10	Off-site group of trees; dead or in significant, immediate & irreversible overall decline.	U
H1	Hazel, Holly	5m	Avg 100mm est	3m	0.5m	0.1m	Semi-mature	Average	Average	Low	10-20	Off-site trees; length of irregularly spaced mainly native species forming a hedgerow; hazel; former coppice stools.	C

## APPENDIX 2 – Tree Protection Plan

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Project:  
**Cotlands Paddock  
Horsham Road  
Cowfold**

Drawing:  
**TREE PROTECTION PLAN**

Based on:  
**Proposed Site Plan**

Drawing No: **TPP01** Rev: **----**

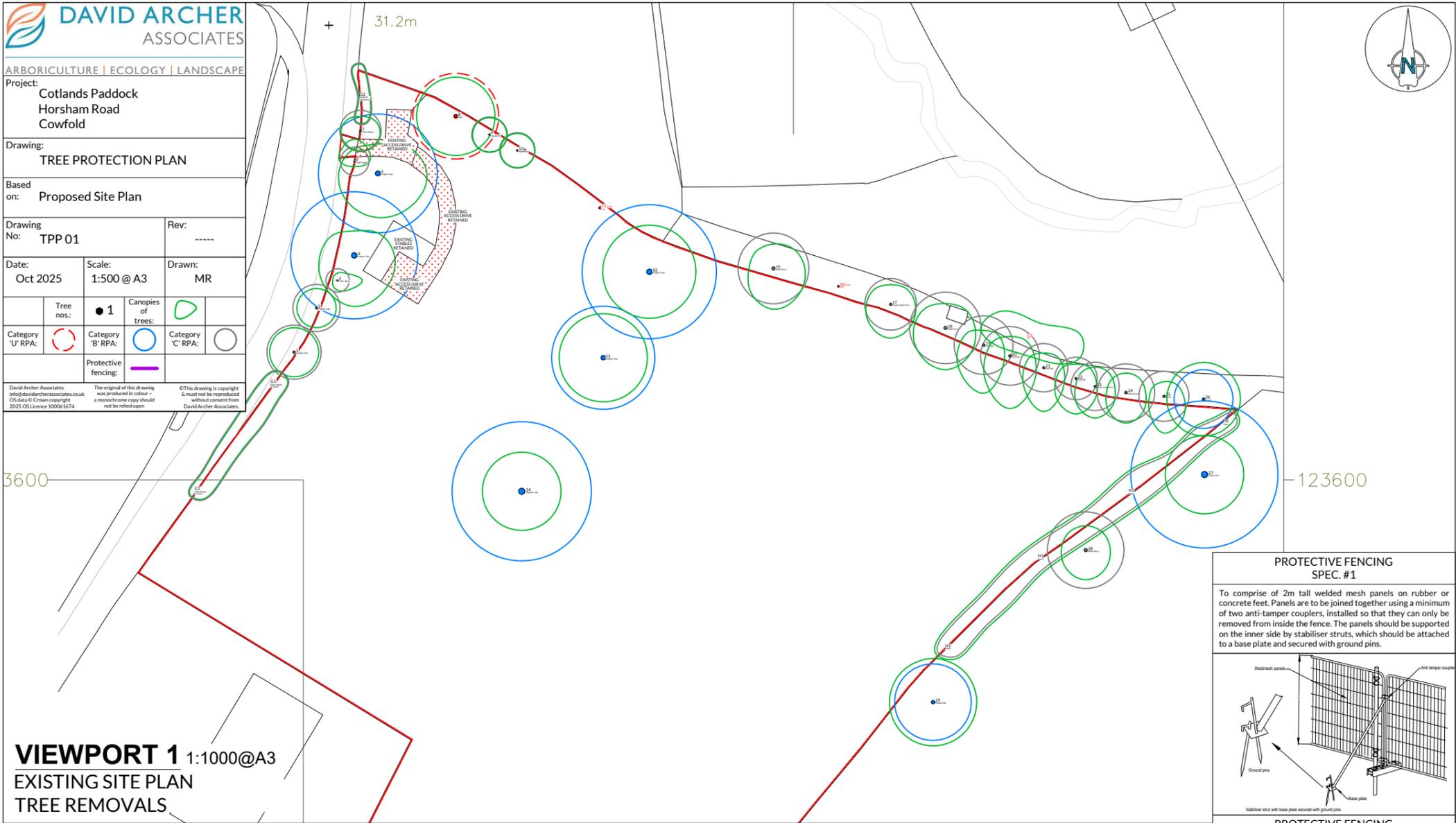
Date: **Oct 2025** Scale: **1:500 @ A3** Drawn: **MR**

Tree nos.: ● 1	Canopies of trees:	
Category 'U' RPA:	Category 'B' RPA:	Category 'C' RPA:
Protective fencing:		

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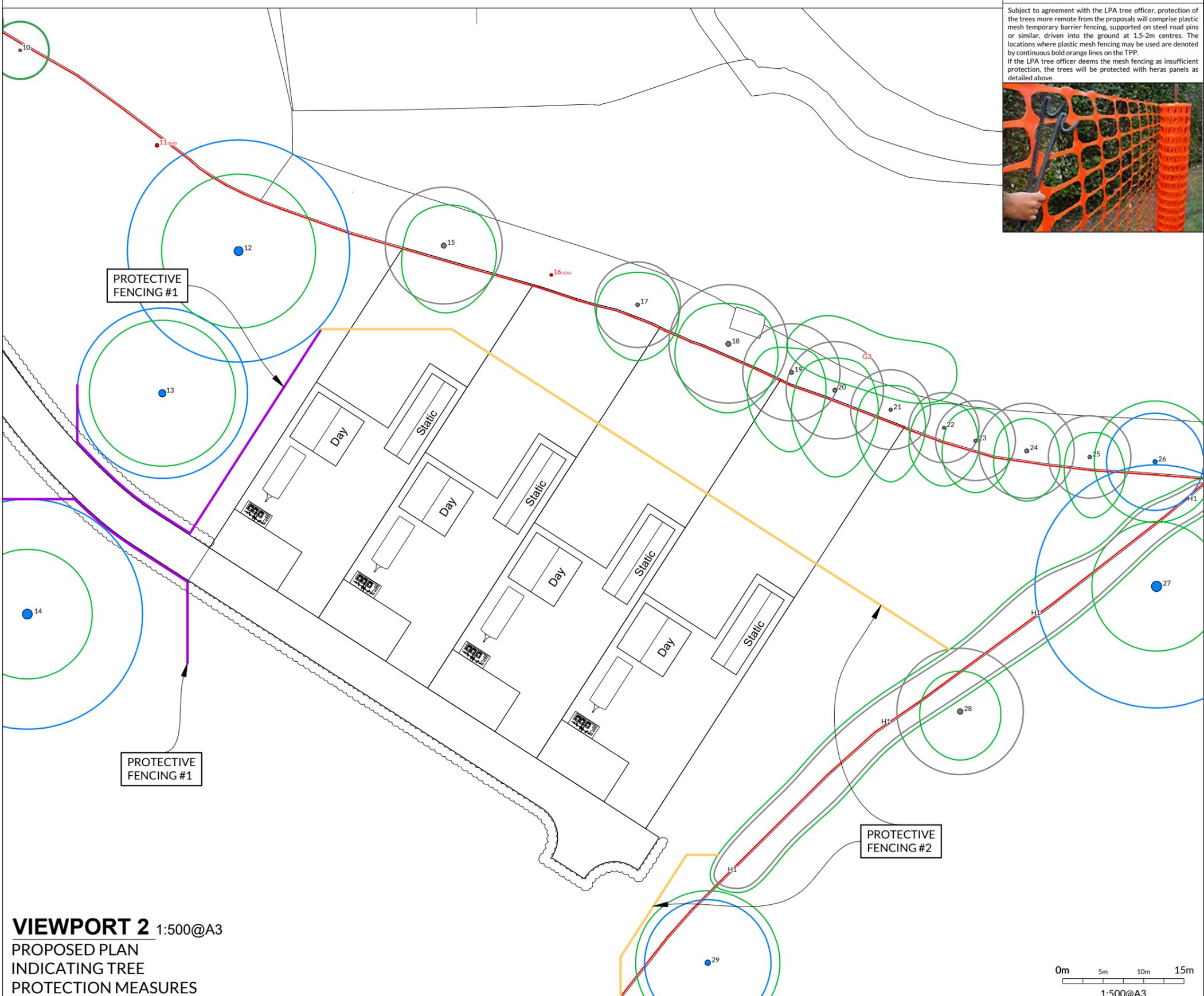
**VIEWPORT 1** 1:1000@A3  
EXISTING SITE PLAN  
TREE REMOVALS

**PROTECTIVE FENCING SPEC. #1**

To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

**PROTECTIVE FENCING SPEC. #2**

Subject to agreement with the LPA tree officer, protection of the trees more remote from the proposals will comprise plastic mesh temporary barrier fencing, supported on steel road pins or similar, driven into the ground at 1.5-2m centres. The locations where plastic mesh fencing may be used are denoted by continuous bold orange lines on the TPP. If the LPA tree officer deems the mesh fencing as insufficient protection, the trees will be protected with heras panels as detailed above.



**VIEWPORT 2** 1:500@A3  
PROPOSED PLAN  
INDICATING TREE  
PROTECTION MEASURES