

Arboricultural method statement

Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham, West Sussex RH12 6AD

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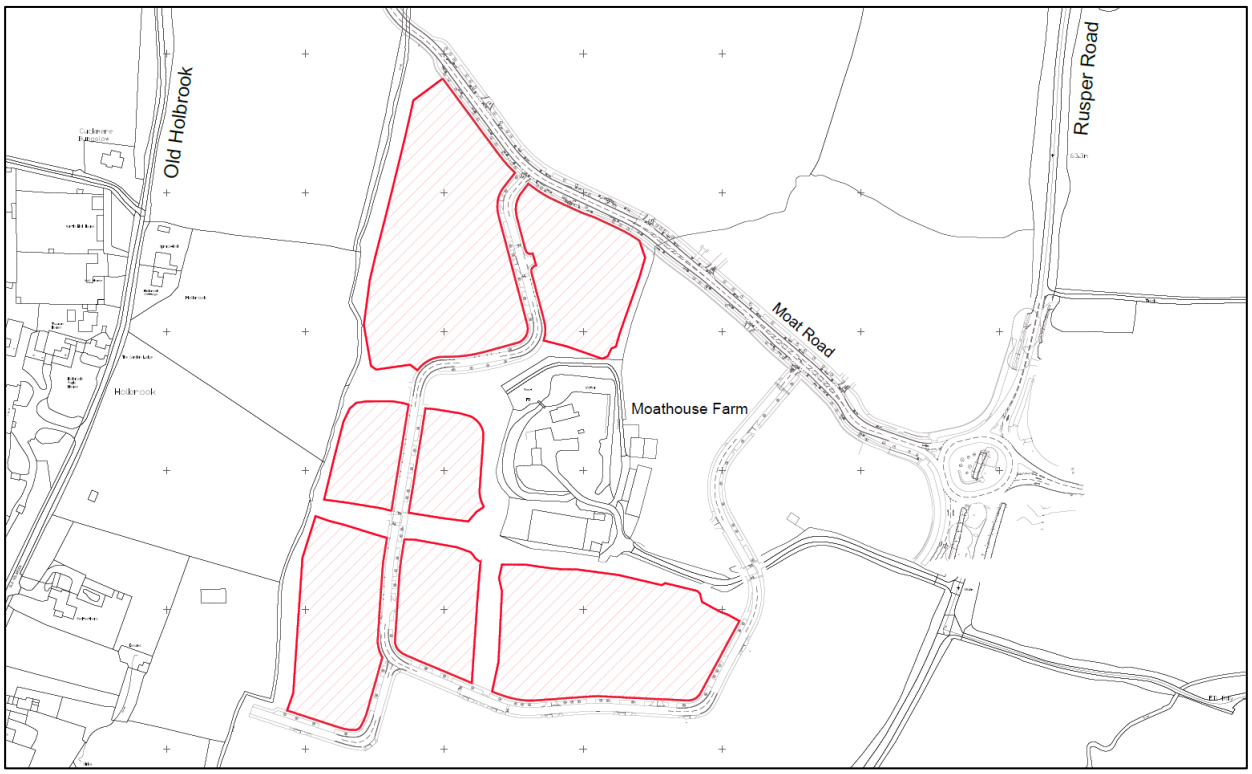
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23rd May 2025

25068-AMS-CR

Site location and report purpose

Site location



This map shows the location plan of the site, the red lines are the site boundaries.

Report purpose

This arboricultural method statement is prepared in response to the local planning authority (LPA) condition 3 of the Planning Consent (Appendix 1) dated 9th May 2025 (LPA reference DC/24/1927). It describes how trees will be protected and managed during the development of the site. Its purpose is to explain how and when the protection measures should be installed, and how they will be maintained for the duration of the development activity.

More specifically, the consented development is for 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure at Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham, West Sussex RH12 6AD.

This report includes:

- A **Tree protection plan** illustrating relevant tree details, the location of the consented development, and the proposed tree protection measures.
- An **Arboricultural method statement** (section 1 of the report) describing how retained trees will be protected and managed during the development activity.
- **Appendices** (**Appendix 1** – Copy of planning conditions; **Appendix 2** – Background administrative information and data collection; **Appendix 3** – Tree schedule and explanatory notes; **Appendix 4** – QR Codes for SGNs).
- A companion document to supplement the main report titled ***Manual for managing trees on development sites*** **(Version 3.0)**, which provides explanations of how retained trees will be managed on site in the form of Site Guidance Notes (SGNs) covering the relevant issues.

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1: Arboricultural method statement

1.1 Site Guidance Notes (SGNs)

This arboricultural method statement identifies which trees on this site will be protected and managed, and by what means. This site-specific summary is supplemented by more detailed explanations and descriptions of specific operations set out in the accompanying *Manual for managing trees on development sites*. That document is a compilation of 12 individual SGNs addressing the following tree protection and management issues that regularly arise in the construction phase of development:

- SGN 1 *Monitoring tree protection* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-1-Monitoring-V3.pdf)
- SGN 2 *Fencing protected trees* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-2-Fencing-V3.pdf)
- SGN 3 *Ground protection* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-3-Ground-Protection-V3.pdf)
- SGN 4 *Pollution control* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-4-Pollution-V3.pdf)
- SGN 5 *Site cranes & piling rigs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-5-Cranes-Rigs-V3.pdf)
- SGN 6 *Height restrictions* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-6-Height-V3.pdf)
- SGN 7 *Excavating in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-7-Excavation-in-RPAs-V3.pdf)
- SGN 8 *Removing surfacing and structures in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-8-Removing-Surfaces-V3.pdf)
- SGN 9 *Installing/upgrading surfacing in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-9-Installing-Surfacing-V3.pdf)
- SGN 10 *Installing structures in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-10-Structures-V3.pdf)
- SGN 11 *Installing services in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-11-Services-V3.pdf)
- SGN 12 *Landscaping in RPAs* (https://www.barrelltreecare.co.uk/assets/Uploads/SGN-12-Landscaping-V3.pdf)

NOTE: Each individual SGN can be downloaded by using the links above and the QR Code links in Appendix 5.

1.2 Identification of areas to be protected

The tree protection plan shows the areas where protective measures are necessary. The fencing location is shown by the heavy black dashed lines, with the construction exclusion zone behind as the lighter black diagonal hatch. Where appropriate, precautionary areas are shown by a yellow fill.

1.3 Arboricultural supervision

An arboricultural consultant will be appointed to advise on the tree management for the site and to attend:

- a pre-commencement meeting before any work starts;

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- regular supervision visits to oversee the agreed tree protection, as agreed at the pre-commencement meeting; and
- further supervision visits, as necessary, to oversee any unexpected works that could affect trees.

The detail of how the arboricultural supervision will be carried out is explained in SGN 1 *Site monitoring* in the accompanying Manual.

1.4 Table 1: Summary of the site operations requiring arboricultural input

For this site, arboricultural input will be needed for the following operations:

Brief operation summary	Trees affected	Location of detailed explanations
Pre-commencement meeting: Meeting on site with all parties to agree protective measures, as described in SGN 1. Will be carried out before any significant site works begin.	All trees	SGN 1 *Monitoring tree protection*
Tree felling and pruning: Contractor will carry out agreed works as described in Appendix 3. Will be completed before any significant site works begin.	Lift branches of T4 over site to 4 m as necessary	Appendix 3
Installing fencing: Agreed tree protection measures will be installed and checked, as described in SGN 2. Will be completed before any significant site works begin.	Fencing all trees	Tree protection plan, SGN 2 *Fencing protected trees*
Pollution control near retained trees: Any pollution control measures identified during risk assessment will be installed as described in SGN 4. Will be completed before any potential pollutants arrive on site.	All trees	SGN 4 *Pollution control*
Regular arboricultural supervision: Provision will be made to carry out and record agreed arboricultural supervision, as described in SGN 1.	All trees	SGN 1 *Monitoring tree protection*
Installing surfacing in RPAs: These operations will be carried out as described in the SGN 9.	T38, T41 & T42	SGN 9 *Installing/upgrading surfacing in RPAs*
Installing services in RPAs: These operations will be carried out with care, as described in SGN 11.	All trees as necessary	SGN 11 *Installing services in RPAs*
Landscaping in RPAs: These operations will be carried out with care, as described in SGN 12.	All trees as necessary	SGN 12 *Landscaping in RPAs*
Removing tree protection: Protection can only be removed when there is no risk of damage to retained trees.	All trees	SGN 1 *Monitoring tree protection*

The operations summarised in this table, and supplemented by the more detailed explanations set out in the SGNs and the rest of this document, form the arboricultural method statement for this site. The Site Manager will ensure that its details and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents will be available on site. All personnel who could have an impact on trees will be briefed on the specific tree protection

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requirements as part of the site induction procedures. This requirement will be written into the site management documentation.

More specifically, I clarify the following:

1. **Installing surfacing within the RPAs of T38, T41 & T42:** All new surfacing will be of a no dig construction on existing soil levels, and carried out following the guidance in SGN 9 *Installing/upgrading surfacing in RPAs*. The new surfacing will be installed before any construction access to prevent damage to the RPA from construction activities.

2. **Services:** All services will be installed outside RPAs, but if for any reason it is agreed with the LPA that services can go within RPAs, this will be carried out following the guidance in SGN 11 *Installing services in RPAs*.

If unanticipated issues arise on site not referenced in the above explanations, further guidance on how to manage them can be found in the accompanying Manual.

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Appendix 1: Copy of planning conditions

Horsham District Council

Mr Neal MacGregor
Cala Homes (South Home Counties)
Dorking Business Park
Station Road
Dorking
RH4 1HJ

Application Number: DC/24/1927

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Cala Homes (South Home Counties)

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Application for approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.

Mowbray Development Site, Land North of Horsham, Rusper, Road Horsham

to be carried out in accordance with Application No. DC/24/1927 submitted to the Council on 13/01/2025 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 09/05/2025

3 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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Appendix 2: Background administrative information and data collection

A2.1 Table 2: Background administrative information

	Background administrative information
Report date & reference	23rd May 2025; 25068-AMS-CR
Tree protection plan reference	25068-TPP-01
Instructing client	CALA Homes (South Home Counties) Limited
Instructions	Visit the site, assess the relevant trees, prepare a schedule of their details, and identify the tree protection issues in an arboricultural method statement with a tree protection plan, if appropriate.
Provided documents	• Topographical survey, drawing reference 33995.dwg, received by email on 13th May 2025 • layout drawing reference 23124 - P101A-P102A (Site Layout Parcel 5 and Master) and 23124 - P101A-P102A-P103A (Site Layout Parcels 5 & 6), received by email on 19th May 2025
Report author and credentials	Clare Rutherford is an associate member of the Institute of Chartered Foresters (www.charteredforesters.org), and a technical member of the Arboricultural Association (www.trees.org.uk), and is fully qualified to undertake the assessments in this report.
Report limitations	This report does not consider ecological or archaeological issues, or any other matter beyond the assessment of the trees.

A2.2 Table 3: Data collection

	Data collection
Date of site visit	16th May 2025
People present during site visit	Clare Rutherford
Weather & visibility	Clear and dry, with good visibility.
Limitations to observations	• The inspection of the trees for the purposes of assessing their condition and work requirements was made on the basis that they will be annually inspected in the future to identify any changes in condition and review the original recommendations. For these reasons, the tree assessment advice only remains valid for one year from the date that the trees were last inspected. • All observations were of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. • Observations of trees outside the site boundaries are confined to what was visible from within the site. • All dimensions were estimated unless otherwise indicated.
Tree location and numbering	Each tree, hedge, and group, was inspected and the numbering scheme is indicated on the tree protection plan. Where important trees were found on site that were not included on the provided plan, their approximate positions and canopy extents are indicated on the plan.
Recording of tree data	For each identified tree, hedge, and group, the information collected was recorded on the tree schedule in Appendix 3 and the tree protection plan.
Compliance of data collection with BS 5837	The data collection is fully compliant with the advice in subsection 4.4.2 of BS 5837. When collecting this information, specific consideration was given to any low branches that may influence future use, age class, physiological condition, structural condition, and remaining contribution. Where

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Appendix 2: Background administrative information and data collection

	Data collection
	appropriate, crown spreads were also noted where they differed from those shown on the provided land survey.

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Appendix 3: Tree schedule and explanatory notes

NOTE: Colour annotation is A & B trees with green background; C & U trees with blue background; trees to be removed in red text.

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
All retained trees & hedges								Carry out safety check and lift over site to 3-4 m as necessary.	
T1	Oak	14	50	Mature		C	Suppressed, dieback in crown, ivy clad		6
T2	Ash	14	40	Mature		U	Advanced ash dieback		4.8
T3	Holly	6	20	Maturing		C			2.4
T4	Oak	17	100	Over mature	E - 4 m	A	No signs of hollowing or retrenchment, lowest canopy over site 3 m		12
T5	Field maple	7	15	Young		C			1.8
T6	Cherry	7	15	Maturing		C			1.8
T7	Ash	7	15	Young		C			1.8
T8	Oak	8	60	Mature		B	Low squat form		7.2
T9	Oak	12	40	Mature		B	Slightly suppressed, no view of stem		4.8
T10	Oak	15	65	Mature		B	Thin crown, slight dieback in crown		7.8
T11	Cherry	7	30	Maturing		C			3.6
T12	Cherry	7	25	Maturing		C			3
T13	Hazel	4	25	Maturing		C			3
T14	Oak	18	75	Mature		A			9
G15	Hawthorn, field maple, hazel	7	25*	Mature		C			3
T16	Cherry	8	25	Maturing		C			3
T17	Field maple	12	40	Mature		B			4.8
T18	Field maple	10	37.5	Mature		B			4.5
T19	Oak	6	30	Maturing		B			3.6

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Appendix 3: Tree schedule and explanatory notes

Tree no	Species	Height (m)	Diameter (cm) @ 1.5 m	Maturity	Low branches	Category	Notes	Tree works	RPA radius (m)
H20	Hawthorn, hazel	3	15*	Mature		C			1.8
H21	Hawthorn, hazel	3	15*	Maturing		C			1.8
T22	Hornbeam	6	30	Maturing		B			3.6
T23	Hornbeam	12	50	Mature		B	Some dieback in crown, no view of stem		6
T24	Oak	16	80	Over mature		A	Thin crown, historic leader failure		9.6
T25	Ash	16	37.5	Maturing		U	Advanced ash dieback		4.5
T26	Lime	15	45	Maturing		B			5.4
T27	Oak	18	90	Over mature		A	Historic branch failure		10.8
T28	Hornbeam	13	70	Mature		B	Heavily leaning stem		8.4
G29	Oak	16	45	Mature		B	Five clumped oaks with ivy to stems		5.4
T30	Oak	18	100	Mature		A			12
G31	Hornbeam	10	30*	Maturing		C	Suppressed		3.6
T32	Oak	20	65	Mature		A			7.8
T33	Oak	20	95	Mature		A			11.4
G34	Hornbeam, cherry	10	30	Maturing		C	Suppressed		3.6
T35	Oak	18	80	Mature		A			9.6
G36	Field maple, hornbeam, cherry	20	50*	Mature		B			6
T37	Oak	16	80	Mature		A			9.6
T38	Oak	20	100	Mature		A			12
T39	Oak	8	50	Mature		C	Suppressed, Ivy clad, leaning stem		6
G40	Oak, ash, hazel	16	50	Mature		B	Offsite		6
T41	Oak	6	35	Maturing		B			4.2
T42	Oak	6	35	Maturing		B			4.2
T43	Oak	17	122.5*	Over mature		A	Not on topo, close to site boundary fencing		14.7

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Appendix 3: Tree schedule and explanatory notes

Explanatory Notes

G: Group
H: Hedge
T: Tree

- **Botanical tree names:**

Species:	: *Botanical*
Ash	: *Fraxinus excelsior*
Cherry	: *Prunus avium*
Field maple	: *Acer campestre*
Hawthorn	: *Crataegus monogyna*
Hazel	: *Corylus avellana*
Holly	: *Ilex aquifolium*
Hornbeam	: *Carpinus betulus*
Lime	: *Tilia sp*
Oak	: *Quercus robur*

- **BS 5837 (2012) compliance:** All data has been collected based on the recommendations set out in subsection 4.4 of BS 5837.
- **Tree inspections and site limitations:** Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- **Crown spreads:** Crown radial spreads were estimated to the nearest metre and represent our assessment of the viable crown dimensions that would be retainable after normal management. For clarification, the viable crown spread is the size of the main body of the crown, and not necessarily the furthest extent of odd branches that extend out beyond this core of the crown.
- **Dimensions:** All dimensions are estimated unless otherwise indicated with an asterix (*) after the figure.
- **Species:** Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- **Height:** Height is estimated to provide a broad indication of the size of the tree.
- **Trunk diameter:** Trunk diameter is estimated or measured (with a diameter tape), at the discretion of the consultant, and is normally rounded up and recorded in 2.5 cm increments as advised in BS 5837 Table D1. Estimates may be made where access is restricted, direct measurement is prevented because of ivy on the trunk, or the tree is assessed as low quality. The point of measurement and the adjustments for stem variations are as advised in Figure C1 of BS 5837. Individual diameters for multiple stems are recorded in the notes, with the calculated cumulative diameter recorded in the diameter column.
- **Maturity:** In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. For the purposes of this report, young indicates a potential to significantly increase in size and a high ability to cope with change, maturing indicates some potential to increase in size and a medium ability to cope with change, and mature indicates little potential to increase in size and limited ability to cope with change.
- **Low branches:** Any low branches that would not be feasible for removal during normal management and should be considered as a design constraint are noted here and explained in the notes.
- **Category:** Our assessment automatically considered tree physiological/structural condition (BS 5837, 4.4.2.5h), and so these are not listed separately in the schedule. Additionally, the category accounts for the remaining contribution (BS 5837, 4.4.2.5i) as greater than 40 years for A trees, greater than 20 years for B trees, at least 10

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years for C trees and less than 10 years for U trees, so this is also not listed separately in the schedule. Category A, B and C trees are automatically listed as sub-category 1 unless otherwise stated.

- **Notes:** Only relevant features relating to physiological or structural condition and low branches that may help clarify the categorisation are recorded. If there are no notes, then the presumption should be that no relevant features were observed.
- **Future tree safety inspections:** Due to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit.

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Appendix 4: QR Codes for SGNs (Scan with reader to download)

SGN 1 *Monitoring tree protection*	SGN 2 *Fencing protected trees*	SGN 3 *Ground protection*
SGN 4 *Pollution control*	SGN 5 *Site cranes & piling rigs*	SGN 6 *Height restrictions*
SGN 7 *Excavating in RPAs*	SGN 8 *Removing surfacing and structures in RPAs*	SGN 9 *Installing/upgrading surfacing in RPAs*
SGN 10 *Installing structures in RPAs*	SGN 11 *Installing services in RPAs*	SGN 12 *Landscaping in RPAs*

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