

Arboricultural Report

Tree Survey
Arboricultural Impact Assessment
& Tree Protection Plan

Mannings Heath Golf Club
Hammerpond Road
Mannings Heath
Horsham
RH13 6PG

Prepared by:

The Mayhew Consultancy Ltd

30 Fair Lane
Robertsbridge
East Sussex
TN32 5AS

Tel: 07711 673138

www.cmarb.co.uk

AR/173226

September 2026

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1.0 Summary

1.1 Site summary:

The subject site is located on land at Mannings Heath Golf Club, Hammerpond Road, Mannings Heath, Horsham, RH13 6PG. The proposal is to refurbish an existing hard surfaced tennis court area with the provision of ten new covered golf pod practice bays and an associated netted outfield, along with an additional area of replacement buggy parking to the north.

1.2 Existing trees (Section 8 refers):

I surveyed five individual trees and three groups of trees on site in May 2026.

1.3 Condition of existing trees (Section 9 refers):

No trees were found to be in such a condition that their removal is recommended irrespective of the outcome of this proposal.

1.4 Consequences of development on trees (Section 9 refers):

Two individual trees and one group of trees would be lost if the proposal were to be implemented.

1.5 Tree Works (Section 10 refers):

No specific additional tree works are recommended to implement the proposal. However, some minor crown lifting or cutting back may be required in order to facilitate access.

1.6 Tree Protection (Section 11 refers):

In order to protect the root systems of retained trees during the construction period, the following is recommended:

- The installation of three tree protection barriers

1.7 Conclusion:

If the recommended tree protection measures are installed and adequately supervised, I consider that the proposal can be successfully implemented while protecting the retained trees to a level which complies with current arboricultural standards.

2.0 Survey details

The Site: Land at Mannings Heath Golf Club, Hammerpond Road, Mannings Heath, Horsham, RH13 6PG.

TMC Ref: AR/173226

Local authority: Horsham District Council

Survey date: 20th May 2026

Report date: 21st September 2026

Surveyed by: Clive Mayhew BA (Hons), MICFor, FArbor.A., CEnv

3.0 Instructions

3.1 I have been instructed to:

1. Survey the trees potentially affected by the proposal.
2. Produce an arboricultural report fully compliant with the recommendations contained within 'BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.'

3.2 My name is Clive Mayhew, and I am the author of this report. I have over 35 years of experience in tree, landscape and ecology management in both the public and private sectors. I am a Chartered Arboriculturist within the Institute of Chartered Foresters, a Chartered Environmentalist, and a Fellow of the Arboricultural Association.

4.0 Site details

- 4.1 **Site description:** The subject site is located on land at Mannings Heath Golf Club, Hammerpond Road, Mannings Heath, Horsham, RH13 6PG.
- 4.2 **Proposal details:** The proposal is to refurbish an existing hard surfaced tennis court area with the provision of ten new golf pod covered practice bays and an associated netted outfield, along with an additional area of replacement buggy parking to the north.
- 4.3 **Existing structures:** The existing hard surfaced tennis court area and associated hard surfaced paths were on site at the time of my inspection.
- 4.4 **Existing topography:** While the tennis court area is level, the land falls from north to south beyond this area.
- 4.5 **Existing vegetation:** The site is currently laid to amenity grassland in either regular or intermittent maintenance dependent upon specific location.
- 4.6 **Soils:** The soil type is of relevance because soils with a high clay content can be compacted, which in turn can be extremely damaging to tree roots. The British Geological website indicates the bedrock geology to be mudstone from the Upper Tunbridge Wells sand formation. The clay content within such soils is likely to be low, but the tree protection measures advocated in this report are still set at the highest level of current technical specifications.

5.0 Planning history

- 5.1 I have been given no specific details of the site's planning history.

6.0 Protected trees

- 6.1 Horsham District Council Tree Preservation Order No TPO/1118, dated 5th October 2021, relates to one oak tree at the entrance of Mannings Heath Golf Club. This proposal in no way impacts on that tree.
- 6.2 It should be noted that the legal status of trees can change at any time through the serving of a new Tree Preservation Order and this should be checked prior to the commencement of any works.

7.0 Documents supplied

- 7.1 I have been supplied with proposal plans by Weller Designs Limited.

8.0 Existing trees

8.1 I surveyed five individual trees and three groups of trees on site in May 2026. These have been plotted on the existing tree plan at Appendix A, and described within the schedule at Appendix C.

8.1.1 I classed the trees according to the classifications outlined within BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (See Appendix E).

9.0 Arboricultural Impact Assessment (AIS)

9.1 The recommendations made here relating to tree retention, removal and planting are informed by current arboricultural, planning and urban design best practice, primarily British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations,' which advocates a pragmatic approach to tree removal and retention, based on sustainability.

9.2 Trees requiring removal *irrespective* of the proposal

9.2.1 No trees were found to be in such a condition that their removal is recommended irrespective of the outcome of this proposal.

9.3 Trees requiring removal as a *consequence* of the proposal

9.3.1 The following trees would be lost if the proposal were to be implemented:

9.3.2 **T3 - Ash, T4 - Yew, & G7 - Silver birch x 4 and Oak x 3**

9.3.3 **Reason for removal:** These trees are either situated beneath the footprint of the proposed development or are located unsustainably close to it.

Individual appraisal: The trees identified are all unexceptional specimens located within the body of the golf course, and which have no visual amenity impact from a publicly accessible perspective. The significant adjacent trees, namely T1 Lime and T5 and T6 Copper beech will be retained and protected during the construction period. Given this, and the fact that the application includes a comprehensive landscape plan leads me to conclude that the proposed tree removals are acceptable within the context of the proposal.

10.0 Tree Works

10.1 While no specific tree surgery works are recommended to implement this proposal, some minor crown lifting may be required in order to facilitate access.

- 10.2 Any works undertaken should comply with the recommendations contained within British Standard 3998:2010 'Tree Work' and undertaken with the consent of the local planning authority – if such consent is required.

11.0 Arboricultural Method Statement (AMS)

11.1 Root Protection Areas (RPAs)

The identification of Root Protection Areas is the primary means by which retained trees are protected on construction sites. No unspecified activity should occur within any prescribed RPA, access should only be permitted with prior approval of the Local Planning Authority, and encroachment should normally only take place if the ground beneath is suitably protected.

- 11.1.1 BS 5837:2012 provides arboriculturists with a method to determine the extent to which excavations associated with construction works might have a damaging effect on the roots of adjacent trees. The Standard enables an RPA to be calculated from the diameter of each retained tree, and this is usually described as a circle with a radius at the prescribed distance from that tree.

11.2 RPAs and the subject site:

- 11.2.1 Some aspects of the proposed development will potentially encroach into the nominal RPAs of retained trees on site, while other activity will occur close to them, and I therefore make the following recommendations regarding specific tree protection measures:

11.3 Protective barriers

- 11.3.1 BS 5837:2012 recommends that the RPAs of the subject trees should be protected by the erection of barriers, the preferred form of which consists of welded mesh 'Heras' type panels 1.8 metres high, mounted on a braced scaffolding frame as detailed in Figure 2 & 3 of BS 5837:2012. (See Appendix F). The barriers should carry laminated signs stating: "Construction exclusion zone – No Access," or similar. (See Appendix G). It is recommended that gaps should be left beneath the bottom of any perimeter site fencing and the ground to allow for the passage of foraging mammals.

- 11.3.2 **The subject site:** The requirement for three Tree Protection Barriers has been identified and these have been illustrated at Appendix B.

- **TPB 1** - This barrier is located to the north of the proposal area. It is designed to protect the RPA and stem of T1 from damage during the construction period.
- **TPB 2** - This barrier is located to the west of the proposal area. It is designed to protect the RPAs and stems of trees beyond the barrier from damage during the construction period.

- **TPB 3** - This barrier is located to the east of the proposal area. It is designed to protect the RPAs and stems of trees beyond the barrier from damage during the construction period.

11.4 Demolition

No demolition of above ground structures is identified as part of this proposal. However, no works of any kind should commence until the tree protection measures specified above have been installed.

11.5 Utilities

- 11.5.1 Where supply of any underground utilities passes through the RPAs of retained trees BS 5837:2015 recommends that detailed plans should be drawn up in conjunction with an appropriately qualified arboriculturist - See Section 7.7.

11.6 Other general activities

- 11.6.1 Many of the activities which occur on construction sites are potentially damaging to trees. These include the location of site huts, parking arrangements, the storage of materials, the storage of rubbish, and the movement and operation of plant. It is important to understand the range of potentially damaging activities that might occur on a site and ensure at an early stage that these possible conflicts are recognised and avoided. Therefore, areas designated for site huts, parking and storage of materials should be identified prior to the commencement of works.
- 11.6.2 **The subject site:** There appears to be sufficient space within the site to ensure that areas for storage and implementation are not in conflict with the tree protection measures recommended in this report. However, this aspect of site management should be established and agreed prior to the commencement of works.

12.00 Post development pressure

- 12.1 When new structures are located near to trees there may be pressure to prune or remove them because of concerns that the trees might fail in some way, or because of perceived shading. Inevitably the tolerance of individuals towards trees varies considerably; one may take exception to the proximity of adjacent trees while another will happily coexist with the same juxtaposition.
- 12.2 **The subject site:** The retained trees and hedge will form an attractive backdrop and visual screen to the proposed development, and as such I consider that any additional post development pressure directed towards those retained trees following completion would be minimal.

13.0 Sequence of works

13.1 The sequence of works should be as follows:

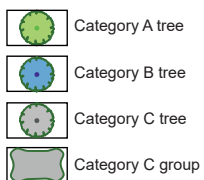
1. Tree works
2. Erection of tree protection barriers
3. Construction works
4. Removal of tree protection barriers

14.0 Recommendations

- 14.1 It is recommended that the tree protection measures advocated in this report should be followed at all times. Any deviation should only occur following consultation with the local authority's arboricultural officer, and then only with their specific approval.
- 14.2 It is recommended that a suitably qualified arboriculturist supervises the installation of the tree protection measures and confirms that they comply with BS 5837:2012, and if necessary, briefs the individual who will be responsible for the maintenance of tree protection measures for the duration of the works.
- 14.3 An individual should be identified as a point of contact for arboricultural matters for the duration of the works. This individual will need to be familiar with the arboricultural constraints presented by the site, the tree protection measures that have been installed, and the requirement to keep those measures adequately monitored and maintained.

15.0 Conclusion

- 15.1 I consider that this scheme is acceptable in arboricultural terms and that the subject trees can be protected according to current standards, providing the recommended mitigation measures are adopted.



AR/173226 – Mannings Heath Golf Club
Hammerpond Road, Mannings Heath RH13 6PG
Existing Tree Plan
September 2026
Do not scale from drawing

APPENDIX B

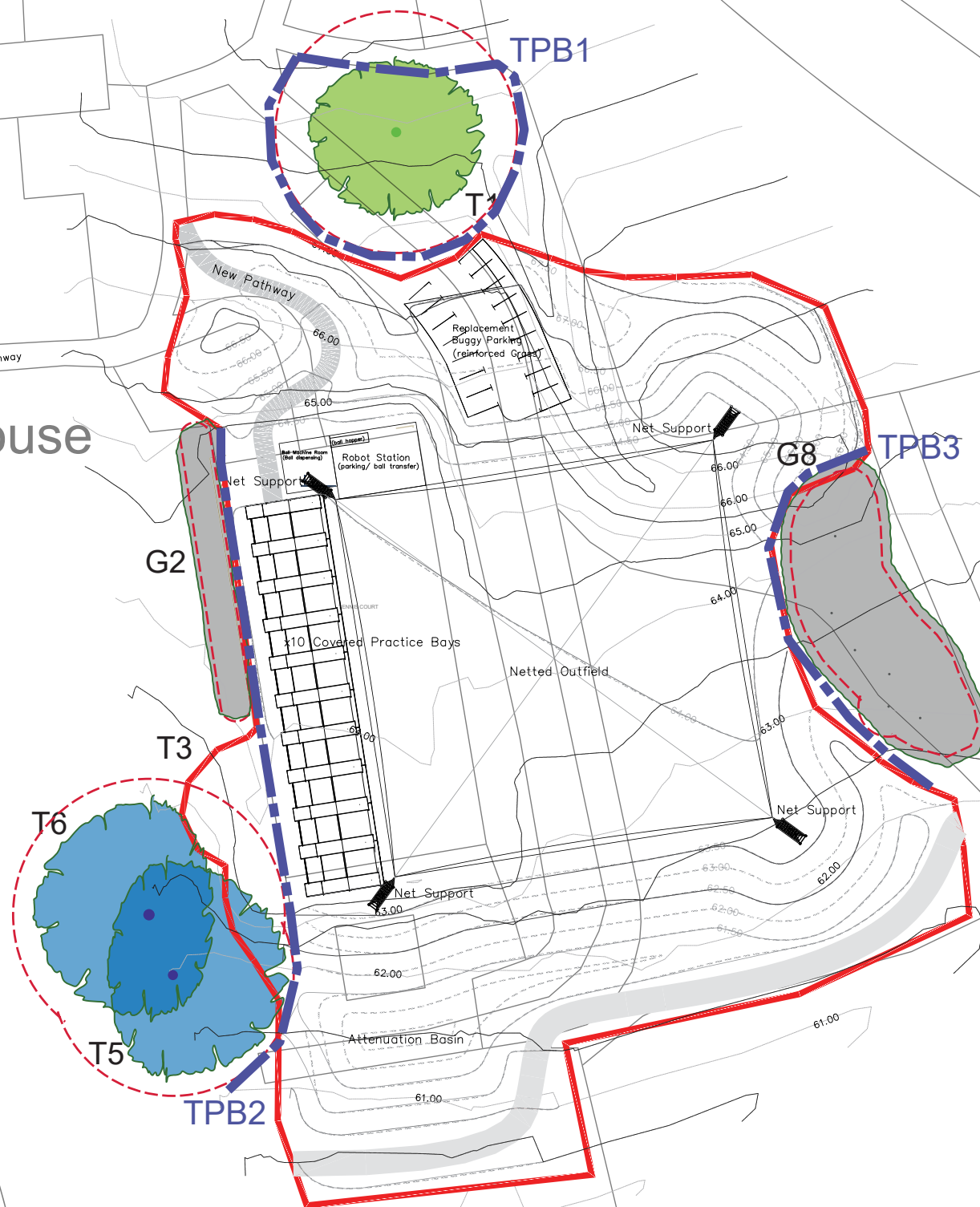


Club House

-  Category A tree
-  Category B tree
-  Category C group
-  Root protection area
-  Tree protection barrier

The Mayhew Consultancy Ltd
 30 Fair Lane, Robertsbridge
 East Sussex TN32 5DA
 Tel: 01580 881092 Mobile: 07711 673138
 E-mail: clive@cmarb.co.uk

AR/173226 – Mannings Heath Golf Club
 Hammerpond Road, Mannings Heath RH13 6PG
Tree Protection Plan
 September 2026
 Do not scale from drawing



Tree Survey – 20th May 2026

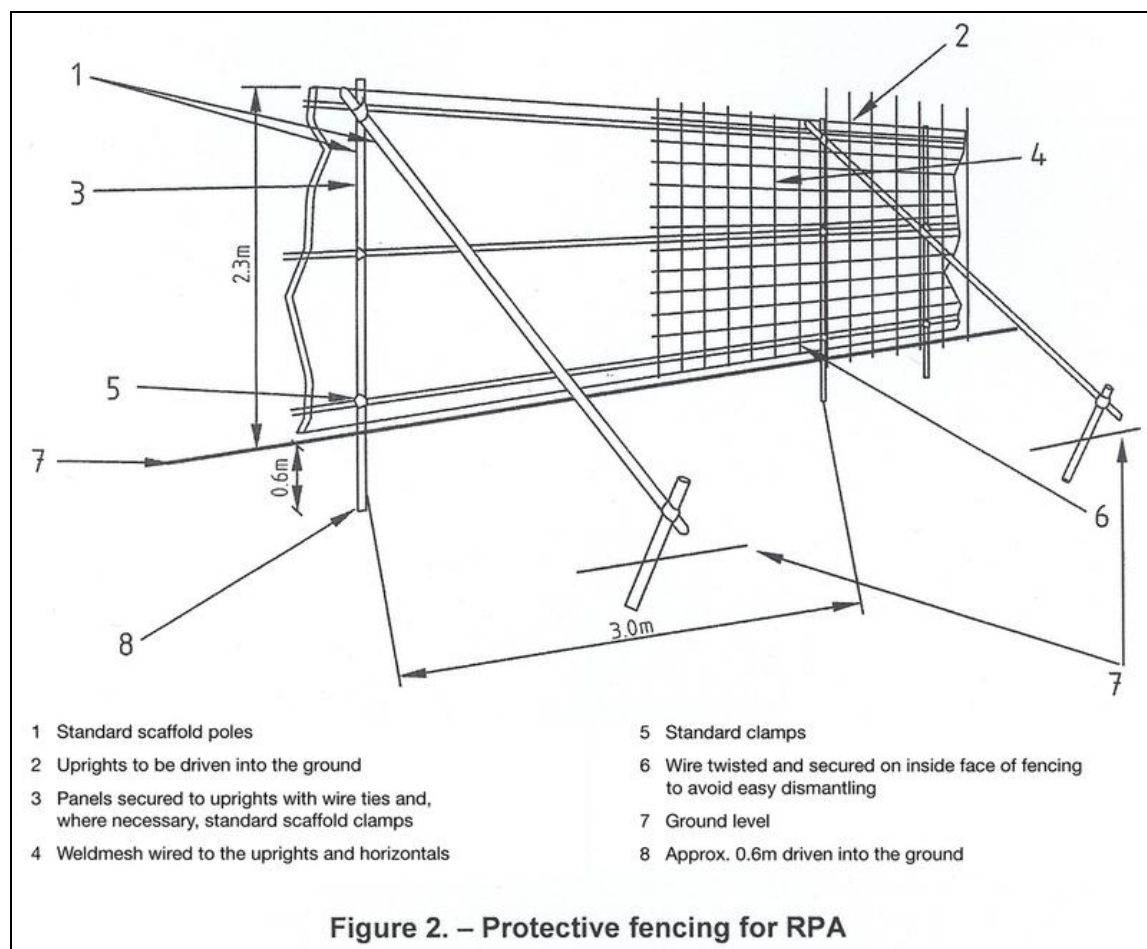
Tree No	Species	Ht.	Stem dia.	RPA Rad	RPA Area	Crown spread N – S – E - W				CB	Age class	Phy con	Str con	ECR	Class	Observations & recommendations
T1	Lime	16	80	9.6	290	6	7	7	7	3	M	G	G	L	A	Fine established and prominent tree.
G2	Mixed broadleaved & evergreen	<5	<10	1.2	5	As per plan				GL	M	G	G	L	C	Mature close pruned mixed species hedge.
T3	Ash	10	35	4.2	55	4	2	4	3	2	SM	F	P	S	C	Twin stemmed at base. Generally unexceptional specimen.
T4	Yew	6	50	6.0	113	4	4	4	2	1.5	SM	F	F	M	C	Generally unexceptional specimen located adjacent to the corner of the tennis court. Crown shaded by adjacent T5 and T6.
T5	Copper beech	16	80	9.6	290	8	7	8	4	4	M	G	G	L	B	Good established tree.
T6	Copper beech	16	90	10.8	366	8	7	4	8	4	M	G	G	L	B	Good established tree.
G7	Oak x 3 & Silver birch x 4	<13	<35	4.2	55	As per plan				Var	Y/SM	F	F	M	C	Individually unexceptional 'C' category trees. Two of the birch are decayed at the base and are near collapse.
G8	Oak	<8	<20	2.4	18	As per plan				Var	Y	G	G	L	C	Successful young oak planting on a bund of made-up ground.

Survey sheet key

Tree No	Tree reference number as used in the report and survey plan T = Tree G= Group H = Hedge W = Woodland
Ht	Tree height in metres
Stem dia.	Stem diameter in centimetres Measured at 1.5 metres above ground level, or immediately above the root flare of multi-stemmed trees M = Multi-stemmed tree
Crown sp	Crown spread measured in metres from the stem to the four compass points
Crown break	Height of crown clearance above adjacent ground level, given in metres
Age class	Age class Y = Young: Staked or newly established tree SM = Semi-mature: An established tree at a stage of rapid growth EM = A tree nearing its ultimate canopy size for its situation M = Mature: A tree at its ultimate canopy size for its situation OM = Over mature: A mature tree smaller than its ultimate canopy size, often such trees are of great historical or ecological importance.
P. Con	Physiological condition of the tree expressed through an assessment of its general well-being G = Good, F = Fair, P = Poor, D = Dead
S. Con	Structural condition of the tree G = Good, F = Fair, P = Poor, D = Dangerous
R.C.	Estimated remaining contribution expressed in years D = <10, S = 10-20, M = 20-40, L = >40
BS Cat	Tree category graded as per the guidance given within Table 1 of BS 5837:2012 – See Appendix E A - Green = Trees of high quality with an estimated remaining life expectancy of at least 40+ years B - Blue = Trees of moderate quality with an estimated remaining life expectancy of at least 20 years C - Grey = Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Red = Trees in such a condition that they cannot be realistically retained for longer than 10 years.
RPA ~ R	Root Protection Area radius, as measured in metres from the centre of the tree
RPA ~ A	Root Protection Area expressed in square metres

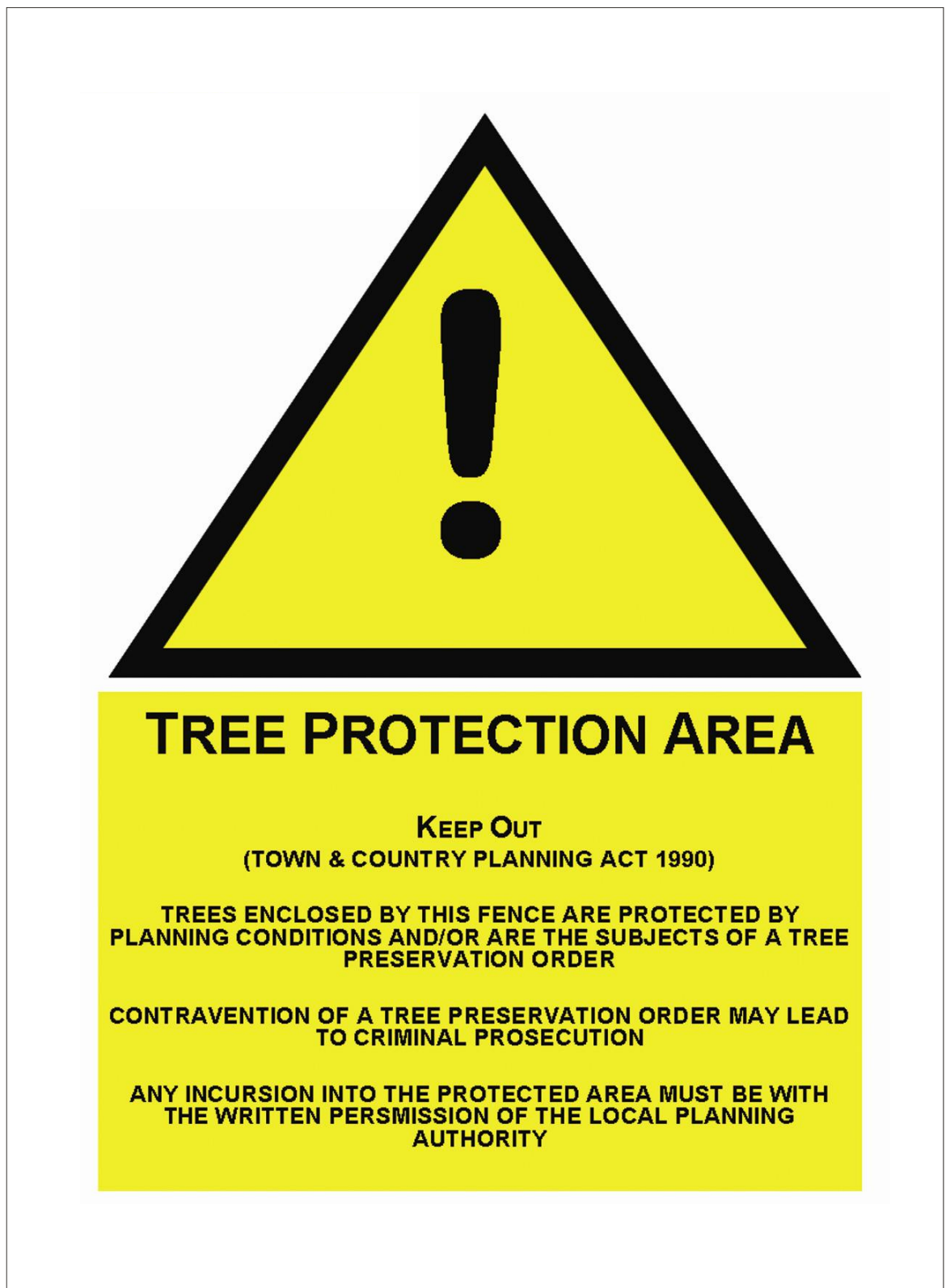
BS 5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and Definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention				
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.	- 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.			DARK RED
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
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 of 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
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
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

BS 5837:2012 - Tree protection fencing

On site examples of appropriate tree protection fencing installed as recommended within BS5837

Tree protection area warning sign



1.0 Scope of this report

- 1.1 I have been commissioned to produce base line survey data for trees, with a view to identifying constraints and opportunities for sustainable tree cover in the context of the development proposal for the site. The survey has been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and was made in the context of the site's current usage.
- 1.2 This report comprises the prerequisite information for the planning process recommended in BS 5837:2012
- The production of a Tree Survey
 - The production of an Arboricultural Impact Assessment
 - The production of a Tree Protection Plan if required.
 - The production of an Arboricultural Method Statement, if required.
- 1.3 The tree locations and canopy spreads are plotted on the indicative plans at Appendix A.
- 1.4 A detailed condition survey or hazard assessment of each tree has not been undertaken within the scope of this report. If a tree was noted as being in such a condition as to require more detailed assessment, then that observation is included in the tree survey notes at Appendix B.
- 1.5 The findings within this report have been made on the basis of evidence seen on the day of inspection. It should be understood that some indications of tree hazard, such as leaf appearance and density, fungal fruiting bodies, and specific pests and diseases, are only visible at specific times of the year. Should significant additional information become apparent following the submission of this report I would reserve the right to modify the conclusion made accordingly.
- 1.6 This report is valid until:
- The re-inspection dates given for any tree in the survey schedule
 - An episode of adverse weather conditions - for example winds over land measured at Beaufort scale force 8 or above.
 - For two years from the date of inspection.
- Whenever any of the above occurs first, the trees must be re-inspected, and any recommendations carried out. The presence of a hazard, the probability of harm and the value of the target area all help to determine the frequency of re-inspection.
- 1.7 Some trees are protected in law. Prior to any works to trees being undertaken a check should be made with the relevant Local Authority to ensure that prior permission is not required with regard to Tree Preservation Orders (TPOs), Conservation Areas (CAs) or planning conditions that may affect the site or its trees.
- 1.8 Works to trees can also be regulated because of the risk of harming wildlife which may live on, or around them. Wild birds and bats are protected under the Wildlife and Countryside Act (1981) for example, and it is an offence to knowingly disturb their nests or roosts, while works to trees in proximity to badger setts may require a license.
- 1.9 Any tree works should be undertaken in accordance with British Standard 3998:2010 'Tree work - Recommendations'.

- 1.10 If hard surfacing needs to be installed close to trees the principles prescribed in BS 5837:2012 and modified specifications contained within Arboricultural Practice Note 12, 'Through the Trees to Development,' should be adopted.
- 1.11 My expertise is within the field of arboriculture and this report is limited to the arboricultural aspects of the site only. Any comments made with regard to other matters are from a lay person's point of view.

2.0 Survey method

- 2.1 Each tree was inspected from ground level, noting only external features and defects. The Visual Tree Assessment (VTA) method was used to carry out the tree survey; this is an industry standard, best practice method for assessing the health, stability and, to some degree, the amenity of urban trees. A tree may be physiologically healthy, with vigorous growth, but also exhibit mechanical defects and therefore be structurally weak, consequently presenting a risk. VTA involves an assessment of each tree's physiological and structural condition. It is carried out from ground level, with the aid of binoculars as necessary.
- 2.2 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used.
- 2.3 The following instruments were available to carry out the inspection:
- Diameter tape – To measure stem diameters
 - Nylon headed mallet – To sound trees for audible indications of decay
 - Steel probe – To indicate the presence and extent of cavities
 - Binoculars – To visually inspect above ground parts of the tree
- 2.4 No soil samples were taken, and no tissue samples were collected.
- 2.5 The following publications have been used to inform this survey, and the recommendations which follow from it:
1. British Standard 5837:2012
'Trees in relation to design, demolition and construction – Recommendations.'
 2. British Standard 3998:2010 'Tree work - Recommendations.'
 3. 'Diagnosis of ill-health in trees' by R.G. Strouts and T.G. Winter.
DoE booklet Research for Amenity Trees No. 2, 1994.
 4. 'The body language of trees - A handbook for failure analysis'
by C. Mattheck and H. Breloer.
DoE booklet Research for Amenity Trees No. 4, 1994.