

Arboricultural Assessment

for

**Land at
Billingshurst
West Sussex**

Prepared by

Tim Pursey

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1.0 Date of survey

1.1 July 2025

2.0 Surveyor

2.1 Tim Pursey

3.0 Instructions

3.1 As a result of a planning application, I am instructed to undertake an arboricultural assessment and to prepare a report assessing the impact that the proposed development will have on trees growing at the site.

3.2 The report includes:

- An indication of the constraints placed on the design by the trees on site
- A schedule indicating the tree survey results
- A preliminary arboricultural method statement
- A tree constraints plan – drawing TP 3221/2507/TCP appended
- A tree protection plan – drawing TP 3221/2507/TPP appended

4.0 Report limitations

4.1 All inspections were made from ground level, using binoculars where necessary. Should a more detailed inspection, by climbing or by elevated platform, be required then this will be highlighted within the survey recommendations.

4.2 I have not contacted the local planning authority to determine the legal status of the trees on site. If any trees are the subject of an order, or the land forms part of a Conservation Area then it will be necessary to properly notify, or to obtain prior permission from, the local authority before carrying out any works on the trees.

4.3 Trees are living, dynamic organisms. Their health and overall condition changes as the trees grow and can be affected by external conditions. For this reason the condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

5.0 Proposals

- 5.1 It is proposed to construct a new mixed use development on ground currently unused.
- 5.2 No trees are proposed to be removed to facilitate works.

6.0 Tree survey

- 6.1 See schedule of tree survey results.

7.0 Assessment of Impact

- 7.1 The property is currently unoccupied and is unused. Trees surveyed grow at the site periphery.
- 7.2 It is proposed to construct a mixed-use development consisting of both housing and commercial/industrial premises.
- 7.3 No trees are proposed to be removed as part of the works.
- 7.4 All trees will be protected with appropriate fencing during the period of works. Trees growing outside the eastern boundary to the property are currently, and will be, protected by an existing close-boarded fence alongside a public footpath.
- 7.5 Protective fencing will be utilised to ensure no damage occurs during the construction period. Retained trees will be protected during the works and none should be significantly affected by the proposals.

8.0 Preliminary Method Statement to Mitigate Impact

8.1 Tree Works

Canopies of retained trees will be crown-lifted where necessary where they overhang new roadways to provide 3.5m of clearance beneath. Works will be completed by persons both qualified and experienced to do so and in accordance with BS3998:2010 *Recommendations for Tree Work*.

8.2 Protective Fencing

Retained trees will be protected from the impact of construction by a small amount of protective fencing to be erected in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

8.3 This fencing is designed to protect all parts of the trees, both above and below ground. It will be erected using Heras panels erected in a conventional fashion with supporting feet pinned to the ground to prevent movement. It is particularly important that the fencing be completely rigid and immobile.

8.4 The fence will be erected in the positions shown on the attached plan, TP 3221/2507/TPP and will be erected to protect the trees before any work commences. The protective fencing will remain in situ until all construction works are completed.

8.5 The protective fencing will be clearly marked indicating its purpose to all persons on site. Signs will be minimum A3 in size and will clearly state that the protective fencing will not be moved under any circumstances. The protected area behind the fencing will be considered sacrosanct and no entry into this area will be permitted for *any* reason except to maintain the protective fencing. No excavation is permitted, no changes in ground level, no plant will track across this area at any time, and no storage of any materials within this area will be permitted.

8.6 Services

Any new services will be installed outside the RPAs of any retained tree. There is plenty of space on site to ensure these areas can be avoided.

8.7 Ground Levels

Ground levels within the rooting area of any retained tree will remain unaltered unless otherwise specified by the project arboriculturist.

8.8 General

No storage or mixing of cement/concrete will be permitted anywhere within 10 metres of any retained tree. Account will be taken of any slopes in order to avoid the possibility of cement washings running into the rooting areas of retained trees.

8.9 Oil, bitumen or other material likely to be injurious to a tree should not be stacked or discharged within 10 metres of the trunk. Materials generally should not be stacked or discharged within 5 metres of the trunks.

8.10 Arboricultural Supervision

Provided that protective fencing is properly employed, there should be no need to further input or supervision from the project arboriculturist.

2nd October 2025

Tim Pursey

Chartered Arboriculturist

Tree Survey

Key:

Height:	Estimated in metres.
Stem diameter:	Measured at 1.5m above ground level.
Branch spread:	Estimated in metres at four cardinal points.
Height of crown Clearance:	Height in metres (estimated) above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
Age class:	<u>Y</u> oung tree in first third of its life expectancy <u>M</u> iddle age tree <u>M</u> ature trees <u>O</u> ver <u>M</u> ature <u>V</u> eteran
Category grading:	A/B/C/U – In accordance with BS 5837:2012 <i>Trees in relation to design, demolition and construction – Recommendations</i> . Category A – High Quality Category B – moderate quality Category C- low quality Category U – trees for removal All surveys and inspections made from ground level unless otherwise stated.

Land at Billingshurst, West Sussex

Tree No.	Species	Height (m)	Stem Dia.(mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
G1	Oak x7	12-14	500-700	7-8				2.5	Mat	40+	Line of mature trees. Normal	None	B1 B2
G2	Oaks x9	~15	375-700	6-8				2.5	Mat	40+	Line of mature trees. Normal	Non	B1 B2
T3	Oak	18	460	6			6	3	Mat	40+	Normal	None	B1
G4	Laurel, Norway Maple	2-7	100-300					1	Mat	40+	Mixed group mostly on adjacent land	None	C1
G5	Turkey Oak	20+	~400	6	6	6	6	3	Mat	40+	Line of trees growing on adjacent land	None	B1 B2
T6	Oak	12	395	4	5.5	5.5	5.5	3	Mat	40+	Normal	None	B1 B2

Bibliography

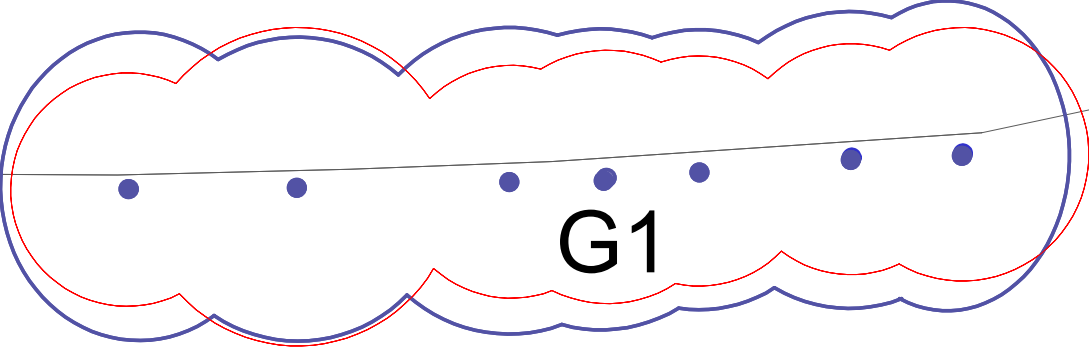
- British Standard 3936-1:1992 Nursery Stock- Specification for Trees and Shrubs
British Standard 3998:2010 Recommendations for Tree Work
British Standard 4428:1989 Code of Practice for General Landscaping Operations
British Standard 5837:2012 Trees in Relation to Design, Demolition and
Construction – Recommendations
- Tree Preservation Orders: A Guide to The Law and Good Practice 2000
- Subsidence of Low-Rise Buildings 2000 Institution of Structural Engineers
Standards-Chapter 4.2 Building Near Trees 2003 National House Building Council
- Guidelines for The Planning, Installation and Maintenance of Utility Services in
Proximity to Trees 1995 National Joint Utilities Group
- Controlling Water Use of Trees to Alleviate Subsidence Risk
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- Inspection of Highway Trees Roads 52/75 1975 Department of the Environment Circular
- Forestry Commission Information Notes
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Publications from Arboricultural Advisory and Information Service

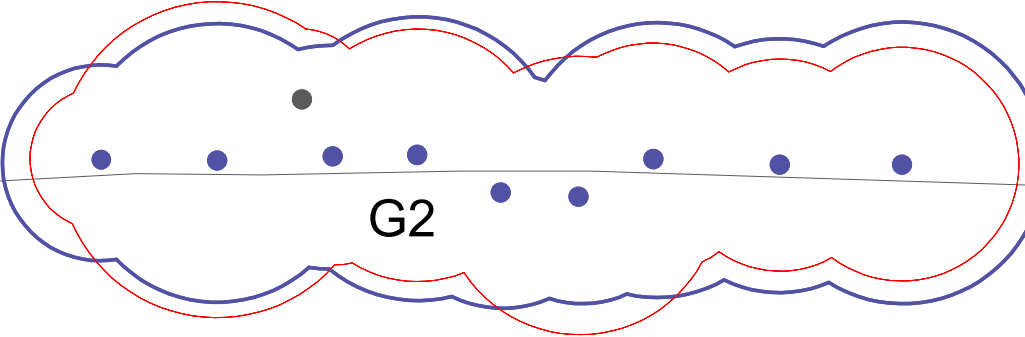
APN1 Driveways Close to Trees	Patch, D. & Dobson, M.
APN12 Through the Trees to Development	Patch, D.
ARIN 130/95/ARB Tree Root Systems	Dobson, M.



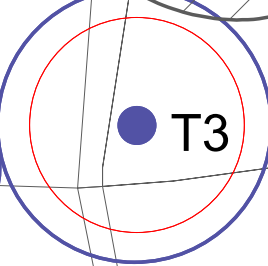
Land Currently Unused



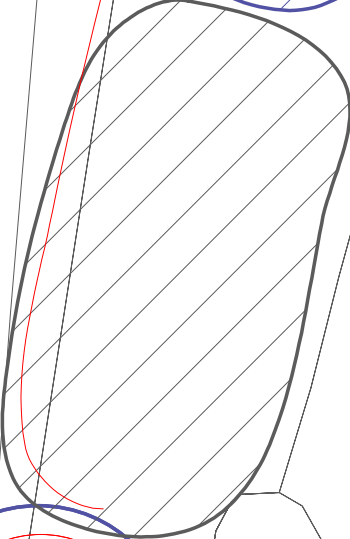
G1



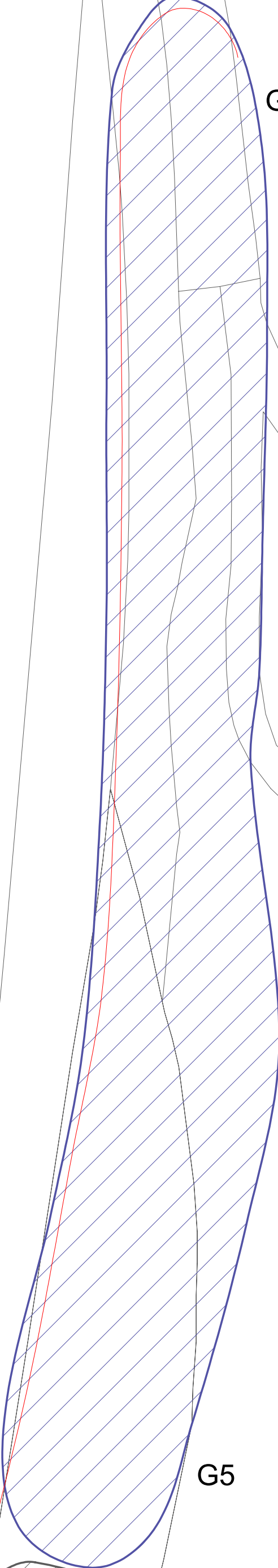
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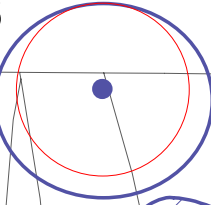
T3



G4



G5



T6

Category B trees

Category C trees

Root protection area

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TIM PURSEY

TITLE

Tree Constraints Plan

Land at Billingshurst

SIZE

A1

SCALE

1:500

CAGE CODE

DWG NO

TP 3221/2507/TCP

REV

1st Oct 2025

SHEET



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Tree Protection Plan
Land at Billingshurst

SIZE A1	CAGE CODE	DWG NO TP 3221/2507/TPP	REV
SCALE 1:400	1st Oct 2025	SHEET	