

Arboricultural Impact Assessment

*relating to provision of temporary sales area at
Duckmoor
Wooddale Lane
Billingshurst*

Client

Bellway Homes Limited (South London)

March 2026

2266-KC-CA-YTREE-Impact Assessment-RevB

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	JK / 13 October 2025
RevA	Final	Updated Impact Assessment	JK / 10 December 2025
RevB	Final	Updated Impact Assessment	JK / 12 March 2026

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1.0 Introduction

- 1.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below:

Table 1 - List of drawings referred to in this assessment

Originator	Drg No	Title
Allen Pyke	3360-APA-ZZ-XX-LA-L-1003 Rev P02	Sales Area Landscape Masterplan
SJA Trees	SJA air 20517-01	Tree Survey
Keen Consultants	2266-KC-CA-YTREE-TPP01RevB	Tree Protection Plan

- 1.2 Site proposals considered in this application include:

1.2.1 Sales cabin

1.2.2 Provision of footpath connection to site

1.2.3 Utilities and services

1.2.4 New and replacement tree planting

- 1.3 This assessment has been prepared based on the tree information submitted to inform the approved application reference DC/20/2607 (Appeal reference APP/Z3825/W/21/3283823). That tree information was prepared by SJA Trees under reference SJA air 20518-01. It is sufficiently recent to inform the preparation of this impact assessment.

- 1.4 In overview, the proposals seek to provide a temporary sales cabin and footpath access adjoining Hilland Road, leading to the main development site to the east. The location has been carefully selected to avoid the significant trees and requires only the removal of a remnant of scrub.

2.0 Assessment of impact upon trees

Impact of application proposals

- 2.1 The layout of the proposed temporary sales cabin, and visitor parking, is remote from trees and can be achieved without harm to them.
- 2.2 The layout of residential development, in combination with the proposed drainage, results in the removal of most of a collection of scrub recorded as G3 on the tree survey. A small section (as shown on the tree protection plan) of this area of scrub therefore needs to be removed to accommodate the proposed pathway connecting to the site.
- 2.3 The proposed path is remote from all other trees, including tree 15, the closest tree to the north, and can therefore be constructed without material harm to those retained trees.
- 2.4 As the path is remote from trees it can be constructed using conventional construction and does not require any special construction techniques designed to safeguard trees.

Impact of drainage and services

- 2.5 Any proposed drainage and services can be accommodated outside the root protection area of retained trees and can therefore be installed conventionally.
- 2.6 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

3.0 New and replacement tree planting

- 3.1 The temporary sales area will be landscaped, including tree planting. Most of this landscape will be removed following the removal of the sales area but tree planting can be retained and supplemented.
- 3.2 Once the temporary path is no longer required it will be uplifted and the area made good. Landscape proposals will include measures to ensure replacement planting is incorporated.

- 3.3 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group and the requirement of paragraph 136 of the National Planning Policy Framework.
- 3.4 Those multiple benefits of this replacement planting will secure the site's green infrastructure, include contribution to open space, enhancement of sustainable drainage systems, and enhancement of biodiversity.

4.0 Protection of trees during construction

- 4.1 To ensure the retained trees are safeguarded a tree protection plan has been prepared to show the location of protective measures. These measures need to be implemented in advance of construction and maintained until such time as soft landscape proposals require their removal.
- 4.2 One section of tree protection barriers will be implemented to enable the construction of the sales area but will then be removed to provide for a better outlook for adjoining residents. The landscape plan shows a closeboard fence that will connect to the line of tree protection barriers and so exclude construction activity from the area between the footpath and residents.
- 4.3 An arboricultural method statement has been prepared to demonstrate how tree protection measures will be implemented and sustained.

5.0 Summary of impact assessment

- 5.1 The proposed temporary sales area and pathway connection requires only the loss of a small remnant of scrub. It results in no material impact to the other significant trees in the location of the proposals, all of which are retained.
- 5.2 No special measures are required for the construction of the sales area or footpath.

- 5.3 Services and utility installation are not proposed but, if they are needed, they can be sited remote from trees. If they need to be located within root protection areas specialist measures can be deployed for their installation to minimise harm to retained trees.
- 5.4 Replacement tree planting can be provided as part of these development proposals to reinstate the landscape.