



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Bowers Place
Crawley Down
RH10 4HY**

Document date: 22nd September 2025

Document ref: PJC/6619/24-01 Rev 01

Sussex Office
Rocks Yard, Victoria Road
Herstmonceux, East Sussex.
BN27 4TQ.

PJC Consultancy Ltd
www.pjcconsultancy.com
contact@pjcconsultancy.com
01233 225365 - 01323 832120

Kent Office
The Watermill, The Mill
Business Park, Maidstone
Road, Ashford, Kent, TN26 1AE.

This report has been prepared by
PJC Consultancy Ltd
on behalf of
Worth Parish Council

Document author

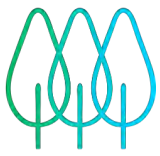
Peter Davies FdSc Arboriculture M.Arbor.A

Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over seventeen years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

Checked by

Luke White FdSc Arboriculture M.Arbor.A

Luke is an arboriculturist with over nine years' experience working within the arboricultural and forestry industry with the latter seven years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association and an associate member of the Institute of Chartered Foresters.



CONTENTS

1	INTRODUCTION	5
1.1	Instruction	5
1.2	Relevant planning history	5
1.3	Objectives of report.....	5
1.4	Contents of report	5
1.5	Documents and information provided.....	5
1.6	Limitations of report	6
2	INITIAL TREE SURVEY	7
2.1	Tree survey information	7
2.2	Tree categorisation	7
2.3	Root protection areas	8
2.4	Site visit.....	8
2.5	Site layout.....	9
2.6	Findings.....	9
2.7	Statutory tree protection	9
3	ARBORICULTURAL IMPACT ASSESSMENT	10
3.1	The proposals	10
3.2	Tree removals	10
3.3	Access facilitation pruning.....	10
3.4	Constructing hard standing within root protection areas	10
3.5	Services	11
4	ARBORICULTURAL METHOD STATEMENT.....	12
4.1	General requirements	12
4.2	Phasing of works	12
4.3	Initial tree works.....	12
4.4	Tree protection barriers	13
4.5	Storage and handling of harmful chemicals.....	14
4.6	Contractor facilities.....	14
4.7	Excavating within root protection areas	14
4.8	Installing new permanent fencing within root protection area of T2.....	14
4.9	Pre-commencement meeting.....	15
4.10	Arboricultural supervision	15
4.11	Arboricultural monitoring.....	15
4.12	Process if an unforeseen issue relating to trees arises.....	15



Appendix 1: Tree Constraints Plan	16
Appendix 2: Tree Survey Schedule	17
Appendix 3: Tree Retention Plan.....	18
Appendix 4: Root Protection Area Incursions Plan.....	19
Appendix 5: Tree Protection Plan	20
Appendix 6: Proposed Surface Specifications.....	21
Appendix 7: Tree Protection Fencing Specification.....	22
Appendix 8: Example Protective Fencing Sign	23



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Worth Parish Council to provide an arboricultural impact assessment and arboricultural method statement to support a full application to formalise the existing parking arrangement at Bowers Place in Crawley Down.
- 1.1.2 This report complies with the planning policies of Mid Sussex District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Relevant planning history

- 1.2.1 Planning permission ref: DM/22/0269 was granted on 19th July 2022 for Change of Use from Village Green to Public Highway footpath and verge to allow the construction of nineteen Public Parking Spaces. (Arboricultural impact assessment, method statement and tree protection plan received 11.02.2022) (Road Safety Audit received 07.03.2022) (Amended plan received 15.03.2022) (Updated Road Safety Audit received 08.05.2022).
- 1.2.2 The new proposal is similar to the approved scheme with slight amendments to the layout, most notably the exclusion of the separate ‘no-dig’ footpath.

1.3 Objectives of report

- 1.3.1 This report has been undertaken with the following objectives:
- To survey all trees within and adjacent to the site with trunk diameters of 75mm or more at a height of 1.5m.
 - To assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value.
 - To provide information relating to planning constraints that may restrict works to trees at the site.
 - To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.4 Contents of report

- 1.4.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 3, a tree retention plan at Appendix 3 and a root protection area incursions plan at Appendix 4.
 - An arboricultural method statement at section 4 and a tree protection plan at Appendix 5.

1.5 Documents and information provided

- 1.5.1 The following documents were used to aid the preparation of this report:



- Existing Site Plan, Location Plan ref: WPC23-01
- Section 38/278 Provisional Agreement Layout (Sheet 1 of 2) ref: WPC25-02 Rev A
- Section 38/278 Provisional Agreement Layout (Sheet 2 of 2) ref: WPC25-03 Rev A

1.6 Limitations of report

- 1.6.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.5. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.
- 1.6.2 The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or invasive ground investigation was carried out for this report. Where existing site constraints are present such as ivy covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree dimensions were estimated by eye as accurately as possible.
- 1.6.3 The tree survey represents a preliminary overview of the condition and value of trees at the site. It is not a detailed assessment of any individual tree and although management recommendations are included, this report will not be sufficient to be used as a detailed condition and safety survey.
- 1.6.4 The information and measurements in this report are representative of the date of the site visit. The tree survey data will need to be updated to reflect tree growth and changes in the condition of the trees after prolonged periods.



2 INITIAL TREE SURVEY

2.1 Tree survey information

2.1.1 The following information was recorded in the tree survey schedule for each individual tree (average dimensions are recorded for groups):

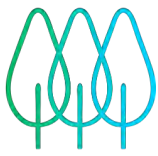
- Tree reference number. (T=tree, H=hedgerow). Tree numbers suffixed with PA on the tree constraints plan indicate that the tree position is approximate.
- Species (common and scientific name).
- Overall tree height (m).
- Stem diameter (mm) per stem or average diameter for multi-stemmed trees with six or more stems.
- Branch spread (m) measured to the four cardinal points.
- Existing height (m) above ground level of lowest significant branch and direction of growth (for individual trees only).
- Existing height (m) above ground level of canopy.
- Age class (young, semi mature, early mature, mature, over mature or veteran).
- Physiological condition (good, fair, poor).
- Structural condition (good, fair, poor).
- Comments (general description of tree(s) including any notable features).
- Tree categorisation (see below).
- Root protection area (m²).
- Root protection radius (m).

2.2 Tree categorisation

2.2.1 The condition and value of each tree was evaluated based on the current land use. Each tree or tree group has been awarded either category A, B, C or U and a subcategory of either 1,2 or 3 or a combination of the subcategories.

2.2.2 Tree categorisation summary:

- A – Trees of good condition and high arboricultural, landscape or conservation value. Must have a potential life span in excess of forty years.
- B – Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value. Must have a potential life span in excess of twenty years.
- C – Unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm. Must have a potential life span in excess of ten years.
- U – Trees of such impaired condition that they cannot realistically be retained as living trees in the context of the current land use for more than ten years. These trees do not need to be removed if they are not dangerous and do not conflict with the proposed development, but should not be considered a constraint to development.



2.2.3 Tree sub categorisation summary:

- 1 – Trees have mainly arboricultural value, e.g. trees of good condition, form and vitality or rare tree species.
- 2 – Trees have mainly landscape value, e.g. trees of landscape prominence, that serve to screen unsightly views or that are required for privacy. Also trees present in groups that attain higher collective rating that they would as individuals.
- 3 – Trees with mainly cultural value including conservation, e.g. commemorative trees, trees of historical significance or veteran trees.

2.2.4 Each tree can only be categorised as A, B or C but may comply with more than one subcategory.

2.3 Root protection areas

2.3.1 A root protection area represents a calculation of the minimum volume of rooting medium required to support a tree. It is a standardised calculation based on the stem diameter(s) measured at 1.5m and is not necessarily representative of the actual root spread or total rooting area of a tree. The formulas used to calculate root protection areas are shown below:

Table 1: Root protection area formulas

Number of stems	Root protection area formula
Single stemmed trees	$\frac{(\text{stem diameter (mm)} \times 12)^2 \times \pi}{1000}$
Trees with two to five stems	$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$
Trees with more than five stems	$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

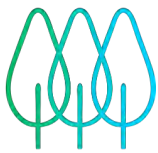
2.3.2 The root protection areas are plotted onto the tree constraints plan in Appendix 1 and are recorded in the tree survey schedule in Appendix 2. These are represented as a circle on the plan (unless significant rooting constraints are present), and are colour coded depending on the category the tree has been awarded. Where existing site conditions/features are present that are deemed likely to have affected the root morphology, the root protection areas have been represented as a polygon of equivalent area.

2.3.3 The disturbance of a tree's root system can result in crown dieback and even death of the tree. Roots are used to support the tree structurally as well as the absorption of moisture and nutrients from the soil. They also act as storage and transport for water and nutrients. It is therefore important to protect roots and their ability to function during the construction period and post development.

2.3.4 The majority of root growth is usually found within the top 600mm of soil. As such, even a shallow disturbance within a root protection area can potentially have a significant impact on the tree.

2.4 Site visit

2.4.1 A site visit was originally surveyed by PJC Consultancy on 23rd November 2021. An updated survey was undertaken on 12th June 2024 to ensure the tree survey data is still relevant. The



weather conditions at the time were clear and dry. The visibility was adequate for visual tree inspection from ground level. Deciduous trees were in leaf.

2.5 Site layout

2.5.1 The site comprises of the eastern boundary of the village green, adjacent to Bowers Place. Crawley Down Playground is located at the southern site boundary. Various trees are located along the site which are highly visible and of high visual amenity value. None of the trees at the site are assessed to be ancient or veteran specimens.

2.6 Findings

2.6.1 A total of 15 individual trees and two hedgerows were surveyed. Their locations are shown on the tree constraints plan at Appendix 1 and details and measurements are shown in the tree survey schedule at Appendix 2.

2.6.2 A summary of their British Standard categorisation is shown at Table 2 below.

Table 2: Tree categorisation summary

Tree category	Individual tree	Hedgerow
A	3	-
B	8	-
C	2	2
U	2	-
Total	15	2

2.7 Statutory tree protection

2.7.1 Mid Sussex District Council's online mapping tool was used on 2nd July 2024 to check whether there are any tree preservation orders (TPOs) within the site. No TPOs were shown within or immediately adjacent to the site.

2.7.2 However, the online mapping tool can be updated at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.

2.7.3 The site is not in a Conservation Area.



3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 The proposals

- 3.1.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

3.2 Tree removals

- 3.2.1 No trees require removal to facilitate the proposed development. One silver birch (T8) has died since the 2021 survey and it is suggested that this removed on grounds of sound arboricultural management, even though it does not conflict with the proposals.

3.3 Access facilitation pruning

- 3.3.1 It is recommended that semi mature sweet chestnut T7 is crown lifted to 3m over the existing hard standing. Although this is not technically needed to facilitate the proposed construction works, early formative pruning will minimise future conflict between the crown and parked cars.
- 3.3.2 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.
- 3.3.3 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.
- 3.3.4 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

3.4 Constructing hard standing within root protection areas

- 3.4.1 The proposals include the construction of new hard standing for vehicles within the root protection areas of T3, T5 and T6 in the areas hatched pink on the root protection area incursions plan. This will involve the addition of new hard standing in the narrow verge between the existing tarmac footpath and the roadside kerb. The excavation will occur to a depth of approximately 350mm (refer to specifications in Appendix 6). The verge in which the excavation will occur is already compacted and there is no evidence of shallow surface roots in these areas at present.
- 3.4.2 New hard standing for pedestrians will also be constructed within the root protection areas of T1 and T2 in the areas hatched pink on the root protection area incursions plan. The hard standing in these areas will require a soil strip of approximately 200mm. Within the root protection area of T2, this will result in a very minor encroachment (only 0.2m² or 0.1% of the total root protection area) and should have a negligible impact. Within the root protection area of T1, the additional pedestrian hard standing will be constructed on the narrow verge at the roadside (the same as the new parking areas) so will not require new kerbing. Some shallow roots were observed in the verge adjacent to T1, however these appeared to be dead or damaged by the use of the area for car parking on exposed ground (see below photographs). These will need pruning at the construction phase.



3.4.3 The percentage encroachment of new hard standing into each root protection area is shown in the table below and falls within the maximum tolerance recommended in BS5837: 2012.

Table 3: Summary of surfacing encroachment percentages:

Tree number	Species	Physiological condition	Existing unsurfaced root protection area (m ²)	Encroachment into unsurfaced root protection area (m ²)	Encroachment into un-surfaced root protection area (%)
T1	Ash	Good	62.7	8.6	13.7
T2	Sycamore	Fair	161.1	0.2	0.1
T3	Silver maple	Good	215.4	10.4	4.8
T5	Oak	Good	233.5	12.8	5.5
T6	Sycamore	Good	187.1	13.4	7.2

3.4.4 In addition to the construction of new hard standing, existing tarmac surfaces within the root protection areas of T2, T3, T4, T5 and T6 will be thoroughly cleaned and be overlaid with 20mm of asphalt. This should not impact on the trees as the existing construction will be maintained so there is no danger of encountering tree roots.

3.4.5 New bollards are to be constructed to prevent cars parking on the pedestrian areas or the telecoms inspection chambers. New bollards will be constructed within the root protection areas of T1, T5 and T6. Installation of these bollards must occur as described in the arboricultural method statement.

3.5 Services

3.5.1 No changes to existing services are required to facilitate the proposals.



4 ARBORICULTURAL METHOD STATEMENT

4.1 General requirements

- 4.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 4.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

4.2 Phasing of works

- 4.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 4: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the access facilitation pruning specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or construction activities begin.
4	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. Arboricultural supervision of construction activities within root protection areas shall occur as described in this method statement.
5	Removal of tree protection barriers.	The tree protection barriers shall be dismantled when hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site.

4.3 Initial tree works

- 4.3.1 The access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development.
- 4.3.2 Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.
- 4.3.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.
- 4.3.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species



Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.

- 4.3.5 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 4.3.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

4.4 Tree protection barriers

- 4.4.1 The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works. Protection shall comprise of the installation of tree protection fencing to form a construction exclusion zone.
- 4.4.2 The tree protection fencing shall be installed and signed off by the project arboriculturist before any plant activity, ground works or construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 4.4.3 The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 7). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 4.4.4 Signs shall be affixed to the fencing as shown in Appendix 8 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 4.4.5 The area protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zone. The following restrictions shall apply within the construction exclusion zone:
- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
 - Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
 - No storage of construction materials shall occur unless in a designated and fenced off compound agreed with the project arboriculturist.
 - No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
 - No harmful chemicals shall be stored or handled.
 - No fires shall be permitted.
 - No mechanical excavation including regrading of levels shall occur.
 - No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.



4.5 Storage and handling of harmful chemicals

- 4.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 4.5.2 Cement mixing shall always occur outside the construction exclusion zone. If cement mixing is to occur close to the construction exclusion zone, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 4.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zone unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

4.6 Contractor facilities

- 4.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.

4.7 Excavating within root protection areas

- 4.7.1 Soil stripping for new hard standing and bollards shall occur within the root protection areas of T1, T2, T3, T5 and T6 as described in the arboricultural impact assessment. All excavation in these areas shall occur by hand unless under the supervision of the project arboriculturist. Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens. Roots over 25mm diameter must not be pruned unless the project arboriculturist has first been consulted to assess the potential impact on the tree.
- 4.7.2 It is recommended that the footings of the three bollards within the root protection area of T1 are all pre-dug to ensure significant roots are avoided without having to amend the spacing between the bollards. Concrete footings of all bollards located in root protection areas shall be sleeved with impermeable sheeting to avoid alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zone or on suitable ground protection measures.

4.8 Installing new permanent fencing within root protection area of T2

- 4.8.1 The position of a small amount of post and rail fencing surrounding the playground will need to be moved to accommodate the new footpath in the root protection area of T2. The postholes shall be hand excavated with care taken to avoid damaging or severing roots with a diameter greater than 25mm. Ideally the postholes shall be pre-dug to ensure significant roots can be avoided. The postholes shall be sleeved with impermeable sheeting before any concrete is added to prevent alkaline burn to retained roots. Cement mixing shall occur outside the construction exclusion zone.



4.9 Pre-commencement meeting

4.9.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing has been installed in the correct locations and to the agreed specification.
5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

4.9.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

4.10 Arboricultural supervision

4.10.1 The project arboriculturist shall supervise:

- all excavation within root protection areas if plant machinery is used.
- any excavation within a root protection area if a tree root over 25mm diameter is revealed (consultation is needed before the root is pruned).

4.11 Arboricultural monitoring

4.11.1 A system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

4.12 Process if an unforeseen issue relating to trees arises

4.12.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.

4.12.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.

4.12.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



Appendix 2: Tree Survey Schedule

Site: Bowers Place
Survey date: 12/06/2024
Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Ash (Fraxinus excelsior)	11	420	N: 6 E: 5 S: 7 W: 6	Crown: 2 average Branch: 2 south	Early mature	Good	Good	Located adjacent to children's play area. Power line through crown.	No action required.	C1+2	79.8	5.0 (amended on tree constraints plan)
T2	Sycamore (Acer pseudoplatanus)	17	600	N: 4 E: 2 S: 5 W: 7	Crown: 2 east Branch: 3 west	Mature	Fair	Fair	Slight west lean. Decayed fungal bracket near base in 2021 (not present in 2024). Minor tip dieback in upper crown.	No action required.	B2	162.9	7.2
T3	Silver maple (Acer saccharinum)	19	720	N: 8 E: 9 S: 11 W: 10	Crown: 2 average Branch: 3 average	Mature	Good	Fair	Multi-stemmed from 2m. Large bark wound on west side of stem (heart wood does not currently appear decayed). Crown heavily reduced from power line to east.	No action required.	C1+2	234.5	8.6 (amended on tree constraints plan)
T4	Horse chestnut (Aesculus hippocastanum)	11	390	N: 3 E: 4 S: 4 W: 4	Crown: 2 average Branch: 2 average	Early mature	Good	Good	Crown reduced on east side from power line. No major visible defects.	No action required.	B1+2	68.8	4.7
T5	Pedunculate oak (Quercus robur)	17	750	N: 6 E: 5 S: 8 W: 8	Crown: 2 average Branch: 2 average	Mature	Good	Good	Crown reduced on east side from power line. Minor dead wood due to self suppression. No major visible defects.	No action required.	A1+2	254.5	9.0 (amended on tree constraints plan)
T6	Sycamore (Acer pseudoplatanus)	16	680	N: 7 E: 5 S: 3 W: 6	Crown: 2 north Branch: 6 south	Mature	Good	Good	Crown bias north due to suppression from T5. Past high crown lift over power line with new epicormic shoots on stem.	No action required.	B1+2	209.2	8.2 (amended on tree constraints plan)

Site: Bowers Place

Survey date: 12/06/2024

Surveyor: Peter Davies

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T7	Sweet chestnut (Castanea sativa)	5	200	N: 3 E: 4 S: 3 W: 2	Crown: 1 north Branch: 1 south	Semi mature	Good	Good	Small tree of good condition and retention potential.	Crown lift to 3m over existing hard standing.	B1	18.1	2.4
T8	Silver birch (Betula pendula)	16	420	N: 2 E: 3 S: 2 W: 3	Crown: N/A Branch: 4 west	Dead	Poor	Poor	Standing dead tree.	Fell to ground level.	U	79.8	5.0
T9	Scots pine (Pinus sylvestris)	18	500	N: 4 E: 3 S: 3 W: 3	Crown: 2 south Branch: 3 average	Mature	Good	Good	Good condition and form.	Remove chain link stem protector around base before it conflicts with stem.	B1+2	113.1	6.0
T10	Red oak (Quercus rubra)	7	780	N: 3 E: 3 S: 3 W: 3	Crown: 3 average Branch: 2 average	Mature	Fair	Poor	Heavily pollarded. Regrowth on east side of crown. Large dead wood on west side. Decay throughout primary crown structure. Tree does not look immanently dangerous but is unlikely to be present in 10 years.	No action required.	U	275.3	9.4
T11	Copper beech (Fagus sylvatica 'Purpurea')	17	390	N: 5 E: 5 S: 4 W: 5	Crown: 1 average Branch: 2 average	Early mature	Good	Good	Typical example of species. No major visible defects. Dual stemmed from 2.5m.	No action required.	B1+2	68.8	4.7
T12	Norway spruce (Picea abies)	10	400	N: 3 E: 3 S: 3 W: 3	Crown: 0 average Branch: 0 average	Early mature	Good	Fair	Stem previously topped. Power line extends through crown.	No action required.	B1+2	72.4	4.8 (amended on tree constraints plan)

Site: Bowers Place

Survey date: 12/06/2024

Surveyor: Peter Davies

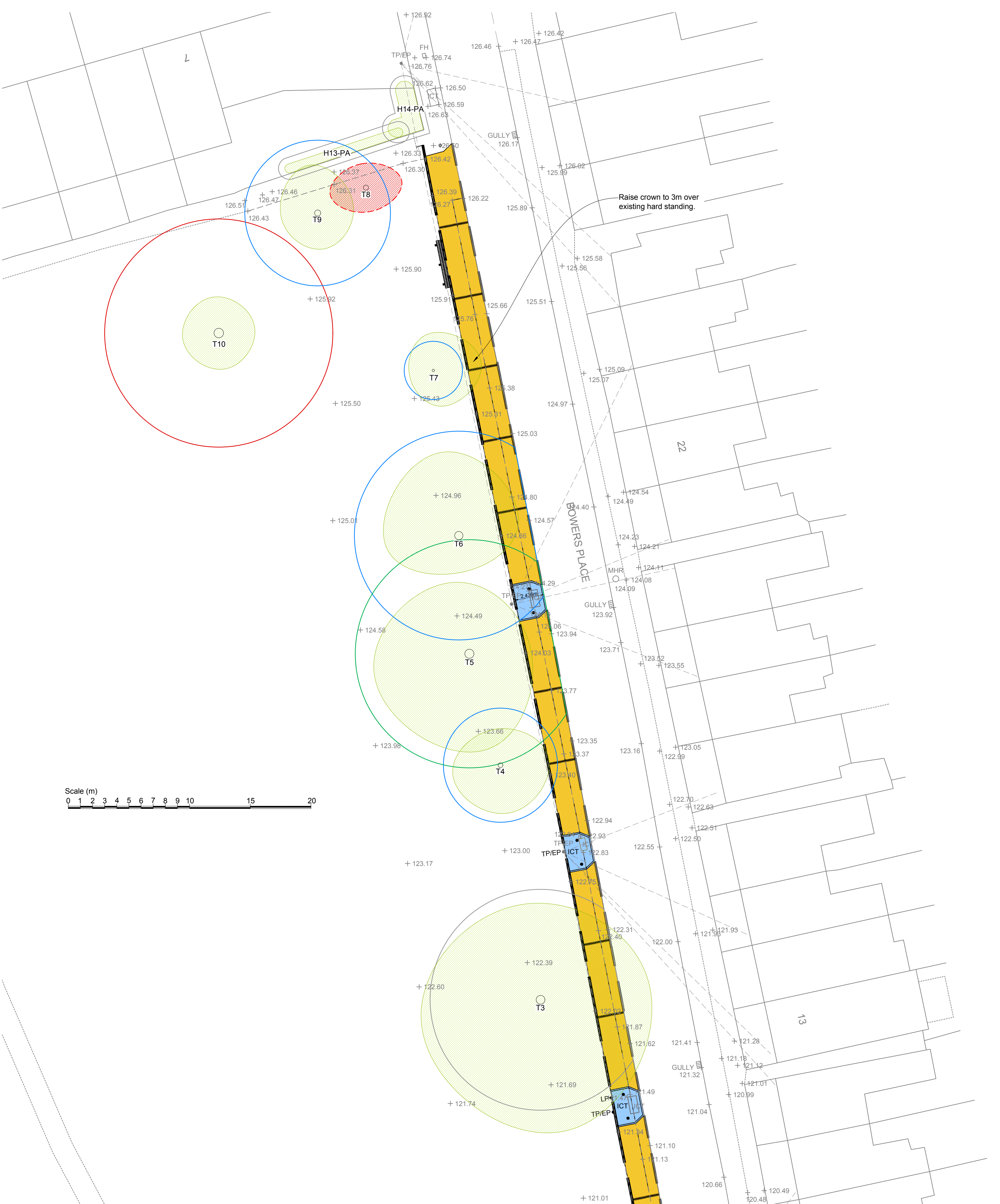
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
H13	Cherry laurel (Prunus laurocerasus)	2 average	Up to 100 average est	0.5-1 average	0 average	Semi mature	Good	Good	Third party clipped garden hedgerow.	No action required.	C2	4.5 average	1.2 average
H14	Mixed (elder, holly, hazel)	3-5 average	Up to 150 average est	1-2 average	0 average	Semi-early mature	Good	Good	Informal native garden hedgerow on road frontage.	No action required.	C2	10.2 average	1.8 average
T15	Beech (Fagus sylvatica)	21	930	N: 9 E: 8 S: 7 W: 10	Crown: 2 north Branch: 4 east	Mature	Good	Good	Previously crown lifted. Prominent specimen. Large primary limb removed on west side.	No action required.	A1+2	391.3	11.2 (amended on tree constraints plan)
T16	Lime (Tilia X europaea)	13	500	N: 4 E: 4 S: 4 W: 4	Crown: 1 north Branch: 2 south	Early mature	Good	Good	Open grown habit. Located within existing playground. Minor crossing limbs and root girdling.	No action required.	B1+2	113.1	6.0
T17	Lime (Tilia X europaea)	22	1030	N: 9 E: 6 S: 5 W: 6	Crown: 0 average Branch: 4 south	Mature	Good	Good	Previously crown lifted. Profuse epicormic shoots on stem. Large buttress roots extend approximately 5m south-east of stem.	No action required on date of survey. Future tree inspections should ideally occur in dormant season.	A1+2	480.0	12.4 (amended on tree constraints plan)



Appendix 3: Tree Retention Plan



* Tree categorised in accordance with BS 5837:2012
'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of category U* tree to be removed
 - New or replaced hard standing for vehicles
 - New or replaced hard standing for pedestrians

Drawing no: PJC/6619/24/B **Rev:** 01 **Sheet number:** 1 of 2

Client and site:
Worth Parish Council

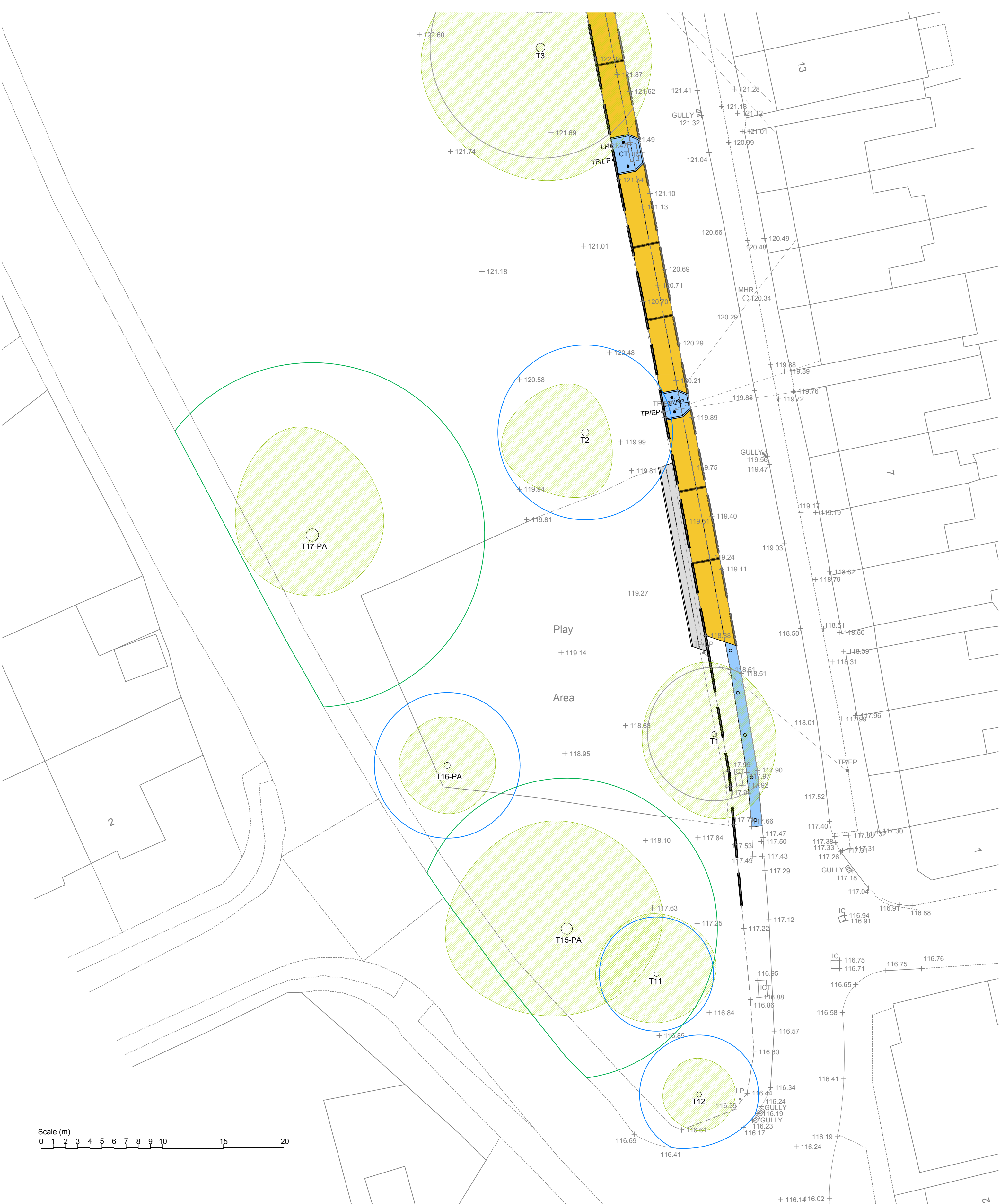
Bowers Place
Crawley Down
RH10 4HY

Drawing title: Tree Retention Plan

Date drawn: 22/09/2025

Scale: 1:200 at A2

Drawn by: PD **Checked by:** LW



* Tree categorised in accordance with BS 5837:2012
'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- ▨ Canopy of tree to be retained
- ▨ Canopy of category U* tree to be removed
- New or replaced hard standing for vehicles
- New or replaced hard standing for pedestrians

Drawing no: PJC/6619/24/B Rev: 01 Sheet number: 2 of 2

Client and site:
Worth Parish Council

Bowers Place
Crawley Down
RH10 4HY

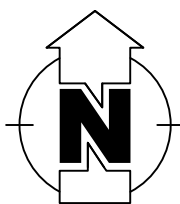
Drawing title: Tree Retention Plan

Date drawn: 22/09/2025

Scale: 1:200 at A2

Drawn by: PD

Checked by: LW

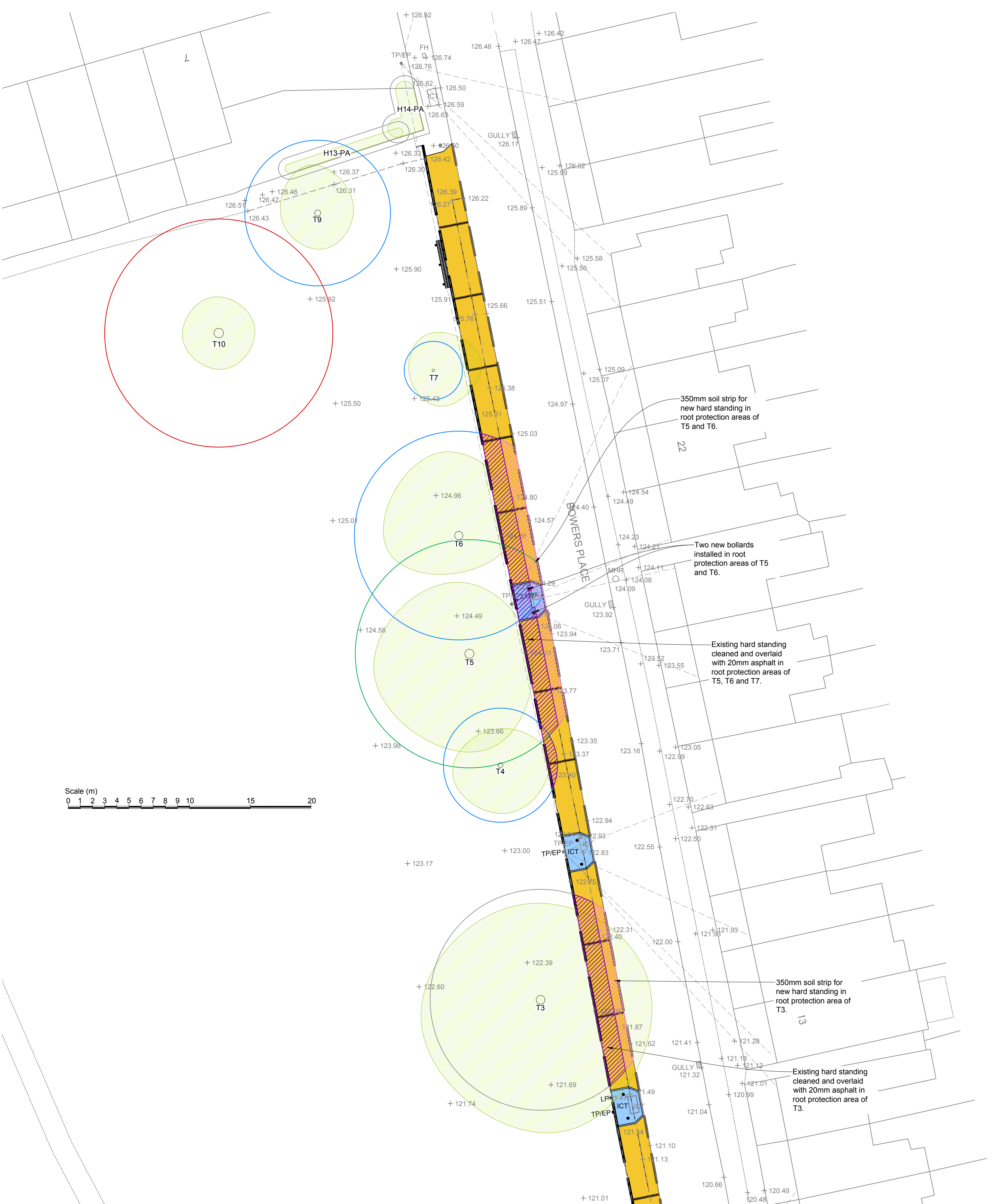


PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, Ea
Sussex. BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.cc
w: www.pjcconsultancy.com



Appendix 4: Root Protection Area Incursions Plan



* Tree categorised in accordance with BS 5837:2012
'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- New hard standing in root protection area
- Existing hard standing cleaned and topped with 20mm asphalt in root protection area

Drawing no: PJC/6619/24/C Rev: 01 Sheet number: 1 of 2

Client and site:
Worth Parish Council

Bowers Place
Crawley Down
RH10 4HY

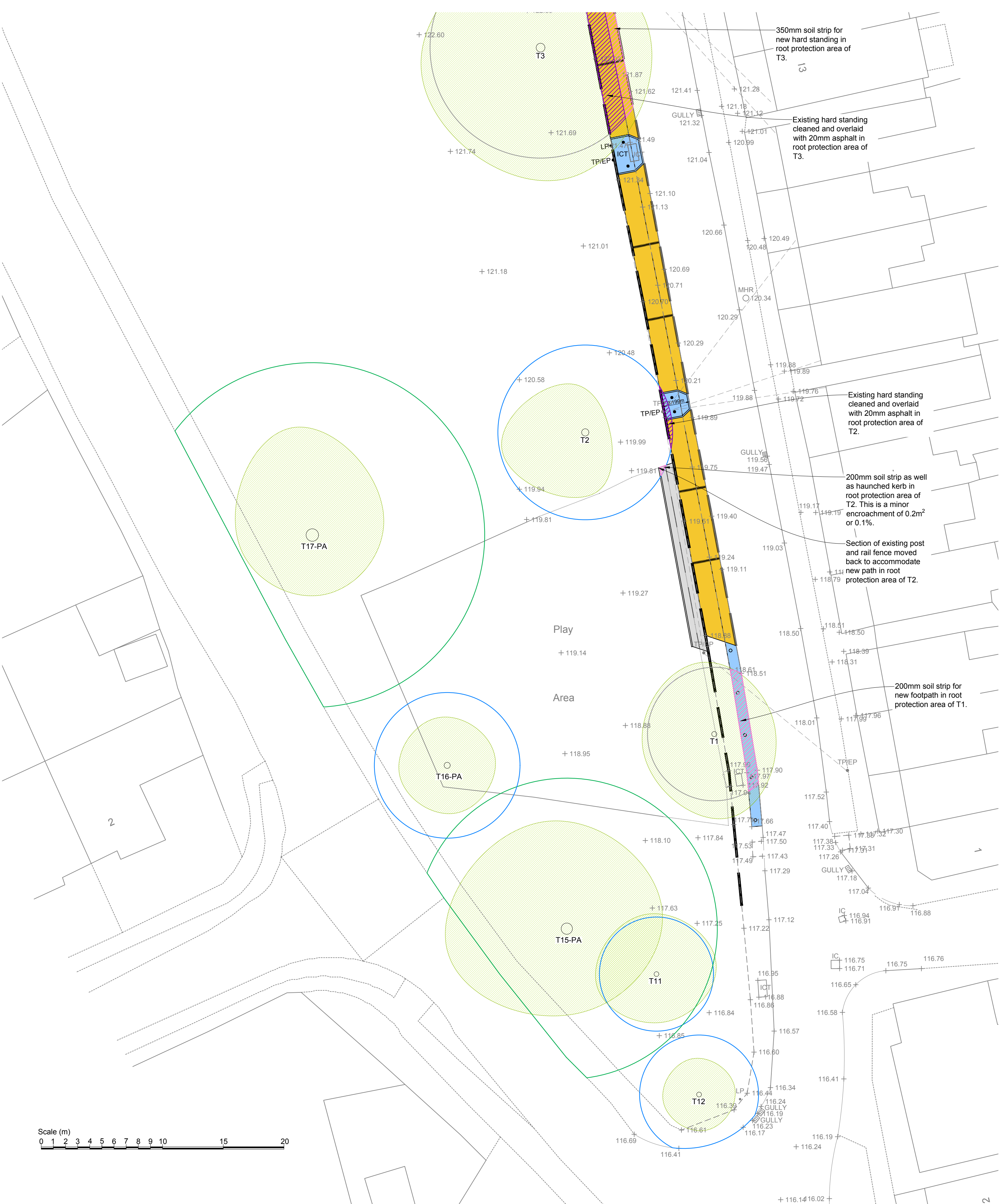
Drawing title: Root Protection Area Incursions Plan

Date drawn: 22/09/2025

Scale: 1:200 at A2

Drawn by: PD

Checked by: LW



* Tree categorised in accordance with BS 5837:2012
'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- New hard standing in root protection area
- Existing hard standing cleaned and topped with 20mm asphalt in root protection area

Drawing no: PJC/6619/24/C Rev: 01 Sheet number: 2 of 2

Client and site:
Worth Parish Council

Bowers Place
Crawley Down
RH10 4HY

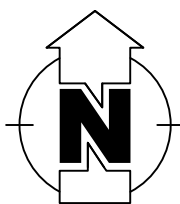
Drawing title: Root Protection Area Incursions Plan

Date drawn: 22/09/2025

Scale: 1:200 at A2

Drawn by: PD

Checked by: LW

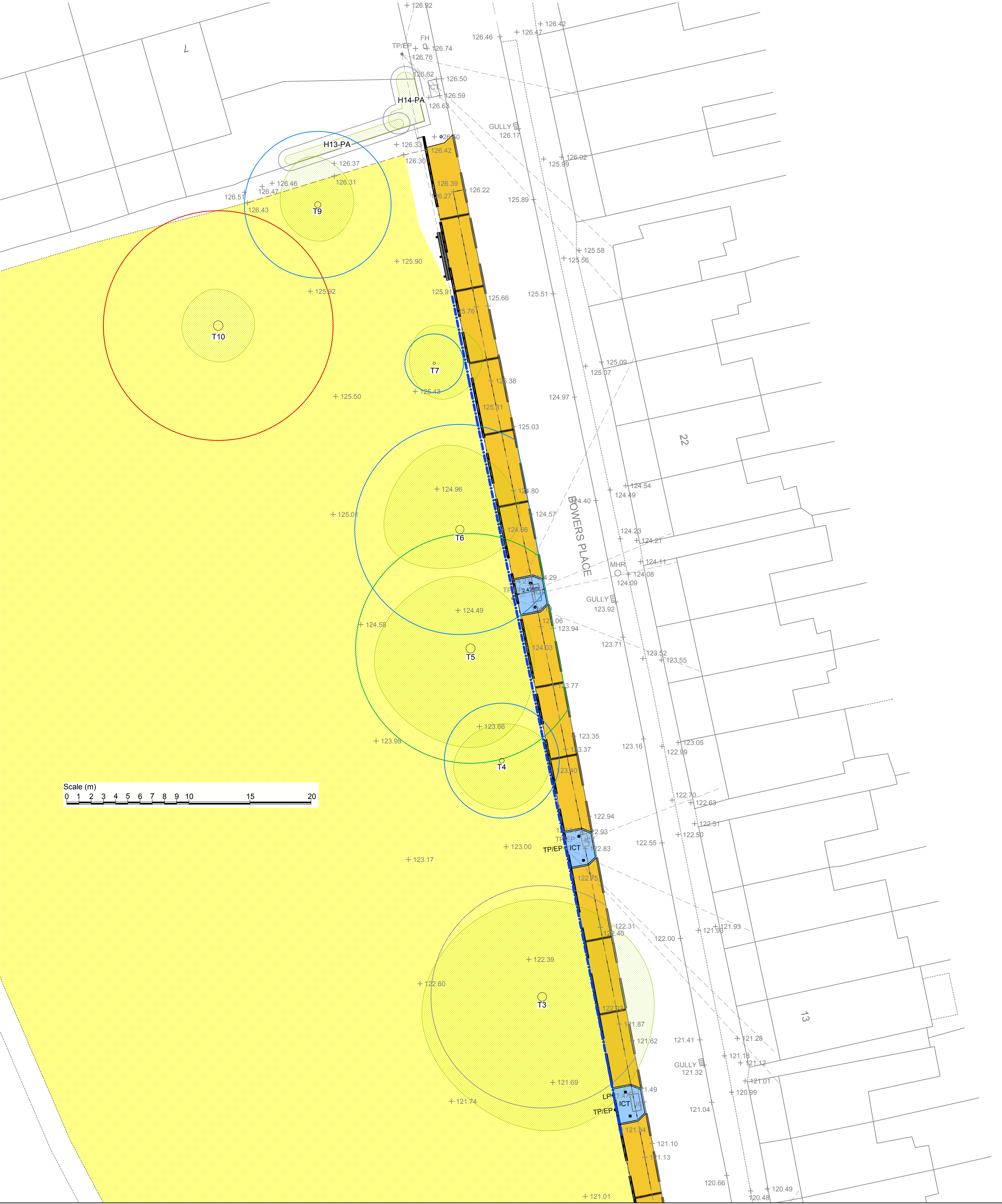


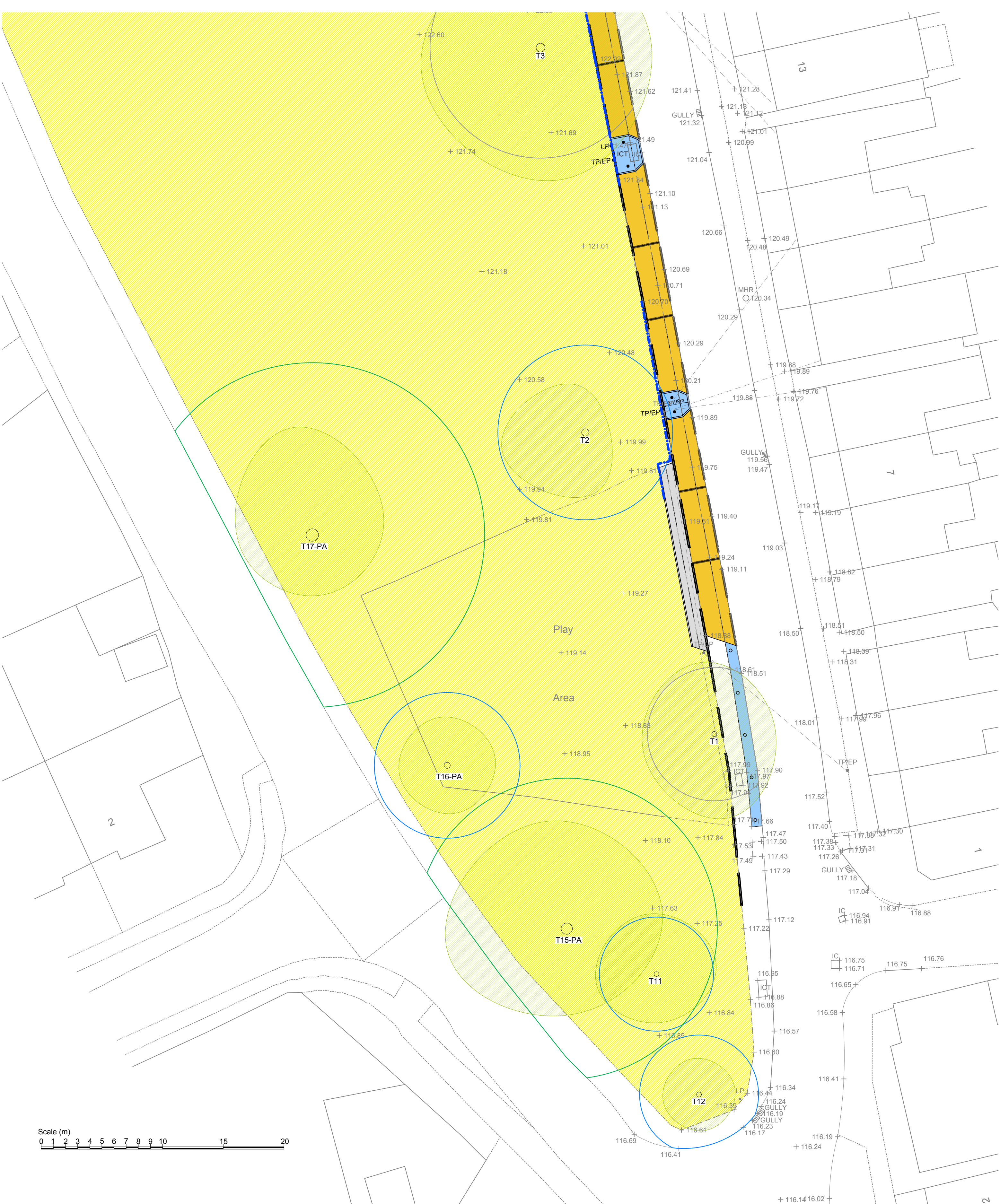
PJC Consultancy
Rocks Yard, Victoria Road,
Herstmonceux, Hailsham, Ea
Sussex, BN27 4TQ.

t: 01323 832120
e: contact@pjcconsultancy.cc
w: www.pjcconsultancy.com



Appendix 5: Tree Protection Plan





* Tree categorised in accordance with BS 5837:2012
'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Tree protection fencing
- Construction exclusion zone

Drawing no: PJC/6619/24/D Rev: - Sheet number: 2 of 2

Client and site:
Worth Parish Council

Bowers Place
Crawley Down
RH10 4HY

Drawing title: Tree Protection Plan

Date drawn: 07/07/2024

Scale: 1:200 at A2

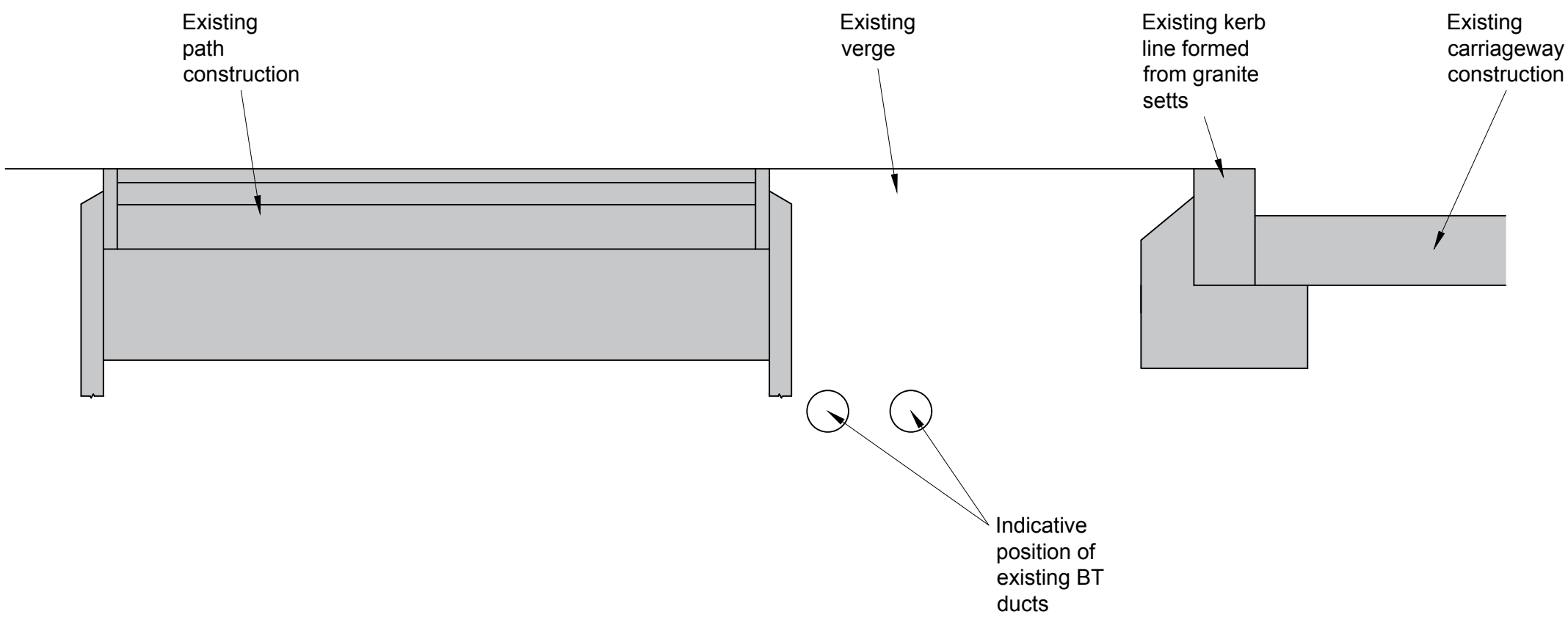
Drawn by: PD

Checked by: LW

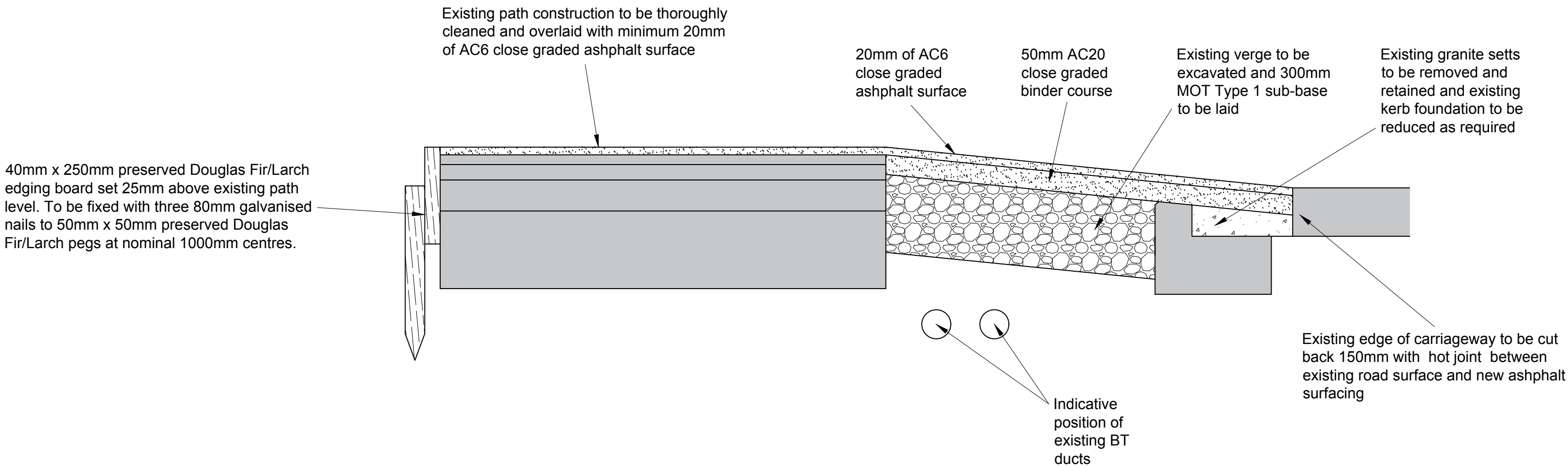


Appendix 6: Proposed Surface Specifications

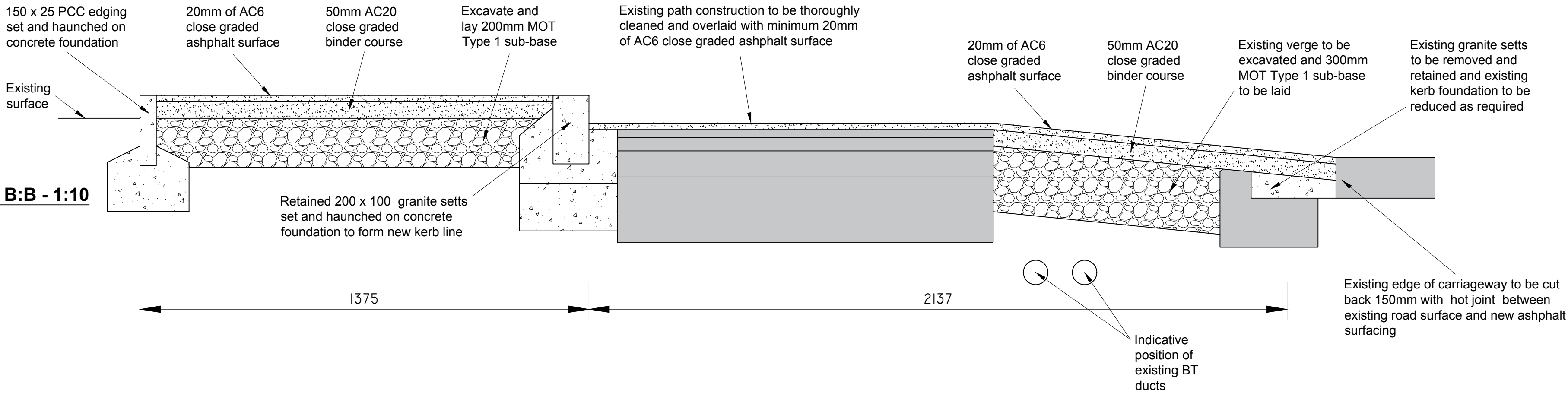
TYPICAL CROSS SECTION OF EXISTING CONSTRUCTION



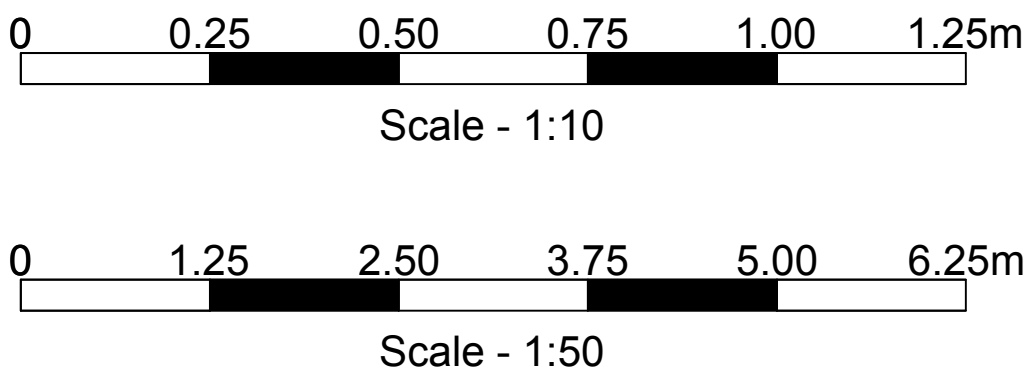
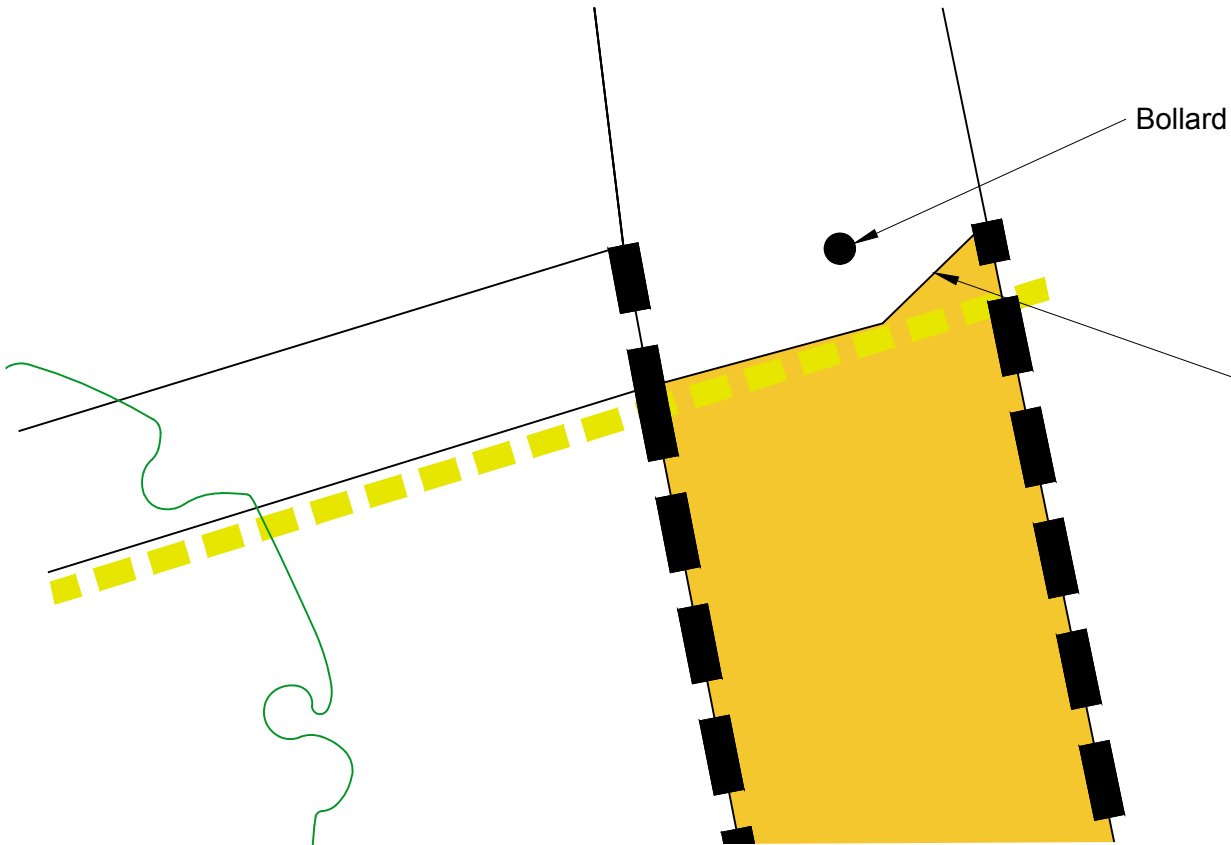
SECTION A:A - 1:10



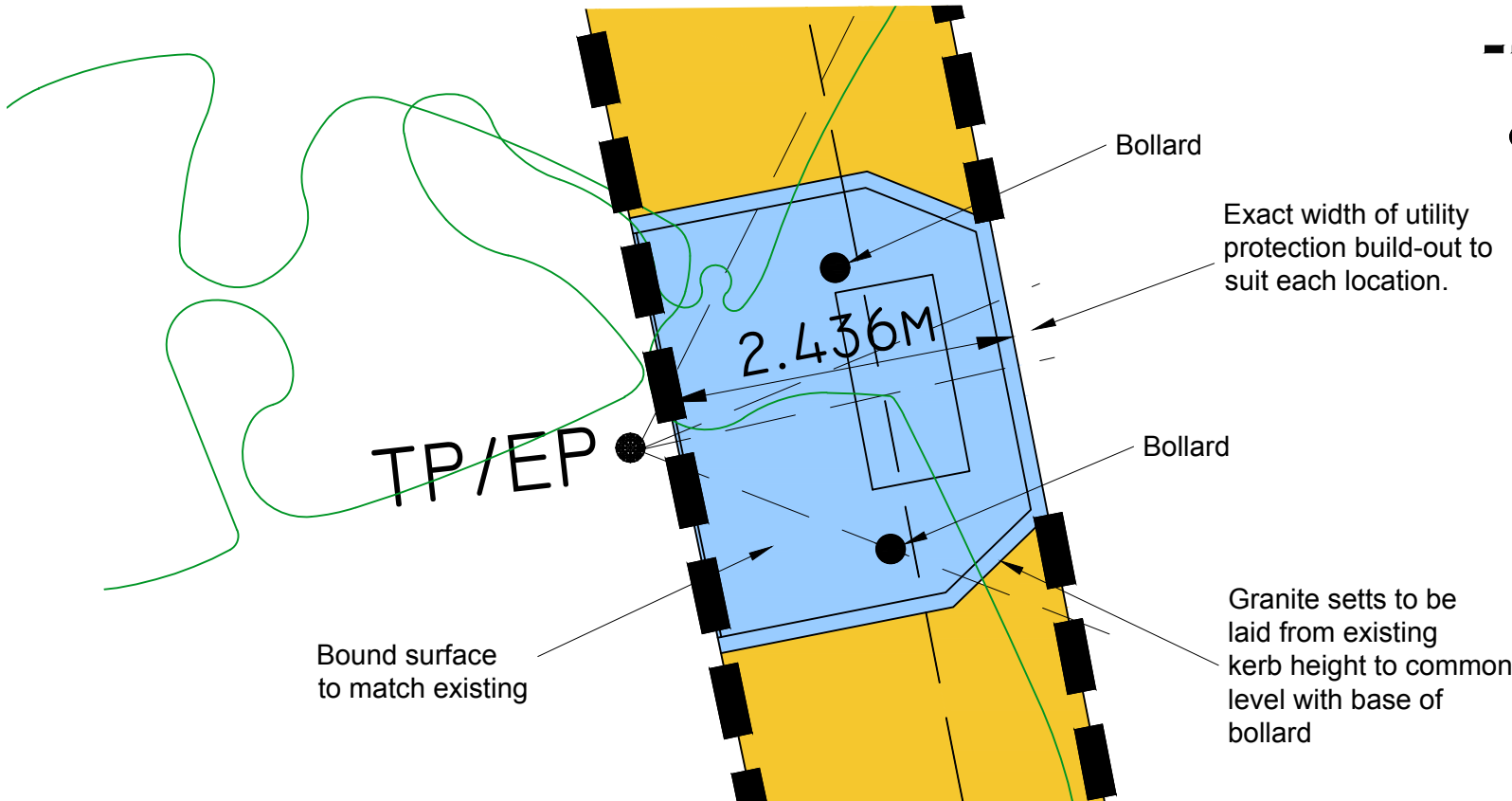
SECTION B:B - 1:10



EXTRACT BOX A - 1:50
[EXTENT OF PARKING AT NORTH OF SITE]



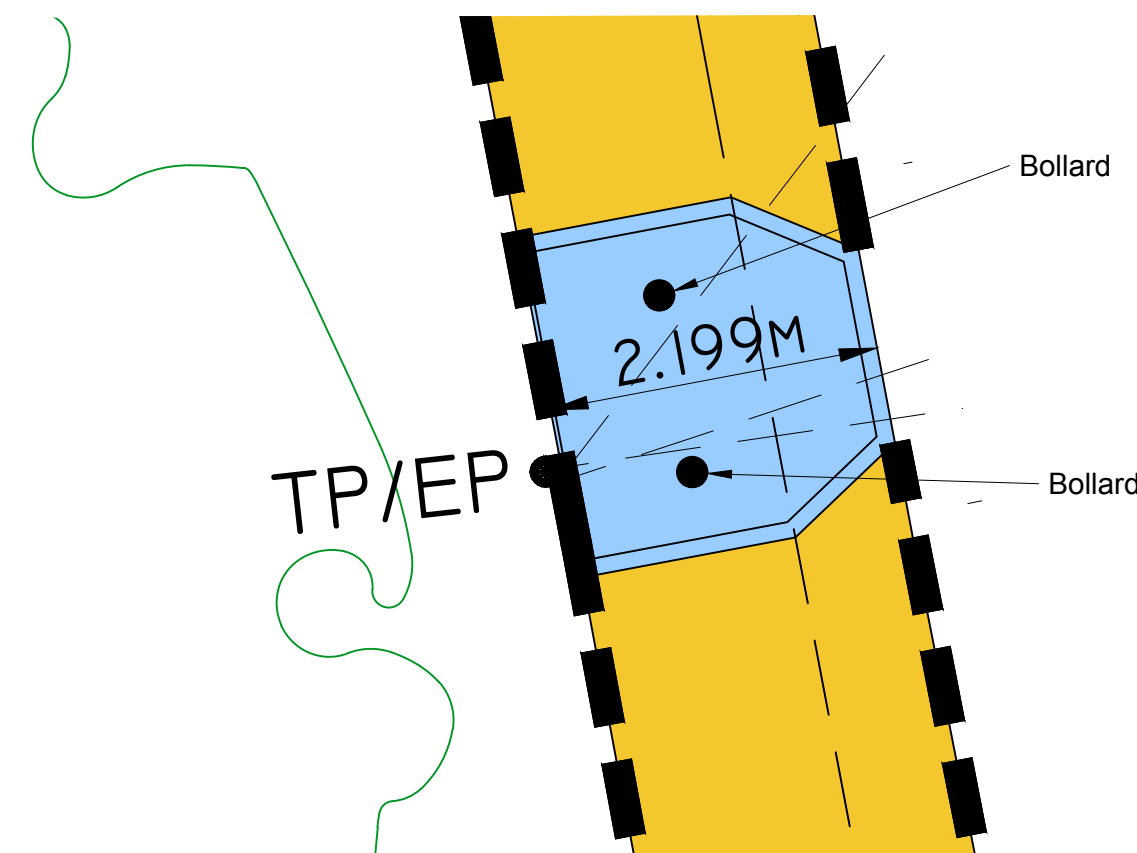
EXTRACT BOX B - 1:50
[UTILITY PROTECTION POINT]



- KEY:
- S278 Carriageway
 - S278 Footway
 - Existing Highway boundary
 - Bollard in Plastic or Cast Iron Finish as shown on WSCC Drg S278/38/17 REV B

This plan has been prepared in accordance with the instructions of Worth Parish Council. PBA Planning have not provided professional advice in relation to the design and do not accept any design liability or responsibility under the CDM Regulations as designer.

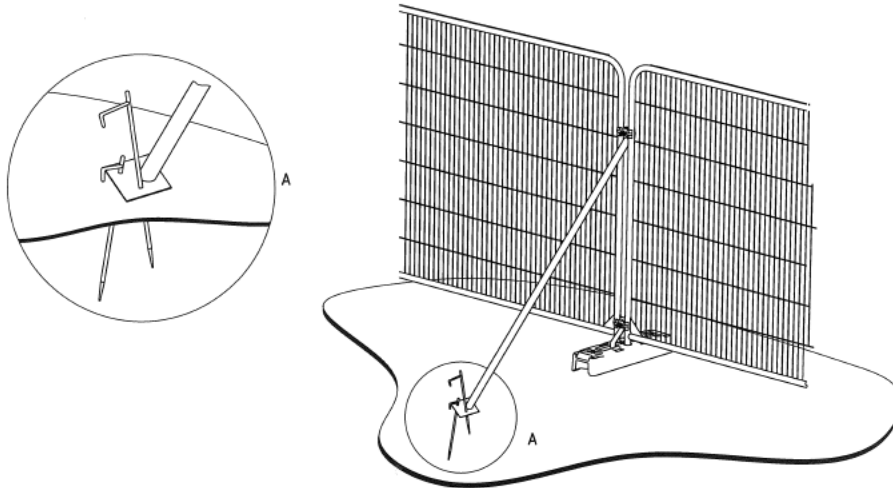
EXTRACT BOX C - 1:50
[UTILITY PROTECTION POINT]



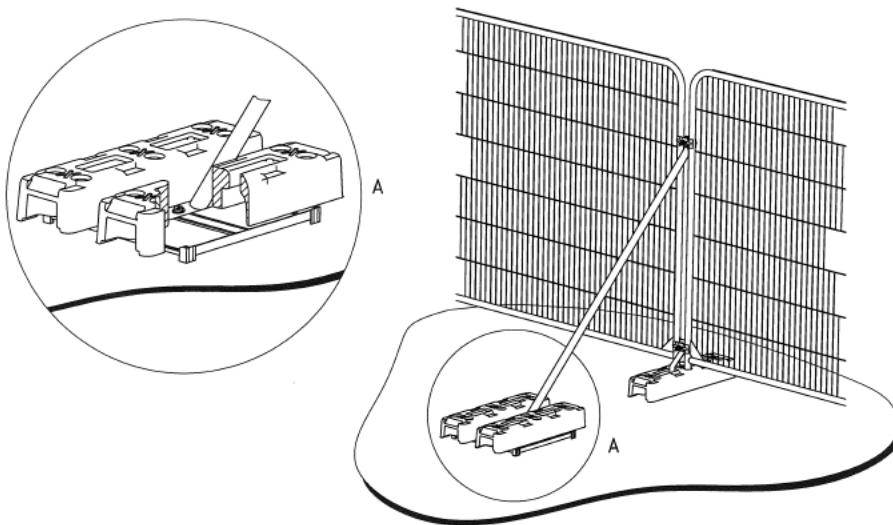
Project: Additional Village Parking at Bowers Place, Crawley Down, West Sussex, RH10 4HY		
Drawing Title: Section 278 Provisional Agreement Layout [Sheet 2 of 2]		
Client: Worth Parish Council		
Copyright of: PBA Planning Mereworth Shipley Bridge Lane Copthorne West Sussex RH10 3JL Tel: (01342) 718827		
Date: 27/08/2025	Drawn: PB	REV: A
Drg No: WPC25-03		Scale: 1:10 and 1:50 on A1



Appendix 7: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 8: Example Protective Fencing Sign





CONTACT DETAILS

Sussex Office:

Rocks Yard
Victoria Road
Herstmonceux
Hailsham
East Sussex
BN27 4TQ

Tel: 01323 832120

Kent Office:

The Watermill
The Mill Business Park
Maidstone Road
Ashford
Kent
TN26 1AE

Tel: 01233 225365

Author: Peter Davies

Date: 22nd September 2025

E-mail: pete@pjconsultancy.com