

Arboricultural Development Report

LAND AT MOCKBEGGARS FARM UCKFIELD

Produced for:
Obsidian Strategic Asset Management Ltd

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tree : fabrik

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1.0 EXECUTIVE SUMMARY

1.1 This report has been prepared in support of an Outline application for; *the development of 60no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works*. *All matters reserved apart from access.*

1.2 The report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. The principal arboricultural features have been considered throughout the iterative design process with regard given to guidance and recommendations within BS 5837 (2012) and *Ancient woodland, ancient trees and veteran trees: protecting them from development* issued by the Forestry Commission and Natural England.

1.3 A total of 35 individual trees, 3 groups, 6 hedgerows and 1 woodland were assessed within the survey schedule including 10 category 'A' trees and woodland (High quality), 11 category 'B' trees (Moderate quality), 21 category 'C' trees, groups and hedgerows (Low quality) and 3 'U' category trees and groups in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

1.4 The proposed development retains the principal arboricultural features within the local and wider landscape including the hedgerows, small copse and scattered field boundary trees that frame the site. Provision is also made for a landscape buffer of at least 15m between the proposed built development and the off-site Ancient and Semi-Natural woodland known as Round Wood, located to the southeast of the site.

1.5 The proposal will result in the direct loss of x7 trees, part of x1 group/hedgerow and a small section of hedgerow. Trees and hedgerows identified for removal are assessed as category 'C' and 'U' in accordance with BS5837 (2012).

1.6 Trees identified for retention can be adequately protected during demolition and construction phases in accordance with BS5837 (2012) and can be successfully integrated within the proposed development.

1.7 In mitigation, provision is made within the landscape strategy for soft landscaping, new tree and hedgerow planting of native species and enhancement of the woodland edge. The proposal therefore results in an increase in the distribution of tree cover and hedgerows across the site and provides diversity and resilience to the future tree stock.

2.0 INTRODUCTION

2.1 This report is submitted on behalf of Obsidian Strategic Asset Management Ltd in support of an Outline application for; *the development of 60no. dwellings, access and internal roads, parking, ancillary structures, landscaping and open space, drainage and other associated works*. *All matters reserved apart from access* at land at Mockbeggars Farm, London Road, Uckfield, TN22 2EA.

2.2 The land subject to this application is referred to as 'the site' hereon in throughout this report.

3.0 PURPOSE OF REPORT

3.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction - recommendations' (BS 5837 (2012)).

3.2 The impact assessment is informed by a Tree Survey dated September 2021 prepared by *tree*:fabrik. The tree survey assessment was carried out in accordance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.

3.3 This enables a review of the arboricultural impact by Wealden District Councils (WDC) in context of other material considerations and site constraints submitted in support of this planning application.

4.0 SITE DESCRIPTION

4.1 The site is located to the north of Uckfield and formed by land adjacent to Mockbeggars Farm. The site consists of pasture land formed by two adjoining fields and a small copse located to the southeast of the lower field. The site is framed by boundary trees, hedgerows and woodland and is approximately 3.62 hectares in area (figure 1 below).



Figure 1 Redline plan

4.2 The site, irregular in shape, is bound to the north by Mockbeggars Farm, woodland and residential gardens with further woodland and residential gardens to the east and south boundaries. The west boundary is formed by London Road.

4.3 The topography of the two fields is varied but generally rising from south to north with London Road at a lower level. Between the east and west fields, changes in land levels are reconciled by a cut bank with the eastern field at a higher level. To the west boundary a steep bank falls to the London Road at a lower level with the gradient slackening to its southern end. To the southeast of the site, an off-site woodland known as Round Wood is set above the fields on the southern and eastern field boundaries.

4.4 Within the local landscape, the tree stock is varied with the principal arboricultural features formed by significant wooded areas of native trees and mature hedgerow trees to the east of the site located within private gardens forming skyline features.

5.0 STATUTORY DESIGNATION (Trees)

5.1 A search for trees subject to a TPO has not been carried out as part of this assessment. It is recommended that Wealden district Council therefore be contacted and the statutory designation of trees be established.

5.2 Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.

5.3 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. For further details please refer to the Ecological Appraisal by Aspect Ecology submitted under separate cover.

6.0 NON STATUTORY DESIGNATION (Trees)

6.1 A search of the Multi Agency Geographic Information for the Countryside's (MAGIC) online database provides a snapshot of the information at the time of this report. MAGIC is continuously being maintained or updated by the originating organisation.

6.2 To the southeast of the site and northwest of the site, off-site woodlands directly abut the site and are identified as Deciduous Woodland within the Priority Habitat Inventory.

6.3 Of these woodlands, Round Wood, located to the southeast of the site is identified as Ancient and Semi-Natural Woodland (ASNW).

6.4 Further off-site woodlands identified as ASNW are located within the wider landscape to the east and west of the site. The closest of these is known as Paygate Wood located to the west and whilst within 14m of the site, it is separated from the site by London Road and adjacent footway.

6.5 No records of Ancient or Veteran trees were identified during a desktop assessment using the Woodland Trust database. No Ancient or Veteran trees were identified within the site assessment.

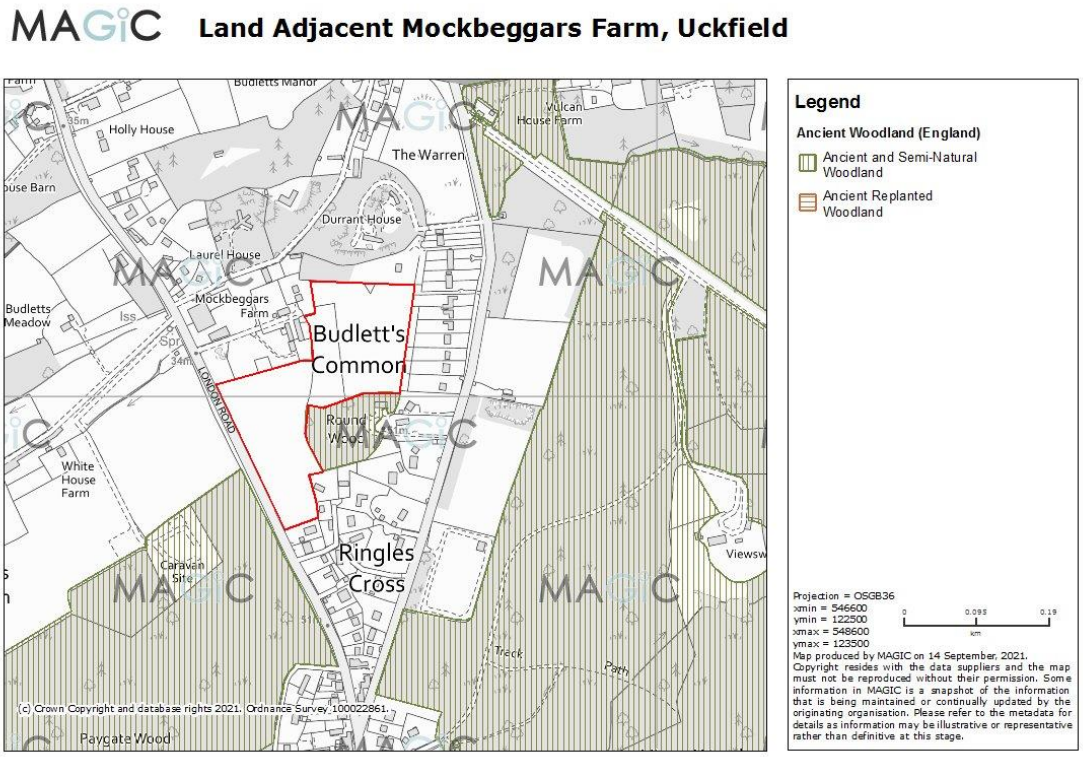


Figure 2 Ancient Woodland (MAGIC MAP extract)

6.6 Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient semi-natural woodland is mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.

6.7 National Planning Policy Framework:- para 180c states;

. . development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

6.8 Provision for protection of ancient woodlands, veteran and ancient trees is guided by *Ancient woodland, ancient trees and veteran trees: protecting them from development* issued by the Forestry Commission and Natural England. Commonly referenced as *Standing Advice.*

7.0 TREE SURVEY

7.1 General

7.1.1 This assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice.

7.1.2 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code.

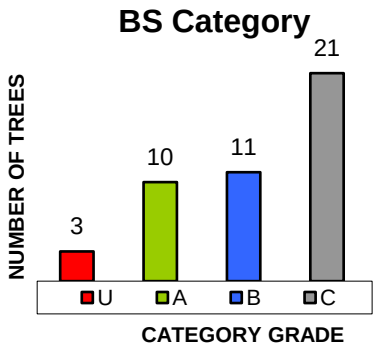
7.1.3 At the time of the site visit, 2 additional individual trees, 3 groups, 6 hedgerows and 1 woodland were included within the site assessment. The location or centre line of these additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees and hedgerows include H1, H4, H7, G8, H9, T10, G11, W16, H17, H37, T43 and G44. Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

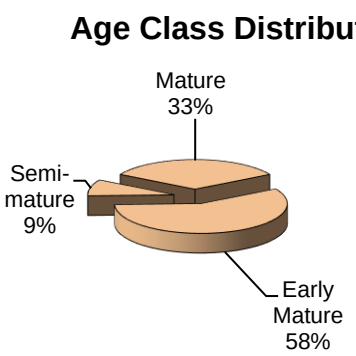
7.1.4 All off-site vegetation and woodland within influence of the site are illustrated from an Aerial Photograph to provide context and are therefore indicative only.

7.2 Observations

7.2.1 A total of 35 individual trees, 3 groups, 6 hedgerows and 1 woodland were assessed within the survey schedule including 10 category 'A' trees and woodland (High quality), 11 category 'B' trees (Moderate quality), 21 category 'C' trees, groups and hedgerows (Low quality) and 3 'U' category trees and groups in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

7.2.2 Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.





7.2.3 In general, trees are located to the boundaries of the site and are of a mixed age range and condition. Species include; Ash, Aspen, Beech, English Oak, Hawthorn, Hazel, Poplar (Variegated), Scots Pine, Silver Birch and Sloe.

7.2.4 The principal arboricultural features within the site are limited and are formed by the linear hedgerows of predominantly Hazel coppice (H1, H4, H7 and H17) and the scattered mature hedgerow trees, Ash T18 and English Oak (T12, T13 & T38).

7.2.5 Off-site, the principal arboricultural features are formed by the woodlands that abut the site to the northwest (T19 to T29) and southeast (W16) with individual boundary trees marking extant boundaries including Beech (T40) English Oak (T39 & T45), Scots Pine (T43) and Sycamore (T42).

7.2.6 Of the off-site woodland, W16 is set at a raised level to the site. Whilst designated as ASNW, the quality of this woodland now appears to be substantially degraded through development and landscape works.

7.2.7 Whilst the Aspen (G11) located to the south east corner of the site forms an extension to the woodland (W16), these trees are generally twin-stemmed with a low fork and drawn up stems. Similarly, the Beech (T5) and Ash (T6), located adjacent to London Road are of poor structural quality being previously managed as part of the hedgerow with the Ash displaying decay at the low forks and early signs of Ash die-back. These trees are therefore assessed as ‘C’ category and ‘U’ category accordingly.

7.2.8 Further to the south of the west boundary, the linear group of Ash (G8) also display Ash die-back (advanced) and have a limited safe life expectancy given the proximity of the adjacent highway.

7.2.9 To the northeast within the site, a group of trees (T31 to T36) form a small clump within the field. These trees are of domestic scale and low quality and have limited potential to accrue greater prominence within the landscape.

7.2.10 Elsewhere, field boundaries, ditches and banks reconcile changes in land levels. These changes in land levels may have influenced the root pattern of the boundary trees with a bias to the upper slope or linear along the ditch line with surface rooting prominent from soil attrition.

7.2.11 For a detailed assessment of each individual tree or group please refer to the tree survey schedule (Appendix 1). Root protection area (RPA) calculations form Appendix 2 and a photographic record of the general tree stock forms Appendix 3.

8.0 ARBORICULTURAL IMPACT ASSESSMENT

8.1 General

8.1.1 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, *BS 5837 (2012) Section 5 – Proposals: conception and design.*

8.1.2 The feasibility and design stage has followed a logical sequence. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints or opportunities that would inform the design.

8.1.3 The Tree Survey Reference Plan [TF1191/TS/100-101] ("Tree Survey Plan") at Appendix 1, was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1191/AIA/200-201] at Appendix 4 identifies potential impacts and where appropriate provides mitigation to minimise those impacts.

8.1.4 The Illustrative Site Layout Plan by OSP ('the illustrative layout') considered within this assessment demonstrates how retained trees could be successfully integrated within a potential scheme. However, the illustrative layout is indicative outlining the design principles and therefore is not fixed.

8.1.5 Whilst this assessment considers the potential impact of those trees located in close proximity to the proposed development, this impact should be considered in context of the local and wider landscape, and in particular, the potential increase in distribution of canopy cover.

8.2 Tree Retention and Removal

8.2.1 The illustrative layout retains the majority of the existing trees including the principal arboricultural features formed by the boundary hedgerows, small copse and scattered field boundary trees. This will maintain the verdant boundaries that frame the site and the appearance of London Road within the street scene.

8.2.2 Provision is made to retain a landscape buffer of at least 15m to Round Wood (ASNW) with residential units separated from the landscape buffer by an access road and swales that are also located outside of the buffer. The inherent design therefore minimises the negative impact of development on the woodland and subject to implementation of a sensitive lighting scheme together with safeguards during construction, the proposal accords with *Standing Advice* and would not have an adverse impact on the habitat.

8.2.3 The illustrative layout will result in the direct loss of x7 trees (T6, T31 to T35), part of a group (H7/G8) and a section of a hedgerow (H17). This is to provide access to the site and facilitate internal infrastructure.

8.2.4 Of the trees identified for removal, x6 trees form a small amenity planting to north of the upper field including; x3 Silver Birch (T31, T32, T34); x1 Variegated Poplar (T33); and two Beech (T35 & T36). These trees are semi-mature/early mature and of poor quality with the variegated Poplar displaying crown die-back. The Ash (T6) is multi-stemmed with decay at the lower stems and displays upper crown die-back. The linear group (G8) is formed by early mature Ash within an outgrown boundary hedgerow (H7). The majority of the Ash display signs of Ash die-back and therefore have a limited safe life expectancy. These trees are assessed as 'U' category accordingly. As such, the proposed tree loss is limited and together with new tree planting, the distribution of tree cover will be enhanced.

8.2.5 The hedgerow (H17) is set within the site and the loss is limited to a small section of the hedgerow to facilitate access between the two fields. Whilst some loss of connectivity will occur, the hedgerow is truncated to the north within the farmyard and gaps forming field access are typically characteristic within the area. The hedgerow is not therefore considered to be well connected and the proposed new native hedgerow planting to the east of the site and elsewhere will compensate for this small loss.

8.2.6 Trees identified for removal are summarised within Table 1 below.

Table 1: Summary of trees by category that will be removed to directly and indirectly facilitate development

Tree No.	Species	Maturity Class	Reason for removal	BS5837 Category Grade
H6	Ash	Mature	Visibility Splay (potential)	U
H7/G8 (Part)	Ash/Hazel	Early Mature	Infrastructure/visibility splays	U/C
H17 (Part)	Hawthorn/Hazel coppice	Mature	Infrastructure	C
T31	Silver Birch	Early Mature	Infrastructure	C
T32	Silver Birch	Early Mature	Infrastructure	C
T33	Variegated Poplar	Early Mature	Infrastructure	U
T34	Sliver Birch	Early Mature	Infrastructure	C
T35	Beech	Semi-mature	Infrastructure	C
T36	Beech	Semi-mature	Infrastructure	C

8.3 Buildings, Roads, Footpaths and Parking

8.3.1 The location of internal roads and parking and the orientation of residential units have been carefully considered within the inherent design and are located outside of the RPA and crown extents of retained trees. Trees identified for retention would not therefore impact on the amenities of future occupiers and provision is made for future growth.

8.3.2 To the west of the site, the proposed access junction is located marginally within 15m of the off-site woodland known as Paygate. Whilst this woodland is designated as ASNW, the woodland is separated from the site by the existing London Road onto which the access would connect from the east at grade. The proposal would not therefore have an adverse impact over or above that of London Road subject to implementation of safeguarding during construction and installation of the uncontrolled pedestrian crossing.

8.4 Drainage and Utilities

8.4.1 Whilst proposed detailed drainage and utility runs will be the subject of detailed design, given the existing site, incoming and out-going services can reasonably be accommodated without an adverse impact on the health or stability of retained trees. New drainage, services and utilities, will be directed away from the RPA of retained trees. Where connection to an existing supply is required within the RPA, all works will be carried out in accordance with National Joint Utility Guidelines Vol. 4 issue 2 Nov' 07 and under arboricultural supervision.

8.4.2 Whilst it is noted that the SuDS Basin located to the north west corner marginally encroaches within the RPA of Ash (T2 & T3) it is considered that the basin shape could

reasonably be modified as part of the detailed landscape design stage to avoid the RPA and be of softened form.

8.5 Tree Management and Pruning

8.5.1 Some selected minor tree pruning including crown lifting to provide visibility splays and minimise potential damage of lateral branches during site enablement and construction phases will be required together with occasional lifting of lower crowns to allow footpath or garden access. However, these works are temporary and would be reasonably considered as part of tree management.

8.5.2 The proposed works accord with BS3998 'Tree work – Recommendations' (2010) and subject to the works being carried out by an experienced and qualified tree contractor, the proposed tree works would not have an adverse impact on the trees health or visual amenity.

8.6 Tree Protection

8.6.1 Trees retained within and directly adjacent to the site can be adequately protected in accordance with BS 5837 (2012) and as demonstrated within the illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1191/AIA/200-201] at Appendix 4.

8.6.2 A suitable scheme to deliver appropriate protection of retained trees and safeguarding the off-site woodlands during future groundworks and construction would be through a site-specific Tree Protection Plan and detailed Arboricultural Method Statement in accordance with BS5837 (2012).

8.6.3 The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction methodology and tree protection measures that are to be adopted when demolition or construction is undertaken in close proximity to trees. The contents of the Arboricultural Method Statement are based upon documents submitted in respect of the plans and drawings pursuant to the planning permission and tree protection measures recommended in BS 5837 (2012).

8.6.4 The Arboricultural Method Statement will be incorporated into the construction management plan, subsequent drawings and method statements issued for use on site, to ensure that all parties are fully aware of the areas in which access and works

may and may not take place. A summary of tree protection will be provided to all personnel through the Site Induction.

8.6.5 The phasing and programme of works will be key to tree protection and minimising the potential negative impacts of development. In particular, provision must be made for, but not exclusively, the following;

- Schedule of Tree Works – to include pruning works
- Location and specification for tree protection barriers and ground protection during the groundworks and construction phase
- Implementation of safeguarding during construction adjacent to the ANSW buffer
- Phasing of construction and key work stages
- Details of drainage, utility runs and invert levels
- Construction details of 'no dig' footways and final surface treatment
- Construction detail of uncontrolled pedestrian crossing

8.6.6 Following completion of the proposed development, it is recommended that retained trees be re-inspected and all works on grounds of safety carried out prior to occupancy.

9.0 LANDSCAPE MITIGATION

9.1 The landscape strategy will be an integral part of development and responds to the sites location and existing vegetation.

9.2 Provision is made within the proposed development for open spaces, woodland buffers, verges and habitat improvement including new tree and hedgerow planting with native species. This will result in a net gain in canopy cover and provide diversity and resilience within the future tree stock.

9.3 The layout therefore make provision for a net gain in tree cover and hedgerows and delivery of a sustainable landscape.

9.4 For details of landscape proposals please refer to the Landscape Strategy within the Design and Access Statement submitted under separate cover.

10.0 CONCLUSION

10.1 The illustrative layout demonstrates that the majority of the principal arboricultural features and existing green infrastructure can be retained and successfully integrated within a future layout. This includes provision for at least a 15m buffer from built development to the off-site Ancient and Semi-natural woodland known as Round Wood.

10.2 Whilst some tree loss will occur, trees identified for removal are of low quality and in context of the tree stock, tree removal is limited. A small section of internal hedgerow is also required, however, this hedgerow is poorly connected and new hedgerow planting with native species is proposed. The loss would not have a significant impact on the appearance of the local landscape.

10.3 In mitigation, new tree planting is proposed as part of the landscape strategy. This will result in a net gain in the distribution of canopy cover and provide a cohesive and sustainable landscape that will contribute positively to the local and wider environment in the medium and long term.

10.4 Subject to precautionary measures and recommendations discussed within this report, it is considered that existing trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012) and the proposal accords with *Standing Advice*.

10.5 The provision for adequate tree protection, precautionary measures and replacement tree planting could therefore be satisfactorily addressed through a reserved matters application by the Local Planning Authority.

APPENDIX 1

Tree Survey Schedule

& Reference Plan

Limitations

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Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey or Tree Protection Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code in accordance with the guidelines set out in British Standard 5837: (2012) ''.

Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree.

The estimated life expectancy in context of the species is provided as guidance only.

The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

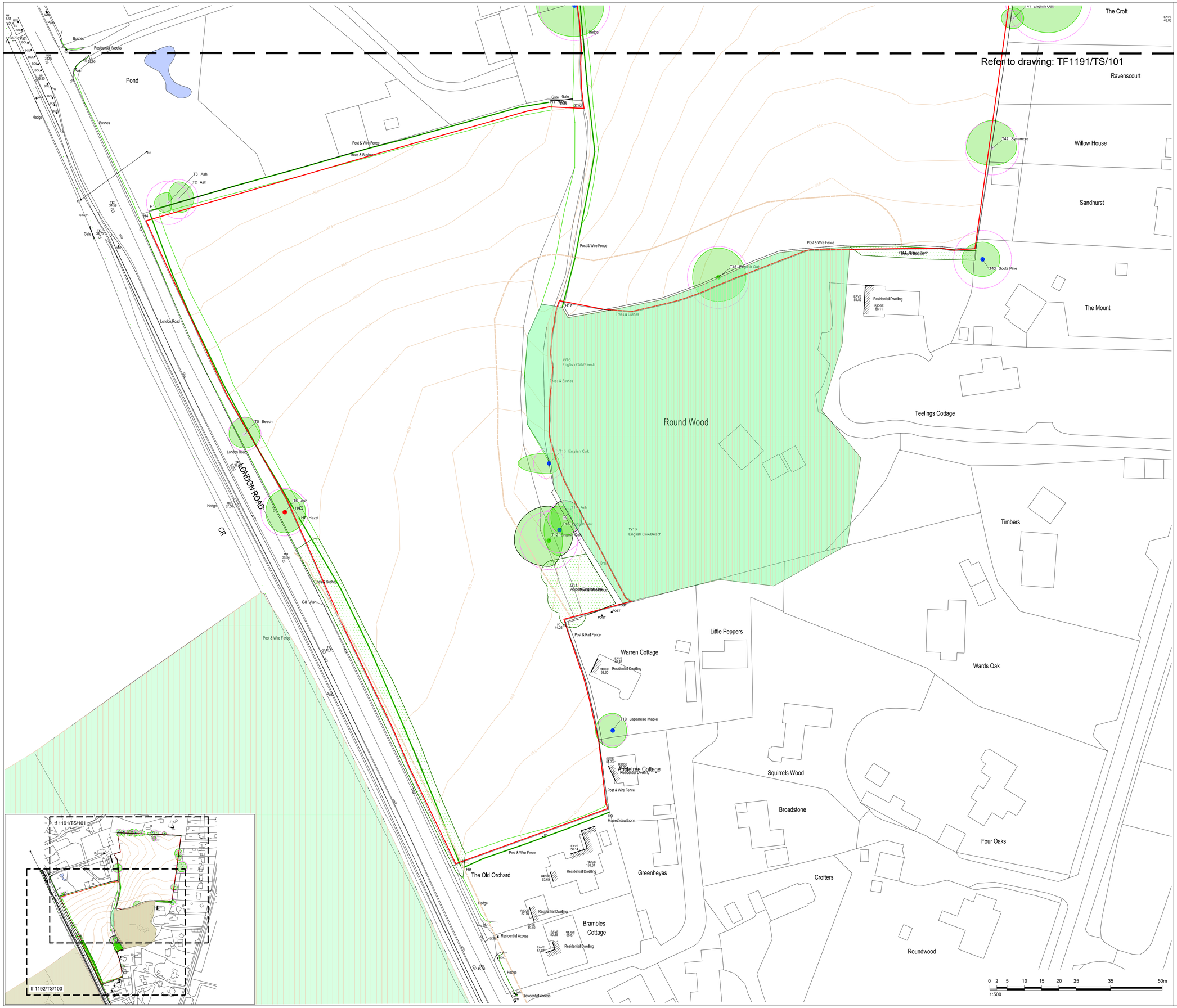
Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m2) in accordance with BS 5837 (2012). It is recommended that *tree:*fabrik be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
H1	Hazel	4	280 e;ave	1	2	2	2.5	2	0	M	N	Linear hedgerow (agricultural), predominantly Hazel coppice, secondary species include Sloe, Hawthorn, Holly, Bramble, robust boundary (hgt range 3m to 5m).	40+	C2
T2	Ash	10	480 e	1	5	4.5	4	3	3	EM	N	Off-site tree, heavily ivy clad trunk, invasive within crown, heavily crown reduced, poor quality, no detailed inspection.	10+	C1
T3	Ash	11	520 e	1	3	1	3	4	3	EM	N	Off-site tree, heavily ivy clad trunk, invasive within crown, heavily crown reduced, poor quality, no detailed inspection.	10+	C1
H4	Hazel	4	380 e;ave	1	3	3.5	3	3.5	0	M	N	Linear hedgerow (agricultural) located on steep bank to road at lower level, predominantly Hazel coppice, secondary species Ash, Apple, Holly, Sloe, robust boundary (hgt range 4m to 5m).	40+	C2
T5	Beech	12	410 e	1	5	4.5	4	4.5	1	EM	N	Hedgerow tree, located on steep bank to road at lower level, adjacent subservient tree (dbh 280mm e) forming unified crown, multi-stemmed from 1m a.g.l. as result of lapsed hedgerow management, weak fork formations, limited potential to accrue greater amenity due to structural form/location.	20+	C1
T6	Ash	17	580 e	1	6.5	6	6	5.5	3	M	P	Hedgerow tree, located on steep bank to road at lower level, multi-stemmed from 1m a.g.l. as result of lapsed hedgerow management forming poles, decay at fork from previous stem loss, crown die-back, limited future life expectancy.	<10	U
H7	Hazel	5	280 e	1	3	3.5	3	3	0	M	N	Linear hedgerow (agricultural) located on wider slackened bank to road at lower level, predominantly Hazel coppice, secondary species Hawthorn, Sloe, Bramble, robust boundary (hgt range 5m to 7m).	40+	C2
G8	Ash	12	380 e	1	3.5	3.5	3	3.5	3	EM	P	Linear group of individual Ash breaking general canopy layer within hedgerow, adjacent road, ivy clad, occasionally multi-stemmed, majority displaying Ash die-back.	<10	U
H9	Hazel/Hawthorn	3	220 e;ave	1	3	3.5	3	2		EM	N	Field boundary hedgerow, off-site, S of ditch, maintained in height and profile.	40+	C2
T10	Japanese Maple	6	380 e	1	5	4	5	5	2	M	N	Off-site tree within domestic garden, multi-stemmed from just above g.l. low broad crown.	20+	B1
G11	Aspen/English Oak	19	260 ave	1	4	3	6	6	1	EM	N	Group of x27 Aspen and x3 English Oak (semi-mature), Aspen naturalised and drawn up due to mutual shelter, occasionally twin-stemmed Aspen from g.l forming co-dominant stems and included bark, scattered major deadwood (hgt range 13m to 19m, dbh range 100mm to	20+	C2

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
												300mm).		
T12	English Oak	22	710	1	10	4	7.5	10	2	M	N	Located to edge of extant bank, major surface roots with bias to E, asymmetrical crown to W, scattered major deadwood, landscape tree.	40+	A1
T13	English Oak	21	540	1	7	4	7.5	4.5	1	M	N	Asymmetrical crown to N and S due to group pressure, unified crown with adjacent Oak (T12),epicormic growth, scattered major deadwood.	20+	B1
T14	Ash	23	390	1	5	5	5	4	17	EM	N	E of ditch, outside of woodland boundary bank, surface roots biased to N and S following extant ditch, distorted lower trunk drawn up with limited taper, high crown, mutual shelter reliant, poor structural form.	20+	C2
T15	English Oak	16	370 e	1	3	3	3	9	1	EM	N	Woodland edge tree, located to toe of bank, asymmetrical crown to W due to group pressure, scattered minor deadwood.	20+	B2
W16	English Oak/Beech	20	390 ave	1	6	5	6	6	2	M	N	Off-site woodland marked by ditch and steep bank to woodland above, lower bank to fence line predominantly Holly, mature trees set back approx. 3.5m from fence line midway up bank, secondary species Ash, Sweet Chestnut, Holly, crown extents over sail site by approximately 6.5m, above bank - woodland degraded through landscape development, (hgt range 15m to 20m, dbh range 180mm to 520mm e).	40+	A2
H17	Hazel, Sloe	5	290 e;ave	1	2	3	3	4	0	M	N	Linear hedgerow (agricultural), located on top of cut bank, occasional Holly breaking canopy layer, Hawthorn, (hgt range 3m to 6m).	40+	C2
T18	Ash	20	850	1	9.5	8.5	9	11	6	M	N	Hedgerow tree, located on cut bank, surface roots to S, crown break at 4m a.g.l., dog-legged branch and extended laterals, scattered major deadwood, landscape tree.	20+	B2
T19	English Oak		510 e	1	6	6	10	6	4	EM	N	T19 to T25 off-site forming linear group of woodland edge trees within mown grass area (domesticated).	40+	B2
T20	English Oak	18	380 e	1	4	3.5	10	5	3	EM	N	Woodland edge tree.	20+	B2
T21	English Oak	21	480 e	1	5	4	8	4	3	EM	N	Woodland edge tree, twin-stemmed from 2m a.g.l.	40+	A2
T22	English Oak	22	490 e	1	6	3	8	5	3	EM	N	Woodland edge tree.	40+	A2
T23	English Oak	20	370 e	1	7	3	6	3	7	EM	N	Woodland edge tree, subservient tree.	20+	B2
T24	English Oak	21	410 e	1	5	3	8	4	3	EM	N	Woodland edge tree.	40+	B2
T25	English Oak	18	380 e	1	6	6	8	3.5	3	EM	N	Woodland edge tree.	40+	A2
T26	English Oak	22	380 e	1	4	9	8	6	3	EM	N	Woodland edge tree.	40+	A2
T27	English Oak	10	240 e	1	2	2	4	5.5	3	EM	P	Woodland edge tree. Poor structural form.	10+	C1

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
T28	English Oak	15	320 e	1	3	5	5.5	3	3	EM	N	Woodland edge tree, twin-stemmed from 3m a.g.l, acute fork.	20+	B2
T29	English Oak	7	430 e	1	5	5	6	5	2	EM	N	Crown break at 1m a.g.l., low broad crown, moribund form.	20+	C1
T30	Silver Birch	15	400 e	1	4	4	4	4	2	EM	N	Off-site tree, twin-stemmed from 2m a.g.l.	20+	B1
T31	Silver Birch	15	320	1	3	3	3.5	2.5	1	EM	N	Part of isolated group formed by T30 to T36), poor quality group, incline to S.	20+	C2
T32	Silver Birch	15	320	1	3	4	3.5	3	1	EM	N	Part of isolated group, poor quality group, inclined to SE, lower trunk constriction.	20+	C2
T33	Variegated Poplar	10	320	1	2	2	2		3	EM	P	Populus Candicans Aurora, crown die-back, poor quality.	<10	U
T34	Silver Birch	6	150	1	2	3.5	2	2	1	SM	N	Part of isolated group, poor quality group.	10+	C1
T35	Beech	6	170	1	3	2	2	2	2	SM	N	Part of isolated group, poor quality group.	10+	C1
T36	Beech	6	230	1	3	2	3	3	2	SM	N	Part of isolated group, poor quality group,	10+	C2
H37	Hawthorn	1	40 ave	1	0.5	0.5	0.5	0.5		EM	N	Linear hedgerow, maintained on all profiles, intermittent to western half.	20+	C2
T38	English Oak	16	590	1	11	7	6	9	1	M	N	Inclined trunk to N, scattered major deadwood, landscape tree.	40+	A1
T39	English Oak	14	630	1	5.5	7	9	7.5	1	M	N	Off-site tree directly adjacent boundary, landscape tree.	40+	A1
T40	Beech	21	1050 e	1	11	10	10	11	4	M	N	Off-site tree marking extant field boundary, landscape tree.	40+	A1
T41	English Oak	4	210 e	1	3	3	3	3.5	2	EM	N	Scrub form, domestic scale.	20+	C1
T42	Sycamore	20	250 *;ave	7	8	7	5	7.5	1	EM	N	Off-site trees x3, multi-stemmed from 0.5m a.g.l., S tree single stemmed, landscape tree.	10+	C1
T43	Scots Pine	23	710 e	1	5	5	5	6	5	M	N	Off-site tree, part of group of 3 adjacent corner, prominent within wider landscape.	20+	B1
G44	Silver Birch	10	100 ave	1	3.5	2	2	2	1	SM	N	Off-site linear group of naturalised Birch between SE corner to off-set inline with dwelling, inclined trunks to N, swept lower trunks to toe of bank, (hgt range 9m to 11m, dbh range 70mm to 120mm).	20+	C2
T45	English Oak	17	e	1	8.5	8	7	7.5	2	M	N	Off-site woodland edge tree (cleared), at toe of steep bank, scattered major deadwood, landscape tree.	40+	A1



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General

This illustrative plan is provided to assist in interpretation of the tree survey and should be read in conjunction with the Arboricultural Survey Report [TF/TS/1000]. The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice. Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code. All observations are confined to that which were visible from the site and areas of public access. Where dense ivy/ground vegetation hampered visual assessment of trees its quality and condition was assessed from that which was visible from the point of inspection. No consideration has been given to ecological or other constraints. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

This tree survey is based on the Topographical Survey [ASC.21.599] dated August 2021 by ASC .

At the time of the site visit, 2 additional individual trees, 3 groups, 6 hedgerows and 1 woodland were included within the site assessment. The location or centre line of these additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include H1, H4, H7, G8, H9, T10, G11, W16, H17, H37, T43 and G44. Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

Limitations

Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.

This is a basic data collection exercise for the sole use of identifying site constraints in context of trees and the planning process and provides a record of the trees quality and condition at the time of surveying. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

Site Boundary

Site boundary (indicative)

Statutory Designations (trees)

Wealden District Council (WDC) does not provide online mapping identifying TPO locations. A search for trees subject to a TPO did not therefore form part of this initial assessment and it is recommeded that WDC be contacted and the status of trees within influence of the site confirmed.

Non Statutory Designations (trees)

A search of the Multi Agency Geographic Information for the Countryside' (MAGIC) online database indicates that Round Wood (W16) is identified as Deciduous Woodland (England) within the Priority Habitat Inventory and is designated as Ancient and Semi-Natural Woodland.

The woodland is therefore a material consideration within the planning process and provision for their protection is guided by Ancient Woodland, Ancient Trees and Veteran Trees: protecting them from development issued by the Forestry Commission and Natural England.

National Planning Policy Framework (NPPF) (2018) is the key government policy document relating to planning decisions affecting ancient woodland and Veteran Trees. The importance of ancient woodlands and Veteran Trees as an irreplaceable habitat is set out in paragraph 180(c) of the NPPF, which states: '*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.*'

Ancient semi-natural woodland (indicative)

Ancient woodland minimum buffer 15m (to be verified on site)

Tree Survey

T4 — Tree No.

H9 — Hedgerow No.

W1 — Woodland (Indicative)

Ash — Common name

G1 — Group

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
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

A Category tree
Trees of high quality and value

B Category tree
Trees of moderate quality and value

C Category tree
Trees of low quality and value

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Field boundaries within the site are formed by linear hedgerows of mixed species. A preliminary RPA formed by a 4m radial off-set is assumed the default RPA for hedgerows unless otherwise required by the Ecological Consultant.

Crown spread

Preliminary root protection area
Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

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North

Project

LAND AT MOCKBEGGARS FARM
UCKFIELD

Drawing

TREE SURVEY REFERENCE PLAN

Scale	Date	Drawn
1:500	SEPT '21	AR

Drawing No.	Revision
tf 1191/TS/100	A

- ☐ Preliminary
- ☐ Issued for Planning Approval
- ☐ Issued for Construction
- ■ Issued for Design/Information
- ☐ Issued for Tender
- ☐ As Built

Drawing sheet size - A1

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Ancient semi-natural woodland (indicative)

Ancient woodland minimum buffer 15m (to be verified on site)

Tree Survey

T4 — Tree No.

H9 — Hedgerow No.

W1 — Woodland (Indicative)

Ash — Common name

G1 — Group

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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

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B Category tree
Trees of moderate quality and value

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Trees of low quality and value

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Field boundaries within the site are formed by linear hedgerows of mixed species. A preliminary RPA formed by a 4m radial off-set is assumed the default RPA for hedgerows unless otherwise required by the Ecological Consultant.

Crown spread

Preliminary root protection area
Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

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North

Project

LAND AT MOCKBEGGARS FARM
UCKFIELD

Drawing

TREE SURVEY REFERENCE PLAN

Scale	Date	Drawn
1:500	SEPT '21	AR

Drawing No. tf 1191/TS/101

Revision A

- [ ] Preliminary
- [ ] Issued for Planning Approval
- [ ] Issued for Construction
- [x] Issued for Design/Information
- [ ] Issued for Tender
- [ ] As Built

Drawing sheet size - A1

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0 2 5 10 15 20 25 35 50m
1:500

Refer to drawing: TF1191/TS/101

APPENDIX 2

Root Protection Area

(Calculations)

Tree No.	Species	Combined Stem Dia (mm)	Stem Count	Age Class	Remaining Contribution (est. years)	Category Grade	Root Protection Area	
							Radius (m)	M^2
H1	Hazel	280 e;ave	1	M	40+	C2	3.4	35.5
T2	Ash	480 e	1	EM	10+	C1	5.8	104.2
T3	Ash	520 e	1	EM	10+	C1	6.2	122.3
H4	Hazel	380 e;ave	1	M	40+	C2	4.6	65.3
T5	Beech	410 e	1	EM	20+	C1	4.9	76.0
T6	Ash	580 e	1	M	<10	U	7.00	152.2
H7	Hazel	280 e	1	M	40+	C2	3.40	35.5
G8	Ash	380 e	1	EM	<10	U	4.60	65.3
H9	Hazel/Hawthorn	220 e;ave	1	EM	40+	C2	2.60	21.9
T10	Japanese Maple	380 e	1	M	20+	B1	4.60	65.3
G11	Aspen/English Oak	260 ave	1	EM	20+	C2	3.10	30.6
T12	English Oak	710	1	M	40+	A1	8.50	228.0
T13	English Oak	540	1	M	20+	B1	6.50	131.9
T14	Ash	390	1	EM	20+	C2	4.70	68.8
T15	English Oak	370 e	1	EM	20+	B2	4.40	61.9
W16	English Oak/Beech	390 ave	1	M	40+	A2	4.70	68.8
H17	Hazel, Sloe	290 e;ave	1	M	40+	C2	3.50	38.0
T18	Ash	850	1	M	20+	B2	10.20	326.9
T19	English Oak	510 e	1	EM	40+	B2	6.10	117.7
T20	English Oak	380 e	1	EM	20+	B2	4.60	65.3
T21	English Oak	480 e	1	EM	40+	A2	5.80	104.2
T22	English Oak	490 e	1	EM	40+	A2	5.90	108.6
T23	English Oak	370 e	1	EM	20+	B2	4.40	61.9
T24	English Oak	410 e	1	EM	40+	B2	4.90	76.0
T25	English Oak	380 e	1	EM	40+	A2	4.60	65.3
T26	English Oak	380 e	1	EM	40+	A2	4.60	65.3
T27	English Oak	240 e	1	EM	10+	C1	2.90	26.1
T28	English Oak	320 e	1	EM	20+	B2	3.80	46.3
T29	English Oak	430 e	1	EM	20+	C1	5.20	83.6
T30	Silver Birch	400 e	1	EM	20+	B1	4.80	72.4
T31	Silver Birch	320	1	EM	20+	C2	3.80	46.3
T32	Silver Birch	320	1	EM	20+	C2	3.80	46.3
T33	Variegated Poplar	320	1	EM	<10	U	3.80	46.3
T34	Silver Birch	150	1	SM	10+	C1	1.80	10.2
T35	Beech	170	1	SM	10+	C1	2.00	13.1
T36	Beech	230	1	SM	10+	C2	2.80	23.9
H37	Hawthorn	40 ave	1	EM	20+	C2	0.50	0.7
T38	English Oak	590	1	M	40+	A1	7.10	157.5
T39	English Oak	630	1	M	40+	A1	7.60	179.6
T40	Beech	1050 e	1	M	40+	A1	12.60	498.8
T41	English Oak	210 e	1	EM	20+	C1	2.50	20.0
T42	Sycamore	661	7	EM	10+	C1	7.90	197.7
T43	Scots Pine	710 e	1	M	20+	B1	8.50	228.0
G44	Silver Birch	100 ave	1	SM	20+	C2	1.20	4.5
T45	English Oak	750 e	1	M	40+	A1	9.00	254.5

APPENDIX 3

Photographic Record

1. General view of west boundary formed by Hazel coppice (H4) and Beech (T5) located adjacent London Road. (site right of photo).



2. General view of Hazel coppice (H1) forming north boundary to lower field.



3. General view of multi-stemmed Ash (T6) forming hedgerow tree and displaying crown die-back.





4. General view of small copse within site formed by naturalised Aspen and English Oak (G11).



5. General view of off-site woodland (W16) identified as Ancient and Semi-natural woodland.



6. Detail view of steep bank to off-site woodland (W16).



7. General view of mature Ash (T18) located within hedgerow between the two fields and forming prominent landscape feature due to its isolation.

8. Detail view of root morphology of Ash (T18) located on raised bank to upper field.



9. General view of off-site woodland to north of site (T19 to T28) forming verdant backdrop and prominent landscape feature.



10. General view of English Oak (T38 & T39) and Beech (T39) to east boundary to upper field forming prominent landscape features. Note T38 located within the site.



11. General view to southeast of upper field with off-site Scots Pine (T43) and linear group of naturalised Silver Birch (G44).



APPENDIX 4

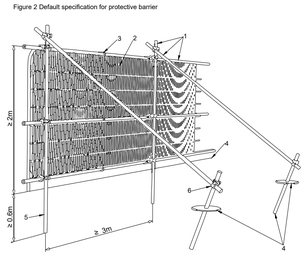
Tree Removal & Arboricultural Impact Assessment Plan

Refer to drawing: TF1191/TS/201

NOTE: Extent of tree and hedgerow removal/pruning to be verified on site in agreement with East Sussex County Council

TREE PROTECTION BARRIERS TYPE 1

Figure 2 Default specification for protective barrier



1. Standard Scaffold Pole
2. Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps

NOTES

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General

This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Impact Assessment [TF/DR/1191] and in particular Section 8.6 Tree Protection. Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

Site Boundary

Site boundary (indicative)

Non Statutory Designations (trees)

A search of the Multi Agency Geographic Information for the Countryside' (MAGIC) online database indicates that Round Wood (W16) is identified as Deciduous Woodland (England) within the Priority Habitat Inventory and is designated as Ancient and Semi-Natural Woodland.

Ancient semi-natural woodland (indicative)

Ancient woodland buffer (15m)

Tree Survey

T4 — Tree No.

Ash — Common name

H9 — Hedgerow No.

G1 — Group

W1 — Woodland (Indicative)

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
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

B Category tree
Trees of moderate quality and value

A Category tree
Trees of high quality and value

C Category tree
Trees of low quality and value

Above and Below Ground Constraints

Crown spread

Preliminary root protection area
Illustrated as an area equivalent to a circle.

Impact Assessment

The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, *Section 5 (2012) - Proposals: conception and design*. The proposal seeks to retain the principal arboricultural feature formed by the southern treebelt to form a verdant backdrop to the development and maintain the street scene. Tree planting as part of the landscape strategy will enhance the distribution of trees and canopy cover. All structures are located outside of the root protection area of retained trees and the trees can be adequately protected during the demolition and construction phase.

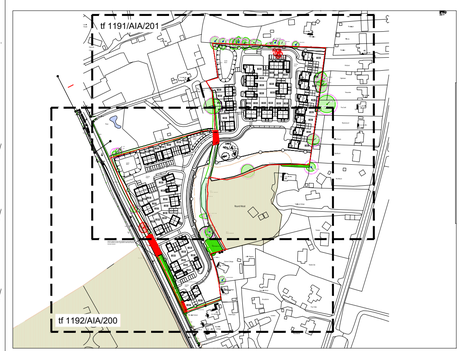
Tree to be retained

Tree to be removed

Group/lower vegetation to be removed

Tree Protection

Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)



tree: fabrik

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North

Project

LAND AT MOCKBEGGARS FARM
UCKFIELD

Drawing

TREE REMOVAL &
ARBORICULTURAL IMPACT ASSESSMENT

Scale	Date	Drawn
1:500	JAN '22	AR

Drawing No. tf 1191/AIA/200

Revision .

- ☐ Preliminary
- ☐ Issued for Planning Approval
- ☐ Issued for Construction
- ■ Issued for Design/Information
- ☐ Issued for Tender
- ☐ As Built

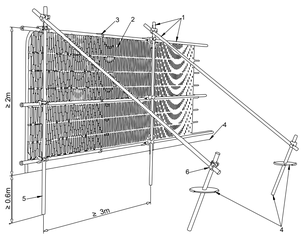
Drawing sheet size - A1

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0 2 5 10 15 20 25 35 50m
1:500

TREE PROTECTION BARRIERS TYPE 1

Figure 2 Default specification for protective barrier



1. Standard Scaffold Pole
2. Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps

Refer to drawing: TF1191/AIA/200

NOTE: Extent of tree and hedgerow removal/pruning to be verified on site in agreement with East Sussex County Council

NOTES

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General

This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Impact Assessment [TF/DR/1191] and in particular Section 8.6 Tree Protection. Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

Site Boundary

Site boundary (indicative)

Non Statutory Designations (trees)

A search of the Multi Agency Geographic Information for the Countryside' (MAGIC) online database indicates that Round Wood (W16) is identified as Deciduous Woodland (England) within the Priority Habitat Inventory and is designated as Ancient and Semi-Natural Woodland.

Ancient and semi-natural woodland (indicative)

Ancient woodland buffer (15m)

Tree Survey

T4 — Tree No.

Ash — Common name

H9 — Hedgerow No.

G1 — Group

W1 — Woodland (Indicative)

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree
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

B Category tree
Trees of moderate quality and value

A Category tree
Trees of high quality and value

C Category tree
Trees of low quality and value

Above and Below Ground Constraints

Crown spread

Preliminary root protection area
Illustrated as an area equivalent to a circle.

Impact Assessment

The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, *Section 5 (2012) - Proposals: conception and design.* The proposal seeks to retain the principal arboricultural feature formed by the southern treebelt to form a verdant backdrop to the development and maintain the street scene. Tree planting as part of the landscape strategy will enhance the distribution of trees and canopy cover. All structures are located outside of the root protection area of retained trees and the trees can be adequately protected during the demolition and construction phase.

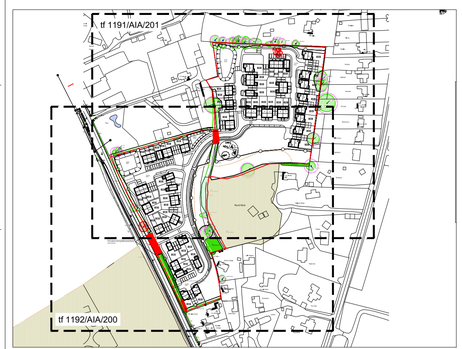
Tree to be retained

Tree to be removed

Group/lower vegetation to be removed

Tree Protection

Type 1 Barriers - shall consist of a scaffold framework comprising of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m and driven into the ground. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps unless similar fencing is agreed with the Local Planning Authority. See Tree Protection Barriers - Type 1 (extract of Fig.2 BS5837 2012 - Default specification for protective barrier)



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APPENDIX 5

Qualifications and Experience

Brief qualifications and experience of Alan Richardson

Qualifications: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of ***tree* : fabrik**, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural impact reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

Continuing professional development**:** I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.



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