

Arboricultural Survey

LAND AT MOCKBEGGARS FARM UCKFIELD

Produced for:
Obsidian Strategic

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1. INTRODUCTION

1.1 Instructions were received from Obsidian Strategic to carry out an assessment of trees located within land at Mockbeggars Farm, London Road, Uckfield, TN22 2EA.

1.2 The following land survey was provided prior to carrying out this assessment.

- Topographical Survey ASC.21.599 dated August 2021 by Associated Surveying Consultants

1.3 The following information informed the extent of off-site vegetation and woodlands and is therefore indicative only;

- Aerial Photograph

2. PURPOSE OF THIS REPORT

2.1 The purpose of this report is to present the results of the tree survey assessment based on the condition, quality and value of the existing tree stock and provide the design team with sufficient information to identify conflicts, design constraints and opportunities during the design evolution process. This enables an informed approach to tree retention or removal and ensures a considered approach to maintaining a sustainable landscape through properly considered development.

2.2 The assessment has been carried out in accordance with British Standard BS5837:2012 *Trees in relation to design, demolition and construction – recommendations* (BS5837). BS5837 provides recommendations and guidance on the relationship between design, demolition and construction processes and sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

2.3 The Standard follows a logical sequence of events that has tree care at the heart of the process. The sequence starts at the Feasibility and Planning Phase (RIBA Stage 2 'Concept Design') with a tree survey (included within this report) to qualify and quantify the trees on site and establish the arboricultural constraints that will inform the design. This sequence continues with a review of potential trees for retention and removal, an assessment of the arboricultural impacts of the design and measures to mitigate such impacts should they be negative. Once planning permission is granted, Detailed

Technical Design for mitigation and protection measures are specified (RIBA Stage 3-4 'Developed Design and Technical design'), with the implementation of those measures guided by Arboricultural Method Statements (RIBA Stage 4-5, 'Technical Design and Construction). The sequence ends with the Implementation and Aftercare Phase (RIBA Stages 5-7 construction/Handover & Close Out) and recommendations for post-completion management where appropriate.

2.4 A copy of the limitations, methodology and tree survey schedule form Appendix 1. An illustrative tree survey reference plan to assist in interpretation forms Appendix 2. The Root Protection Area (calculations) forms Appendix 3 and a photographic record of the general tree stock forms Appendix 4.

3. SITE DESCRIPTION

3.1 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.

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

3.3 The topography of the two fields is varied but generally rising from north to south with London Road at a lower level. Between the east and west field 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 the 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 boundaries.

3.4 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.

4. STATUTORY DESIGNATION (Trees)

4.1 At the time of the assessment, Wealden District Councils (WDC) does not provide online mapping for identification of TPO locations. A search for trees subject to a TPO has not therefore 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.

4.2 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.

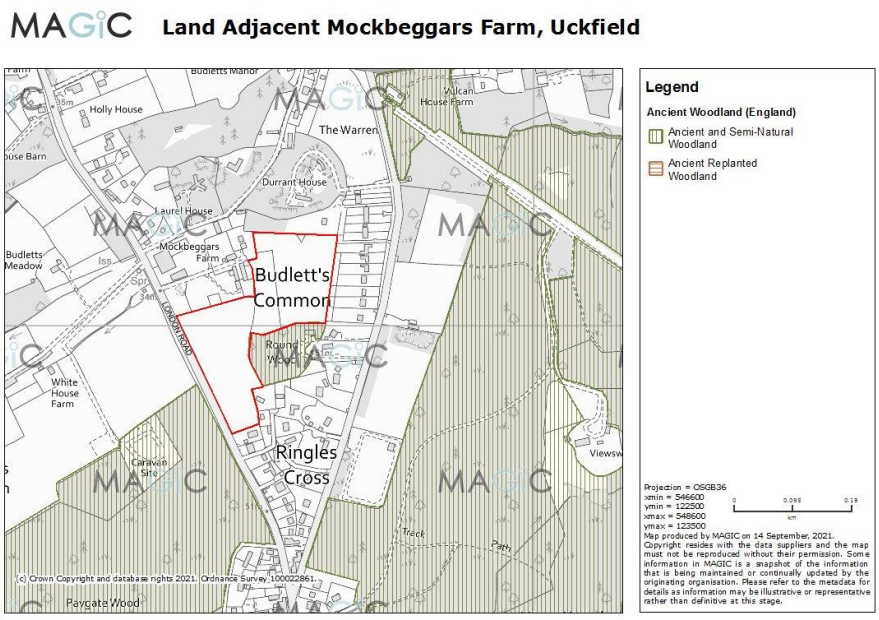
4.3 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

5. NON STATUTORY DESIGNATIONS & OTHER HABITATS (Trees)

5.1 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.

5.2 To the southeast and north west, the off-site woodland abut the site and are identified as Deciduous Woodland within the Priority Habitat Inventory. The woodland abutting the site to the southeast, known as Round Wood, is also identified as Ancient Semi-Natural Woodland (ASNW) (see figure 1 below – ASNW indicated by vertical green hatch). Additional areas of Ancient Semi Natural Woodland are identified to the northeast, southeast and southwest and are separated from the site by residential properties and London Road.

Figure 1 Ancient Woodland (MAGIC extract)



5.3 No Ancient or Veteran Trees were identified within the site assessment.

5.4 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.

5.5 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;

5.6 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.*

5.7 Amongst other guidance within the Standing Advice a landscape buffer is recommended to provide separation to potential development and minimise impact: '*a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic'*.

6. TREE SURVEY

6.1.0 General

6.1.1 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.

6.1.2 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.

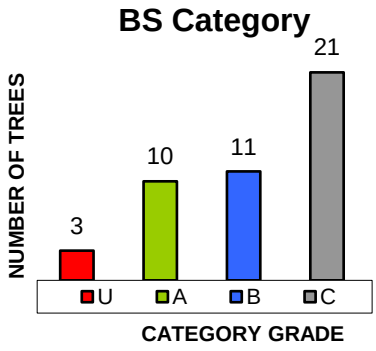
6.1.3 At the time of the site visit, 2 additional individual trees, 3 groups, 6 hedgerows and 1 woodland were included within the site assessment. The location or centre line of these additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include H1,

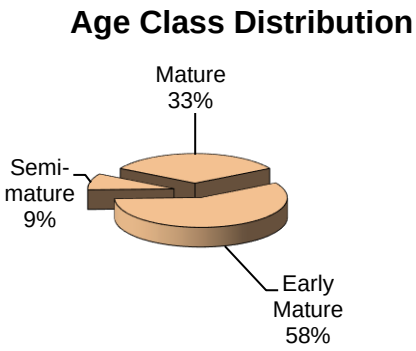
H4, H7, G8, H9, T10, G11, W16, H17, H37, T43 and G44. Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

6.2.0 Observations

6.2.1 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'.

6.2.2 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.





6.2.3 In general, trees within the site are located to the boundaries 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.

6.2.4 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).

6.2.5 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 mature trees marking extant boundaries including Beech (T40) English Oak (T39 & T45), Scots Pine (T43) and Sycamore (T42).

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6.2.6 Of the woodland, W16 is identified as ancient semi-natural. However, set at a raised level to the site, the woodland appears to be degraded through development and landscape works.

6.2.7 Whilst the Aspen (G11) located to the southeast corner of the site form an extension to the woodland (W16), these trees are generally twin-stemmed with a low fork and drawn 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 also displaying decay at its lower forks and early signs of Ash die-back within the crown. These trees are therefore assessed as 'C' category and 'U' category accordingly.

6.2.8 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 located adjacent to the highway.

6.2.9 Elsewhere, to the northeast, 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.

6.2.10 To the field boundaries, ditches and steep banks reconcile changes in land levels. These changes in land levels may have influenced the root pattern of the boundary trees (T12 & T18) with a bias to the upper slope or linear along the ditch line with surface rooting prominent from soil attrition.

6.2.11 For detailed assessment of each individual tree please refer to the tree survey schedule (Appendix 1).

7. ARBORICULTURAL DESIGN GUIDANCE

7.1 General

7.1.1 In general, consideration should be given to the contribution of trees to the appearance and character of the area together with the physical and biological constraints presented by both the above (crown) and below ground (roots) features of each tree, group or feature.

7.1.2 The above ground and below ground constraints formed by trees, together with their dimensions and the trees quality, are illustrated within the Tree Survey Reference Plan (Constraints Plan) and included within Appendix 2 of this report to assist in interpretation.

7.1.3 The Tree Survey Reference Plan should be overlaid onto the site layout to allow the proposal to be developed in full consideration of the existing trees and to minimise the potential impact of development on retained trees through the inherent design.

7.1.4 Tree retention and removal should be based on the recommendations and guidance contained within BS5837 (2012) with priority for retention of 'A' (High quality) and 'B' (Moderate quality) categories or where 'C' (Low quality) category trees may help provide privacy or screening.

7.1.5 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 Below Ground Constraints

7.2.1 The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient rooting area to ensure survival of the tree in m^2.

7.2.2 BS5837 (2012) recommends that the default position should be that structures are located outside of the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to trees. Where appropriate, particular attention should be given to existing levels, proposed finish levels and cross-sectional details within these areas.

7.2.3 Where the root morphology is likely to have been influenced by existing site features ie. roads or buildings forming areas of restrictive root growth, the RPA is plotted as a circle centred on the base of the stem and potential areas identified. Further modification to the shape of the RPA, following discussion with an engineer may therefore be required to reflect the likely root distribution. Provision for modification to the shape of the RPA is made within BS5837 (2012). This enables deviation from the initial circular RPA in order to reflect pre-existing site conditions whilst maintaining an equivalent area.

7.2.4 The cumulative effects of incursions into the RPA should be avoided. Where existing substantial structures are located within the RPA of a tree, these indicative areas are identified within the Tree Reference Plan. Tree root growth may have been restricted as a result of compaction and reduced nutrient, moisture or gaseous exchange within these areas and therefore, whilst not reducing their area, the shape of the RPA may be modified accordingly. Where existing lighter structures and hard surfacing are present, roots may well be present and a precautionary approach adopted within these areas.

7.2.5 Services should be designed to be outside of the RPA. Where this is unavoidable, working measures should be adopted to minimise disturbance or root severance such as described within NJUG Vol 4. Guidelines for the planning, installation and maintenance of utility services in proximity to trees.

7.3 Above Ground Constraints

7.3.1 The above ground constraints formed by the trees size and characteristics such as; height, crown spread and its location should be considered to maintain a harmonious relationship between trees and structures and to minimise future conflict. This may include direct or indirect damage, shading, over-dominance or minimising seasonal inconveniences and may influence site use, orientation and proximity of structures.

7.3.2 Equally, consideration should also be given to practical construction and the provision of adequate working space beyond the trees constraints during demolition, construction and access in order to minimise compaction, root disturbance or contact with existing tree crowns.

7.4 Mitigation

7.4.1 Where tree loss is unavoidable, adequate provision should be made to maintain or enhance future tree cover through replacement tree planting as part of the landscape strategy.

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APPENDIX 1

Tree Survey Schedule

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A1. Limitations

A1.1 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.

A1.2 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.

A1.3 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.

A2. Tree Assessment Methodology

A2.1 The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) Trees in relation to design, demolition and construction and good arboricultural practice.

A2.2 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.

A2.3 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 Reference Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with its age, physiological, structural condition and a category grade in accordance with the guidelines set out in British Standard 5837: (2012)'.

A2.4 Trees have been assessed as individuals, groups, woodlands or hedgerows where it has been determined appropriate. The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or of similar species including biodiversity or habitat potential. An assessment of individual trees within the groups or woodlands has been made where there has been a clear need to differentiate between them, for example; in order to highlight significant variation between attributes including physiological or structural condition or where a potential conflict may arise.

A2.5 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.

A2.6 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.

A2.7 Details of the preliminary root protection area (RPA) around each individual tree are provided and illustrated within 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.

A2.8 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 (m^2) 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.

A3. Key to Tree Schedule

Tree No: Relates to individual trees identified within the Tree Survey Reference Plan
T = Individual Tree, G = Group, W = Woodland, H = Hedgerow

Species: Common name

Height: Estimated height expressed in metres

Stem Diameter: Diameter of main trunk taken at 1.5m above ground level.

Stem Count: The number of stems present below 1.5m for individual trees forming the stem diameter.

Abbreviations: **E**: Estimated **Ave**: Average **G.L**: Ground Level **A.G.L**: Above ground level

Branch Spread: Estimated crown radius expressed in metres. Where a trees crown is heavily asymmetrical the crown radius for each cardinal compass point is given. Within woodlands or groups where closed canopy is attained, the average crown radius is provided.

Height of Lower Crown: Estimated lower crown above ground level expressed in metres

First Significant Branch: First significant major scaffold branch above ground level expressed in metres

Age Class
Y **Young** - A recently planted or establishing tree that could be transplanted
SM **Semi Mature** – An establishing tree which is still exhibiting apical dominance and has significant growth potential
EM **Early Mature** - A tree that is reaching its ultimate potential height and losing apical dominance but has potential to increase in height, girth and crown extents
M **Mature** - A tree which has lost apical dominance with limited potential for any increase in overall size
OM **Over mature** - A senescent or moribund specimen
V **Veteran** - a tree that by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristics of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. These trees usually exhibit retrenchment.

Physiological Condition: **N** Normal **P** Poor **D** Dead

Category	Definition		Identification on plan
Trees for removal	U	Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.	DARK RED
Trees to be considered for retention	A	Trees of high quality and value. Trees in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	LIGHT GREEN
	B	Trees of moderate quality and value Trees in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	MID BLUE
	C	Trees of low quality and value Trees currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	GREY

Sub-categories	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation

Root Protection Area This is the minimum Root Protection Area (RPA) recommended within British Standards 5837 2012. The RPA is an area (m2) equivalent to a circle with a specified radius. This is the minimum area in m2 which should be left undisturbed. All measurements are rounded to the nearest 0.5m.

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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	20+	C2

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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						
												deadwood (hgt range 13m to 19m, dbh range 100mm to 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

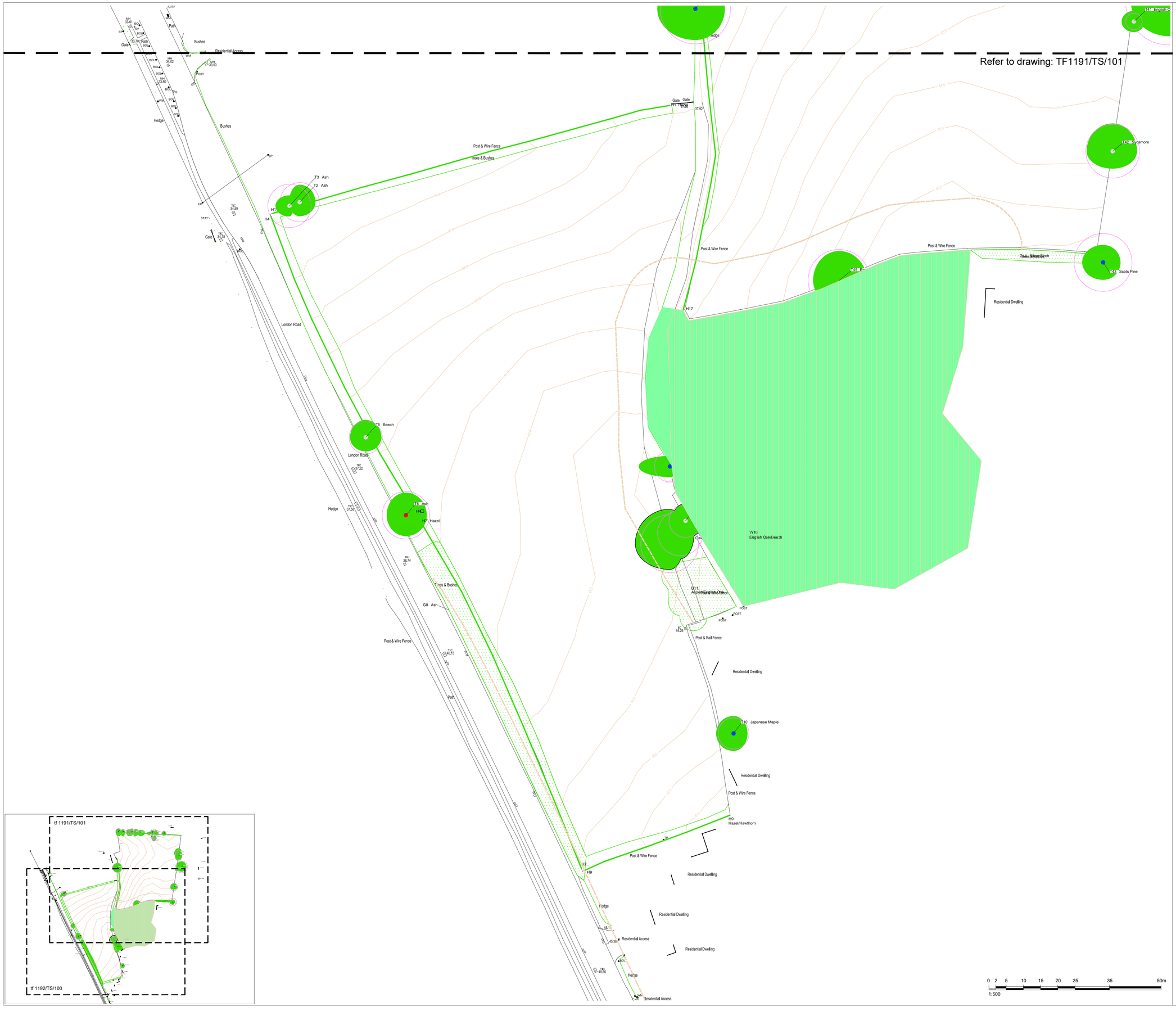
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Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
T26	English Oak	22	380 e	1	4	9	8	6	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
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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APPENDIX 2

Tree Survey Reference Plan



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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.

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

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.

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

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North

Project
LAND AT MOCKBEGGARS FARM
UCKFIELD

Drawing
TREE SURVEY REFERENCE PLAN

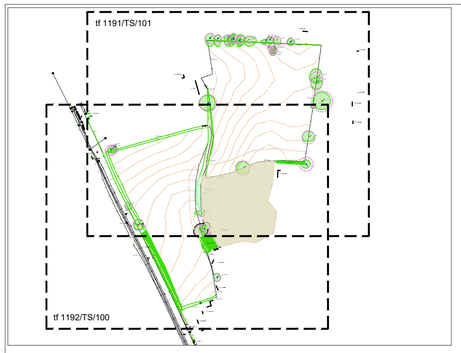
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Drawing No.	Revision
tf 1191/TS/100	.

- ☐ 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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Preliminary root protection area
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Refer to drawing: TF1191/TS/101

0 2 5 10 15 20 25 35 50m
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Drawing sheet size - A1

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APPENDIX 3

Root Protection Area

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 4

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 5

Qualifications and Experience

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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) 'Trees in relation to design, demolition and construction', arboricultural implication 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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