

Arboricultural Note on Highway Access and Footway/Cycleway link

Site: Land at Bird In Eye Farm, Uckfield

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1. INTRODUCTION

- 1.1. This note provides a summary of the potential arboricultural impacts arising from the highway access arrangement for the proposed development on land at BIE Farm, Uckfield. The note primarily focuses on the section of carriageway to the east of the proposed main access and where there are trees located on the south side of the B2102 (within the grounds of Lantern House). This note is based on the following drawings:

- Access: Proposed Access Arrangement - 23138/001 Rev J
- Lighting: MMA Lighting Consultancy Ltd - MMA19240-Bird In Eye, Uckfield S278-Lighting
- Signage: Signage and road marking plan 23138/008 - sheets 1 to 5
- Footway/Cycleway link: Proposed B2101 Active Travel Improvements - 23138/ATA/001-RevE (and 23138/006-RevH).
- Visibility: Proposed Roundabout Forward Visibility Splays - Vertical Aspect - 23138/011/02 Rev E
- Visibility: Proposed Roundabout Forward Visibility Splays - Cross Sections - 23138/011/03 rev A

2. PROPOSED ACCESS

- 2.1. The proposed access arrangement (the roundabout itself) will not require the removal of any trees or hedgerows. The existing field access to north of the proposed access and on the northern side of the B2102 will be retained (See Figure 2) with no hedgerow removal required.
- 2.2. The adjacent third-party trees (identified as G4 in the submitted arboricultural details) to the east of the proposed access and within Lantern House will be retained without impact.
- 2.3. A section of earthworks (bank regrading) is proposed to the east of the main access on the south side of the B2102 (See Figure 1 below). The proposed earthworks are within the site boundary or within highway land (as shown on drawing Proposed Arrangement – 23138/001 Rev J), but are primarily within the site boundary. The proposed earthworks are located outside of the Root Protection Areas of trees within G4 (See Figure 1).
- 2.4. However, there is a small area of scrubby vegetation (just outside of G4) located to the immediate east of the proposed access and within the site boundary. The scrubby vegetation is formed by a small silver birch, some bramble and a small holly. The earthworks will require the removal of this vegetation and the pruning back of some very minor branches of adjacent understorey vegetation that may overhang the proposed earthworks and Highway Authority land (See Figure 1). This vegetation is small and insignificant in arboricultural terms.
- 2.5. The proposed access is acceptable in arboricultural terms.
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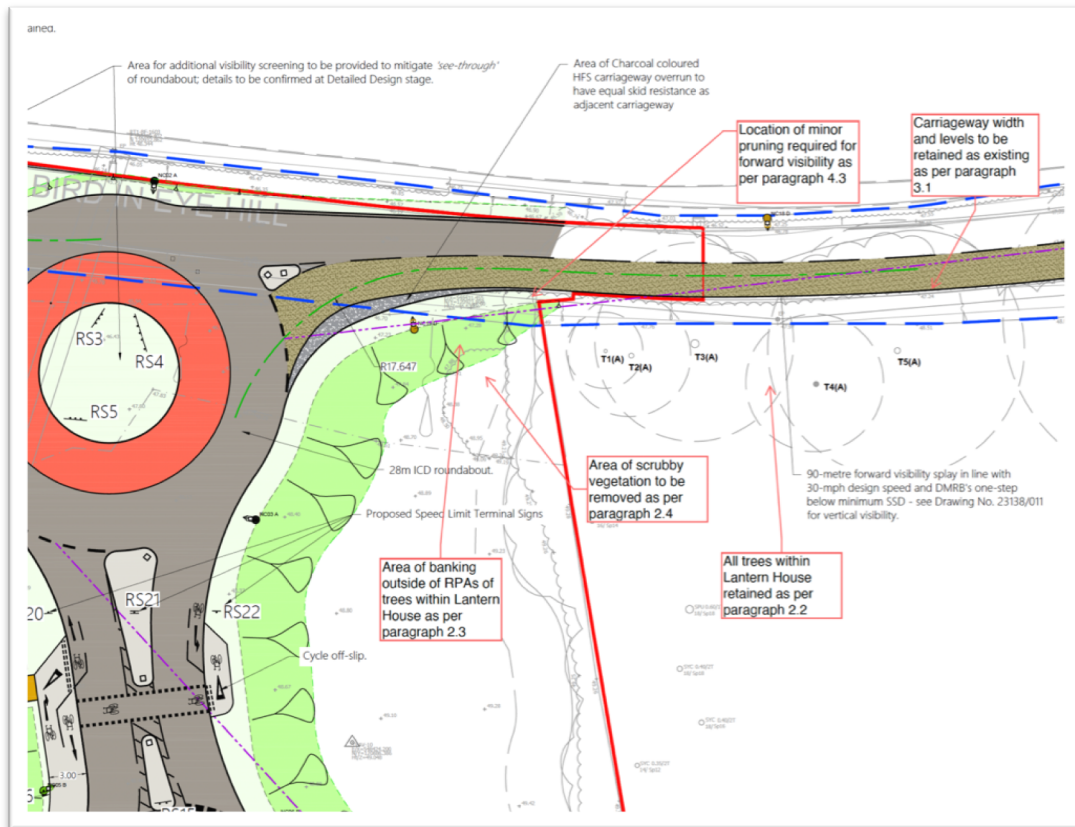


Figure 1: Extract from drawing 'Proposed Access Arrangement - 23138/001 Rev J' showing the area east of the proposed access with annotations relevant to this note shown in red call out boxes.

3. CARRIAGEWAY WORKS

- 3.1. The carriageway has been designed to ensure the existing carriageway width, where it passes the only trees within the vicinity of the works (i.e. those within Lantern House) remains as existing (See Figure 1). The design has also ensured the carriageway surface level will remain as existing. In order to accommodate the proposed carriageway works there is no requirement to undertake any works to the existing bank (within the highway land) to the east of the proposed access and on the northern boundary of Lantern House. Any resurfacing of the B2102 to the east of the proposed access will not result in any arboricultural impact. The trees within Lantern House will therefore not be affected by the installation of the carriageway surfacing.
- 3.2. The proposed carriageway works are acceptable in arboricultural terms.

4. VISIBILITY

- 4.1. A forward visibility splay is required to the west and east of the proposed access as shown on the Proposed Access Arrangement - 23138/001 Rev J. No trees within Lantern House will require removal to accommodate the 90m forward visibility splay to the east of the access (See Figure 1). It will be necessary to remove the small self-sown trees within the visibility splay that are located within highway land. This vegetation is small self-sown sycamore and hawthorn along with brambles. This vegetation is insignificant in arboricultural terms.
- 4.2. To the west of the proposed access an 82m forward visibility splay can be achieved without any vegetation management. A 90m forward visibility splay can be achieved with only minor pruning to a third-party hedge that overhangs the Highway ownership boundary (See Figure 2).

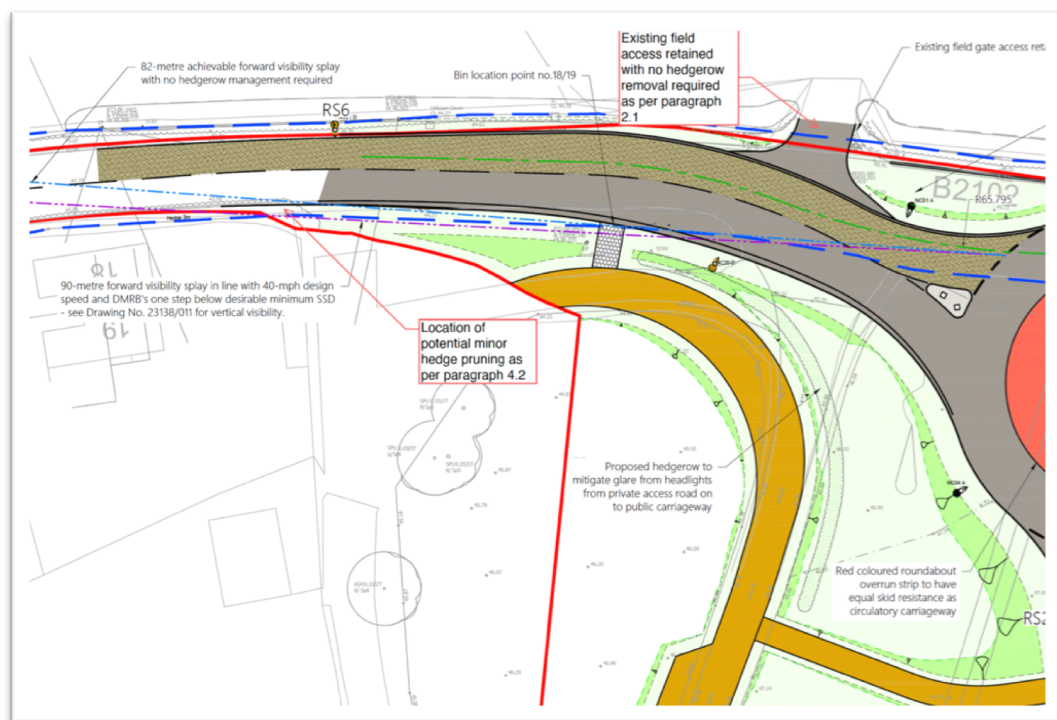


Figure 2: Extract from drawing 'Proposed Access Arrangement - 23138/001 Rev J' showing the area west of the proposed access with annotations relevant to this note shown in red call out boxes.

- 4.3. In addition, it will be necessary to prune back any remaining vegetation overhanging the highway ownership boundary and obscuring the visibility splay. This will be done in line with common law rights. The pruning back will be required for approximately 5 linear meters (See Figure 1). Where the most pruning is required, the small branches of overhanging vegetation will be pruned back by 1m (beyond where the vegetation is currently pruned to the carriageway edge). The maximum of 1m pruning will taper to nothing across the 5 linear meters. This minor pruning work is insignificant in arboricultural terms. No works are required to the bank in front of Lantern House to achieve relevant forward visibility, as shown on the following Highway plans: 23138/011/02 Rev E and 23138/011/03 rev A.
- 4.4. Achieving the proposed forward visibility is acceptable in arboricultural terms.

5. LIGHTING COLUMNS

- 5.1. A detailed lighting design (*MMA Lighting Consultancy Ltd-MMA19240-Bird In Eye, Uckfield S278-Lighting*) has been prepared to ensure appropriate lighting is provided without arboricultural impact. The proposed lighting design has located all the lighting columns (and cabling) to the east of the proposed access on the north side of the B2102 and away from the trees within Lantern House. No trees, including those located within Lantern House will be affected by the installation of the proposed lighting.
- 5.2. The proposed lighting strategy is acceptable in arboricultural terms.

6. SIGNAGE

- 6.1. A detailed signage design has been prepared (*Signage and road marking plan 23138/008 - sheets 1 to 5*) and no signage is proposed on the south side of the B2102 east of the proposed access. No trees, including those within Lantern House, will be affected by the installation of the signage.
- 6.2. The proposed signage design is acceptable in arboricultural terms.

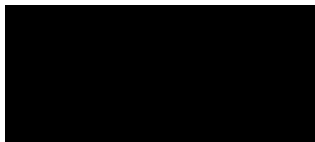
7. FOOTWAY CYCLE LINK (OFFISTE)

- 7.1. As set out in the submitted Arboricultural Impact Assessment the proposed 3m wide shared footway/cycleway link westwards along the B2102 will require the removal of hazel stems within G18 (quality category C2 - low quality) where the link leaves the site at its north western corner. This loss is not significant in arboricultural terms.
- 7.2. As shown on the proposed active travel improvements drawing (Proposed B2101 Active Travel Improvements - 23138/ATA/001-RevE) the existing footway will be widened to 3m. There is sufficient space within the grass verge adjacent to the existing footway to widen it to 3m without the need to remove or impact on trees (See Figure 3).
- 7.3. The proposed 3m wide shared footway/cycleway link westwards along the B2102 is acceptable in arboricultural terms.

Figure 3: Extract from drawing 'Proposed B2101 Active Travel Improvements - 23138/ATA/001-RevE' showing the proposed offsite footway/cycleway with annotations relevant to this note shown in red call out boxes.

8. SUMMARY

- 8.1. In summary, the proposed access arrangement as a whole will have no significant arboricultural impact. Only minor impacts will occur which are the removal of some insignificant vegetation and some minimal pruning back of small branches. Therefore, the proposed access arrangement, and proposed footway/cycleway link, are acceptable in arboricultural terms.



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