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Arboricultural Implications Report

Proposed development at

Land North of Pevensey Bay Road

Eastbourne

April 2023

Ref. SJA air 22619-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or category 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The proposed removal of sections of two groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S3. No pruning is to take place as part of the proposals; as such, there will be no impact on the local landscaping as a result of pruning works.

S4. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

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APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Catesby Strategic Land to visit the land north of Pevensey Bay Road, Eastbourne and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Eastbourne Borough Council ("the LPA") and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it "should not be quoted as if it were a specification[1]"; it is a set of recommendations intended to "assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction[2]". It doesn't form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the development of up to 250 dwellings with associated access and highways works.

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[1] British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; Foreword. *The British Standards Institution*.

[2] Ibid*., p*.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Will Hovell of SJAtrees on Thursday the 9th February 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 21.97ha in size and is located on the north side of Pevensey Bay Road (A259) opposite the Martello Roundabout, as shown at ***Figure 1*** below. The north and east boundaries adjoin arable fields. The west boundary adjoins the rear gardens of houses on Treemaines Road and Tolkien Road.

Figure 1: Site location shown on satellite image

1.4.2. The site is on ground that rises by 5m from its eastern end to its western end adjacent to Netherfield Avenue, and currently comprises open arable fields.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of alluvium – clay, silt, sand and peat above a bedrock of Weald clay.

1.5.2. The class of soil in this area is recorded on the Department for Environment, Food & Rural Affairs ('Defra') MAGIC Maps website as a naturally clayey loam with naturally high groundwater.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed "Important" in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997[3].

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

[3] The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework ('NPPF')[4] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

[4] The National Planning Policy Framework (NPPF) (July 2021) Ministry of Housing, Communities & Local Government

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.1.4. Paragraph 131 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.1.5. The section titled Planning for climate change states at paragraph 153: "**Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.1.6. In paragraph 174, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and

other benefits of the best and most versatile agricultural land, and of trees and woodland;…

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 180, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) 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…."

2.2. Local policy context

As no current planning policies covering the area of the site could be found, the assessment of trees which should be retained has been based on their individual quality and contribution to the wider landscape as set out in section 2.5 below.

2.3. Neighbourhood policy context

2.3.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

2.4. Tree survey and baseline information

2.4.1. We surveyed individual trees with trunk diameters of 75mm and above[5], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub

[5] BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

masses, hedges and hedgerows[6] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.4.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.4.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[7]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.4.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.4.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.5. Tree constraints

2.5.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed

[6] Ibid., 4.4.2.7

[7] Ibid., 4.4.2.3

development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

- whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;[8]
- which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;
- which trees are significant features of the local landscape, such that their removal would be contrary to local planning policies.
- our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

2.5.2. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

2.5.3. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.5.4. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature “**need not necessarily be a significant constraint on the site’s potential”**[9].

2.5.5. Moreover, BS 5837 states that “**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in**

[8] The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

[9] BS 5837, 4.5.10.

excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"[10].

2.5.6. The 'Root Protection Areas' (RPAs)[11] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.5.7. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[12].

2.5.8. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.5.9. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

a). avoidance of unacceptable root damage;

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[10] Ibid., 5.1.1.

[11] Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

[12] Ibid., paragraph 5.2.2 Note 1.

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.6. Arboricultural impact assessment and tree protection plan

2.6.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 4.** This is based on the proposed parameters plan by Thrive Architects, drawing no. PP.01 P4.

2.6.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **dashed red lines** on the TPP.

2.6.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.6.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.6.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.6.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in Table ***1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[13]

[13] Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 48 individual trees, and 11 groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The trees around the site are predominantly located around the boundaries with a single belt of small trees running from north to south through the centre of the site. With the exception of a single off-site English oak tree on the western boundary, all of the trees in and around the site are small, shrub-habit, native specimens that have self-seeded and been allowed to grow adjacent to the arable fields.

3.2. Assessment of suitability for retention

3.2.1. None of the trees within or directly adjacent to the site have been assessed having a significant contribution to the local landscape to the extent that their removal would have a detrimental impact on the arboricultural quality of the area.

3.2.2. There are no category ‘A’ trees and 1 category 'B' specimen (English oak no. 15).The remaining 47 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.3. Ten of the groups of trees situated on or around the site have been assessed as category ‘C’ and one group has been assessed as category ‘U’.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, two groups of trees (nos. G1 and G11) are to be partially removed, because they are situated within the footprint of the proposed access road.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at ***Table*** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
G1	Various	Max 9m	Max 250mm	Semi-mature	C (2)
G11	Various	Max 7m	Max 175mm	Young	C (1)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. The small sections of groups G1 and G11 to be removed (44m and 15m respectively) are for the proposed access road and equate to a maximum of 34% of their total length. Furthermore, the section of G11 to removed amounts to only 2.2% of its total length. Whilst these groups are visible from Pevensey Bay Road, sections to the east and west of the access will be retained; as such, the removed sections will be screened from long views along Pevensey Bay Road, minimising the already negligible impact on the landscape.

4.2.2. Furthermore, the trees within these sections are all small trees of low-level shrub habit. Accordingly, these trees are of short-term potential and are unlikely to become significant features in the future, making the long-term impact of their removal minimal.

4.2.3. None of the trees to be removed are mature specimens of species of large size: all the trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed

associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[14].

4.2.4. Most of the trees within the small sections of the two groups to be removed are young specimens, which BS 5837 states "**need not necessarily be a significant constraint on the site's potential**".

4.2.5. Furthermore, the proposals incorporate considerable replacement tree planting; this will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site. The establishment of the replacement planting will progressively reduce the magnitude of the impact of the proposed removals on the character and appearance of the site.

4.2.6. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the sections of groups G1 and G11 will represent a very minor alteration to the overall character of the site.

[14] Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of the trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any proposed buildings or associated hard surfacing are within the RPAs of any of the trees to be retained.

6.2. Assessment

6.2.1. As no parts of the proposed dwellings or other structures abut or are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP, their construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. None of the proposed new dwellings or apartments would be within the shadow patterns[15] of retained trees. That is, they are not sited in an arc between the north-west and the east of retained trees and are not closer to them than the current heights of these specimens.

7.2. Assessment

7.2.1. As none of the proposed dwellings or private gardens lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

[15] BS 5837, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or category 'B' trees, and no trees of high landscape or biodiversity value are to be removed. The proposed removal of sections of two groups of trees will represent only a very minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. No pruning is to take place as part of the proposals; as such, there will be no impact on the local landscaping as a result of pruning works.

8.1.3. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all of trees with the greatest long-term potential, the site's arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

8.2.2. Whilst some small sections of groups of trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states *(italics added for emphasis)*: "**Planning policies and decisions should ensure… that existing trees are retained *wherever possible***"; and thereby recognises circumstances in which it might not be possible to retain every tree.

Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.3. Conclusion

8.3.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance or ground preparation, construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground

level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in ***Figure 2*** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Along the north-western boundary of the site, an existing watercourse to be retained will act as protective easement for the adjacent off-site trees, this area is shown with a **dashed blue line.**

A1.5.5. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

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Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA., RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA) (Operations)

Preliminary Tree Survey Schedule

Land to the North of Pevensey Bay Road, Eastbourne

February 2023

SJA Ref: 22619

Tree Survey Schedule: Explanatory Notes

Land to the North of Pevensey Bay Road, Eastbourne

This schedule is based on a tree inspection undertaken by Will Hovell of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Thursday the 9th February 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.
Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.
Mature: Apical dominance lost, tree close to ultimate height.
Over-mature: Mature, but in decline, no crown retrenchment
Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.
Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.
Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: 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.
(1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
(3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Land to the North of Pevensey Bay Road, Eastbourne

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	White willow	10.5m	280mm est. 2 stems @ 200mm est. 225mm est. 250mm est.	N 3.75m E 3.5m S 5.75m W 4.25m	1m	1m	Semi-mature	Average	Indifferent	Situated on bank of watercourse; multi-stemmed from base showing acute unions with bark to bark contact; of domed form; short-lived species; of short term potential; visible for 300m stretch of Pevensey Bay Road; of low quality but softens built form.	C (2)
2-3	Hawthorn	5m	#T2 200mm est. #T3 175mm est.	1.75m	1m	E 1m	Semi-mature	Average	Indifferent	Inspection impeded by dense ivy and vegetation; situated along boundary; heavily ivy covered; unremarkable trees of very limited merit; contribute to low level boundary screening; obscured from public view.	C (1)
4	Elder	6m	2 stems @ 175mm est.	N 3.25m E 2m S 3m W 1.5m	1.5m	E 1.5m	Semi-mature	Below average	Indifferent	Situated along boundary; twin-stemmed from base, with union obscured by ivy and leaf litter; contributes to boundary screening; unremarkable tree of very limited merit; minor dieback at branch tips; of short term potential; obscured from public view.	C (1)
5-6	Hawthorn	7m	#T5 245mm #T6 110mm	NE 2.5m SE 1.75m SW 1.5m NW 1.75m	0.5m	E 0.5m	Semi-mature	Average	Indifferent	Situated along boundary; single trunks; heavily ivy covered; contribute to boundary screening; of low quality and limited arboricultural value; of short term potential; obscured from public view.	C (1)
7	Hawthorn	4.5m	130mm	NE 3m SE 1.75m SW 1m NW 3.75m	1m	NE 0.5m	Semi-mature	Below average	Indifferent	Situated along boundary; swept stem NE; minor dieback at branch tips; of low quality and limited arboricultural value; contributes to boundary screening; obscured from public view.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
8	Hawthorn	6m	130mm 190mm	NE 3.25m SE 1.5m SW 1m NW 3.5m	1m	E 1.25m	Semi-mature	Average	Indifferent	Situated along boundary; phototropic lean NE; twin-stemmed from base, union obscured by dense vegetation; unremarkable tree of very limited merit; of short term potential; obscured from public view.	C (1)
9	Weeping willow	12m	550mm est.	NE 4.75m SE 2.5m SW 2.5m NW 2.5m	3m	1.25m	Mature	Average	Indifferent	Off site tree; inspection of base impeded by boundary; crown has been heavily reduced or "topped" in past; epicormic regeneration forms crown; of short term potential; upper crown visible from Treemaines Road and glimpsed in narrow views from Pevensey Bay Road.	C (12)
10	Hawthorn	4m	3 stems @ 100mm est.	3.25m	1.75m	E 1.75m	Young	Average	Indifferent	Off site tree; young tree with stem diameters below 150mm; obscured from public view.	C (1)
11	Flowering cherry	5m	75mm est. 100mm est.	N 1m E 1m S 1m W 2.5m	1.5m	1.5m	Young	Average	Indifferent	Off site tree; young tree with stem diameter below 150mm; obscured from public view.	C (1)
12-13	Hawthorn	5.5m	#12 5 stems @ 75mm est. #T13 250mm est.	NE 3m E 1.75m SE 1.75m SW 1.5m NW 3m	1.75m	E 1.5m	Semi-mature	Average	Indifferent	Off site trees; small ornamental trees of shrub habit; unremarkable trees of very limited merit; of short term potential; obscured from public view.	C (1)
14	Horse chestnut	6.5m	140mm 105mm 100mm 130mm 100mm 145mm	NE 4.25m SE 3m SW 3m NW 3.25m	1.75m	NE 2m	Semi-mature	Below average	Indifferent	Situated along boundary; multi-stemmed from base showing acute unions with bark to bark contact; lower S crown historically reduced leaving stubs up to 75mm dimeter; bark blistering and dark exudate on lower trunks; of short term potential; contributes to boundary screening; upper crown glimpsed from Treemaines Road.	C (1)
15	English oak	10.5m	390mm est.	N 6m E 7.25m S 6.5m W 6m	2m	E 1.75m	Semi-mature	Average	Moderate	Off site tree; prominent buttress roots; single trunk; tensile main unions; low crown historically minorly reduced; of domed form; no significant defects observed; of long-term potential; glimpsed in narrow views from Tolkien Road.	B (1)
16	Goat willow	10m	305mm 205mm 200mm 230mm	N 5.25m E 7.25m S 6m W 6.25m	1.5m	E 1.25m	Mature	Average	Indifferent	Exposed surface roots W; acute main unions with no bark to bark contact; historically crown raised to 1.5m leaving stubs up to 100mm diameter; multi-stemmed from 1.25m; minor cracks in structural limbs throughout structure; short-lived species; of short term potential; obscured from public view.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
17-18	Hawthorn	8m	#T17 250mm est. #T18 275mm est.	3.25m	1.5m	E 1m	Semi-mature	Average	Indifferent	Off-site trees; situated on bank on W side of watercourse; small ornamental trees; #18 heavily ivy covered; unremarkable trees of very limited merit; upper crowns glimpsed from Tolkien Road.	C (1)
19	Turkey oak	9m	275mm est.	N 2.75m E 3.25m S 3.25m W 3m	2.25m	E 1.5m	Semi-mature	Average	Indifferent	Off-site tree; situated on bank on W side of watercourse; twin stemmed from 1.5m showing acute union with no bark to bark contact; historically topped to 4m; epicormic regeneration forms upper crown; of moderate potential; upper crown glimpsed in narrow views from Tolkien Road.	C (1)
20	Elder	7m	300mm est.	NE 1m SE 1.5m SW 2.5m NW 2m	3m	2m	Semi-mature	Average	Indifferent	Off-site tree; part of row of trees situated on bank on W side of watercourse; secondary stems historically removed from base; of squat, scrubby habit; short-lived species; of low quality and limited arboricultural value; of short term potential; obscured from public view.	C (1)
21	Crack willow	8m	350mm est.	N 3.5m E 7.5m S 4m W 2m	1m	1m	Semi-mature	Average	Indifferent	Inspection conducted from a distance due to dense vegetation and bank; situated on steep bank at edge of watercourse; unions obscured; significant lean E due to setting; form typical of species; of short term potential; short-lived species; obscured from public view.	C (1)
22	Hawthorn	6.5m	275mm est.	N 3m E 3.75m S 4.5m W 4m	0.5m	S 0.5m	Semi-mature	Average	Indifferent	Off site tree; small ornamental tree; of short term potential; visible for 200m stretch of Pevensey Bay Road.	C (2)
23-27	Hawthorn	7m	275mm ivy #T23 225mm #T24 2 stems @ 150mm #T25 260mm #T26 250mm ivy #T27 220mm ivy all est.	N 2m E 3.75m S 2m W 2.5m	1m	E 1m	Semi-mature	Below average	Indifferent	Off-site trees; row of specimens situated on bank on W side of watercourse; dense crowns with heavy ivy cover; minor dieback at branch tips; of short term potential; of low quality and limited arboricultural value; upper crowns glimpsed from Tolkien Road.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
28-36	Hawthorn	6.5m	#T28 225mm #T29 160mm #T30 2 stems @ 150mm #T31 2 stems @ 125mm #T32 2 stems @ 125mm #T33 2 stems @ 150mm #T34 2 stems @ 175mm #T35 2 stems @ 150mm #T36 110mm all est.	N 1.75m E 2.5m S 1.75m W 1m	1.5m	E 1.75m	Young	Average	Indifferent	Off-site trees; row of trees situated on bank on W side of watercourse; acute main unions with no bark to bark contact; small ornamental trees; historically topped to 3m; provide minor boundary screening; of low quality and limited arboricultural value; of short term potential; upper crowns glimpsed in narrow views from Tolkien Road.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
37-44	Hawthorn	8m	#T37 225mm #T38 3 stems @ 130mm #T39 3 stems @ 150mm #T40 225mm #T41 2 stems @ 175mm #T42 2 stems @ 150mm #T43 160mm #T44 175mm all est.	N 2.75m E 3.5m S 3m W 2.75m	1.75m	E1.5m	Semi-mature	Average	Indifferent	Off-site trees; row of specimens situated on bank on W side of watercourse; acute main unions with no bark to bark contact; crown raised to approximately 1.75m; provide minor boundary screening; of short term potential; of low quality and limited arboricultural value; upper crowns glimpsed in narrow views from Tolkien Road.	C (1)
45	Hawthorn	5m	250mm est.	2.25m	2m	2m	Semi-mature	Average	Indifferent	Off-site tree; situated on bank on W side of watercourse; dense bramble growing throughout crown; historically topped to 4m; epicormic regeneration forms crown; of low quality and limited arboricultural value; of short term potential; obscured from public view.	C (1)
46-48	Hawthorn	6m	#T46 200mm est. #T47 225mm est. #T48 2 stems @ 150mm est.	N 3m E 3.75m S 3m W 2.5m	1.5m	E 1.5m	Semi-mature	Average	Indifferent	Off-site trees; row of trees situated on bank on W side of watercourse; minor lean E due to ground conditions; acute main unions with bark to bark contact; dense crowns with crossing and rubbing branches; of low quality and limited arboricultural value; of short term potential; glimpsed in narrow views from Tolkien Road.	C (1)
G1	Various	Max 9m Avg 5m	Avg 100mm Max 250mm	3m	0m	0m	Semi-mature	Average	Indifferent	Off site group of trees; group consisting of hawthorn an blackthorn with scattered young willows specimens towards E extent; situated on S side of watercourse; dense scrubby group with significant ivy cover; of low quality and limited arboricultural value; contributes to boundary screening.	C (2)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G2	Various	Max 7m Avg 4m	Avg 150mm Max 300mm	2m	0m	0m	Semi-mature	Average	Indifferent	Group consisting of hawthorn and blackthorn; dense scrubby group with significant bramble and ivy cover; of low quality and limited arboricultural value; contributes to boundary screening; visible for short stretch of Pevenesey Bay Road.	C (2)
G3	Various	Max 5m Avg 4m	Avg 150mm Max 250mm	1.5m	1m	1m	Semi-mature	Average	Indifferent	Off site group of trees; group consisting of mixed coniferous trees; maintained to low level shrub form; contributes to boundary screening; not in keeping with the character of the area; obscured from public view.	C (1)
G4	Elder	5m	Avg 150mm	2.5m	0.5m	0.5m	Semi-mature	Low	Indifferent	Group of three moribund trees.	U
G5	Blackthorn	5m	Avg 150mm	3m	0m	0m	Semi-mature	Average	Indifferent	Situated along boundary; dense group of scrubby habit; unremarkable group of very limited merit; contribute to low level boundary screening; obscured from public view.	C (1)
G6	Various	5m	Max 175mm Avg 100mm	3m	2m	E 1.25m	Semi-mature	Average	Indifferent	Group consisting of hawthorn and elder; situated on bank on W side of watercourse; dense multi-stemmed specimens of scrubby habit; of low quality and limited arboricultural value; provides boundary screening to houses to W; upper crowns glimpsed from Tolkien Road; of short term potential.	C (1)
G7	Hawthorn	Max 7m Avg 4m	Avg 125mm Max 200mm	2m	1.25m	E 1m	Semi-mature	Average	Indifferent	Row of specimens situated on bank on W side of watercourse; crowns have been heavily reduced or "topped" in past to 3m; unremarkable group of very limited merit; of short term potential; provides minimal boundary screening; obscured from public view.	C (1)
G8	Hawthorn	Max 8m Avg 6m	Max 250mm Avg 150mm	2.5m	1.5m	E 1.5m	Semi-mature	Average	Indifferent	Row of individuals situated on bank on W side of watercourse; acute unions and rubbing branches throughout group; of squat, scrubby form; provides boundary screening to houses to W; of low quality and limited arboricultural value; of short term potential; upper crowns glimpsed in narrow views from Tolkien Road.	C (1)
G9	Various	Max 7m Avg 4m	Min 50mm Max 200mm Avg 125mm	2m	0m	0m	Young	Average	Indifferent	Group consisting of blackthorn and hawthorn; situated along edge of arable field on S side of watercourse; predominantly young self seeded specimens with scattered semimature specimens; dense clusters of specimens of squat scrubby form; of low quality and limited arboricultural value; of short term potential; glimpsed in long views to N.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
G10	Various	Max 7m Avg 5m	Min 75mm Max 225mm Avg 150mm	2m	0m	0m	Semi-mature	Average	Indifferent	Group consisting of blackthorn and hawthorn; forms partition between sections of arable field; small specimens of squat, scrubby form; dense ivy and bramble cover; of low quality and limited arboricultural value; of short term potential; obscured from public view.	C (1)
G11	Various	Max 7m Avg 3m	Min 20mm Max 175mm Avg 75mm	3m	0m	0m	Young	Average	Indifferent	Group consisting of blackthorn and hawthorn; situated on steep bank on on-site side of watercourse; dense thicket of small self seeded specimens with scattered semi-mature specimens; of short term potential; of low quality and limited arboricultural value; significant ivy and bramble cover; glimpsed from Pevensey Bay Road but mostly obscured by off-site group of similar composition and quality.	C (1)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	*Species*	*RPA*	*RPA Radius*
1	White willow	122.8m²	6.3m
2-3	Hawthorn	18.1m² 13.9m²	2.4m 2.1m
4	Elder	27.7m²	3.0m
5-6	Hawthorn	27.2m² 5.5m²	2.9m 1.3m
7	Hawthorn	7.6m²	1.6m
8	Hawthorn	24.0m²	2.8m
9	Weeping willow	136.8m²	6.6m
10	Hawthorn	13.6m²	2.1m
11	Flowering cherry	7.1m²	1.5m
12-13	Hawthorn	12.6m² 28.3m²	2m 3m
14	Horse chestnut	39.1m²	3.5m
15	English oak	68.8m²	4.7m
16	Goat willow	103.1m²	5.7m
17-18	Hawthorn	28.3m² 34.2m²	3.0m 3.3m
19	Turkey oak	34.2m²	3.3m
20	Elder	40.7m²	3.6m
21	Crack willow	55.4m²	4.2m
22	Hawthorn	34.2m²	3.3m
23-27	Hawthorn	22.9m² 20.4m² 30.6m² 28.3m² 21.9m²	2.7m 2.5m 3.1m 3.0m 2.6m
28-36	Hawthorn	22.9m² 11.6m² 20.4m² 14.1m² 14.1m² 20.4m² 27.7m² 20.4m² 5.5m²	2.7m 1.9m 2.5m 2.1m 2.1m 2.5m 3.0m 2.5m 1.3m
37-44	Hawthorn	22.9m² 22.9m² 30.5m² 22.9m² 27.7m² 20.4m² 11.6m² 13.9m²	2.7m 2.7m 3.1m 2.7m 3.0m 2.5m 1.9m 2.1m
45	Hawthorn	28.3m²	3.0m

46-48	Hawthorn	18.1m² 22.9m² 20.4m²	2.4m 2.7m 2.5m
G1	Various	28.3m²	3m
G2	Various	40.7m²	3.6m
G3	Various	28.3m²	3m
G4	Elder	10.2m²	1.8m
G5	Blackthorn	10.2m²	1.8m
G6	Various	13.9m²	2.1m
G7	Hawthorn	18.1m²	2.4m
G8	Hawthorn	28.3m²	3.0m
G9	Various	18.1m²	2.4m
G10	Various	22.9m²	2.7m
G11	Various	13.9m²	2.1m

APPENDIX 3
Tree Protection Plans

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees to be removed	0
Groups of tree to be partially removed	2
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees to be Removed

No	Species	Category
G1 Partial	Various	C (2)
G11 Partial	Various	C (2)

N

East Langney Sewer

SJA Protective fencing as per BS5837; see inset panel

SJA Off-site trees

SJA Existing watercourse to be retained to act as protective easement for off-site trees

SJA Root Protection Areas

SJA Indicative Site boundary

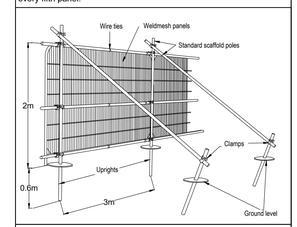
0 10m 20m 30m 40m 50m

METRES

1 : 1000 @A1

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land North of Pevensey Bay Road
Client:	Catesby Strategic Land
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 22619-041a EAST
Based on:	Proposed layout PP.01 P4

Drawn by: WFH		Date of Issue: Apr 2023		Scale: 1: 1000@ A1	
Checked by: TBA		Tel:(01737) 813058		sja@sjatrees.co.uk	
Tree nos.:	● 16	Category 'U' trees:	● [G4]	Canopies of trees to be retained:	
Trees to be removed:	G1	Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:					

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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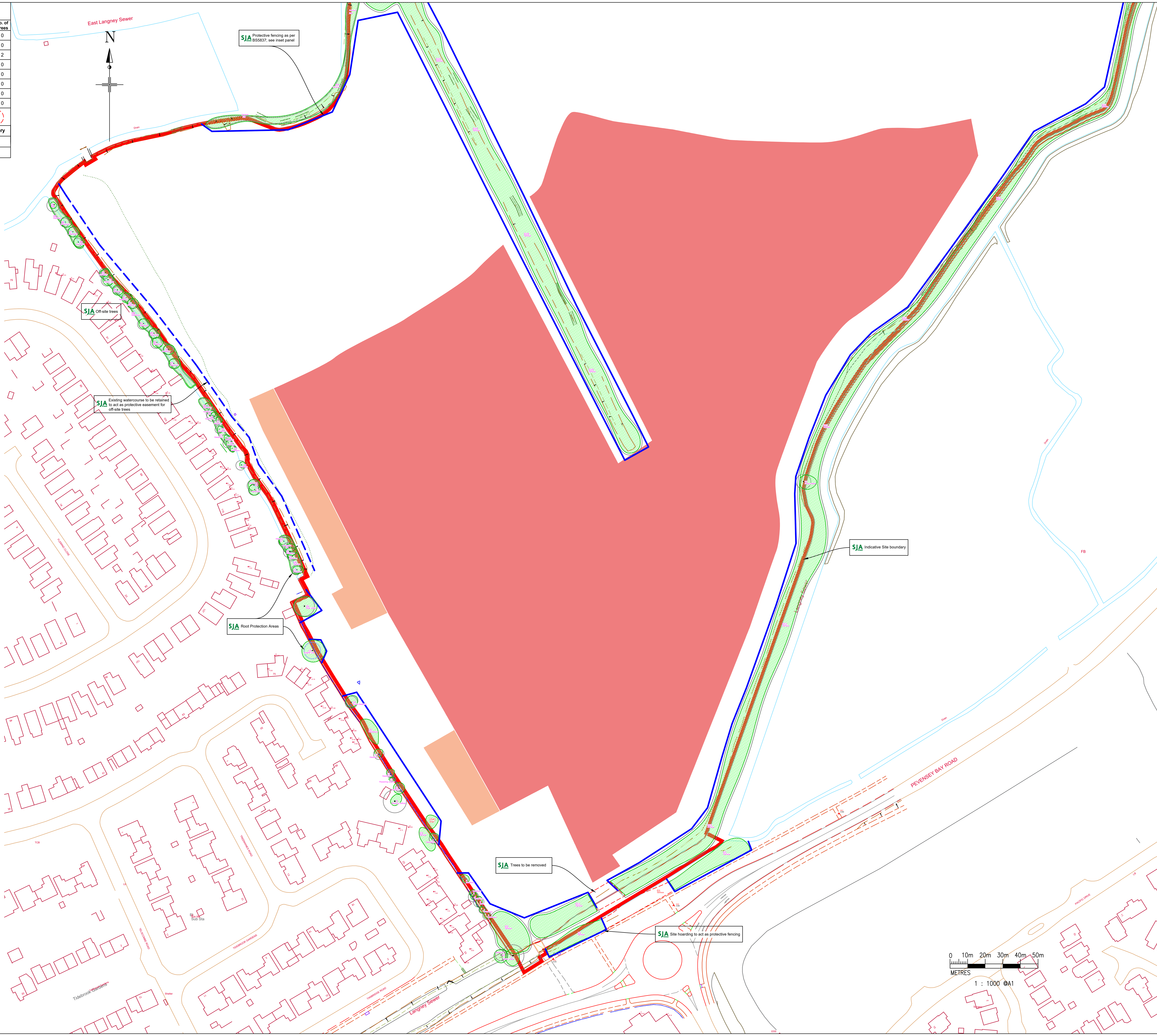
Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	0
Groups of trees to be removed	0
Groups of tree to be partially removed	2
TPO trees to be removed	0
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

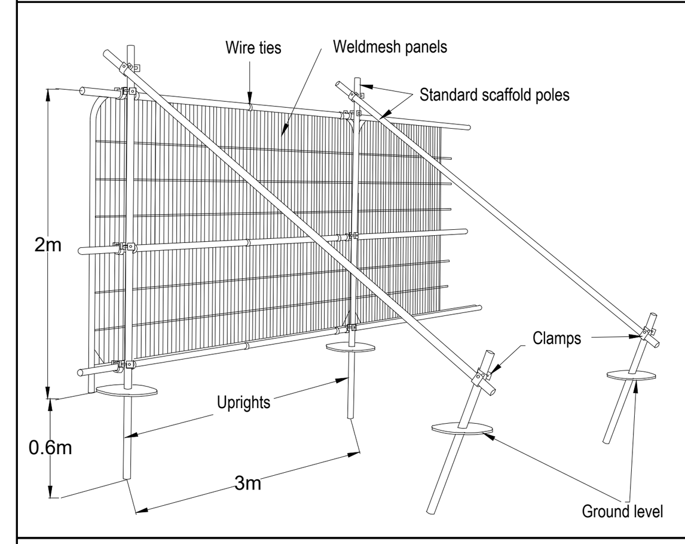
Trees to be Removed

No	Species	Category
G1 Partial	Various	C (2)
G11 Partial	Various	C (2)



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land North of Pevensey Bay Road
Client:	Catesby Strategic Land
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 22619-041a WEST
Based on:	Proposed layout PP.01 P4

Drawn by: WFH	Date of Issue: Apr 2023	Scale: 1: 1000@ A1
Checked by: FPS	Tel:(01737) 813058	sja@sjatrees.co.uk

Tree nos.:	● 16	Category 'U' trees:	● [G4]	Canopies of trees to be retained:	
Trees to be removed:	G1	Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:					

For further information refer to the SJAtrees Tree Survey Schedule

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