

# Arboricultural Impact Assessment

Land at Burfield Valley  
Reef Way  
Hailsham

4<sup>th</sup> May 2018



PJC ref: 4830/18-02 Rev -

This report has been prepared by  
PJC Consultancy Ltd  
on behalf of  
Persimmon Homes South East

**Prepared  
by**

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**Checked  
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Luke is an arboriculturist with over six years experience working within the arboricultural and forestry industry with the latter four years working within consultancy. He gained a foundation degree in arboriculture with distinction from the University of Brighton in 2012 and is a professional member of the Arboricultural Association.

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## 1 EXECUTIVE SUMMARY

1.1 This report should be read in conjunction with arboricultural survey ref. PJC/4843/18-01 and arboricultural method statement ref. PJC/4843/18-03.

1.2 **Site location:** The site is situated on the south side of Reef Way, more broadly to the north-east of Hailsham Town Centre. It has a central OS national grid reference of TQ590100. The surrounding land use is comprised of residential properties on Reef Way to the north-west and east, and grass fields to the south and west. An unmanaged nature area is located on the opposite side of Reef Way to the north-east. The location of the site within its environs is shown in figure 1.



*Figure 1: Location of Site and Environs*

1.3 **Proposal:** A proposal has been outlined to construct six dwellings (four detached and two semi-detached) on land at Burfield Valley in Hailsham. Each dwelling will have a private driveway and garden.

1.4 **Tree removals:** Trees T6 and part of hedgerow H3 will need to be cleared to facilitate the proposed development.

1.5 **Access facilitation pruning:** No access facilitation pruning will be required to enable the proposed development.

1.6 **Works within root protection areas:** All proposed buildings, hard standing and hard landscaping will be located outside the root protection areas of all retained trees.

## 2 INTRODUCTION

2.1 **Instruction:** PJC Consultancy has been instructed by Persimmon Homes South East to provide an arboricultural impact assessment in accordance with BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' for the proposed development on land at Burfield Valley in Hailsham.

2.2 **Objectives of report:** This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees.
- To provide recommendations for mitigation measures to reduce the impact of construction works on retained trees.
- To assess the post development relationship between trees and the proposed development.

2.3 **Scope of this report:** This report is concerned with all significant trees and arboricultural features located within the site boundary. Additionally, trees located around the curtilage of the site have also been surveyed when they are considered likely to have the potential to impact on the development (in relation to root and crown protection or foundation design).

2.4 **Contents of report:** This report includes the following:

- A schedule of trees to be retained/removed.
- A schedule of access facilitation pruning required for the development.
- An assessment of the impact construction works will have on retained trees and mitigation measures to be implemented.
- An assessment of post development pressures on trees.
- Recommendations for post development arboricultural management.
- Tree Constraints Plan and Tree Retention Plan.
- Tree Survey Schedule including management recommendations related directly to the proposed development.

2.5 **Documents and information provided:** The following documents were used to aid the preparation of this report:

- Drawing ref. 6491\_201 – Location Plan
- Drawing ref. 6491\_202 – Site Layout Plan

### 3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 **Tree removals:** Trees to be removed for the proposed development are shown with dashed outlines on the Tree Retention Plan in Appendix 1 and are shaded to indicate their BS5837 tree category. These comprise H3 (part only) and T6. A summary of the tree removals is shown below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
H3	Hawthorn, blackthorn, field maple	C2	A small section of this hedgerow will be removed to facilitate the re-grading of existing ground levels to the south of the dwelling in plot 6. Only vegetation directly conflicting with the hard landscape operations shall be cleared to ensure the screening benefit and ecological value (in terms of connectivity) are not significantly diminished.
T6	Sycamore	U	It is anticipated that there will be re-grading of existing ground levels within the root protection area of T6. Although the encroachment into the root protection area is anticipated to be minimal, the tree is already exhibiting severe crown dieback and so will therefore be more susceptible to further damage to the surrounding rooting medium. The loss of T6 should not have a notable impact on the screening benefit provided by H3.

3.2 **Access facilitation pruning:** Based on the information currently available, no access facilitation pruning beyond the initial hedgerow clearance works will be required to enable the proposed construction works. Any requirements for access facilitation pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturalist and agreed with the local authority arboricultural officer. No works may be carried out on protected trees without prior permission from the local authority.

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

3.4 **Works within root protection areas:** All proposed dwellings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary. NHBC guidelines on foundation depth in proximity to trees must still be followed. This will be determined by a structural engineer but should be guided by information in this report and appropriate sampling to determine soil profiles at the site.

3.5 The detailed landscape specification for the proposed development is to be confirmed on the date of this report (although soft landscaping is indicatively shown on the proposed layout). Although the western garden boundaries are shown to be planted, it is anticipated that garden fencing will also be required to divide the residential properties from the green space to the west. Although the detailed fencing specification is to be confirmed, general recommendations for installing fencing within the root protection areas of T1-G2 (and elsewhere as appropriate), is described in the arboricultural method statement.

3.6 **Services:** Details of the routing of services for the proposed development are not currently available. Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturalist. The arboriculturalist shall then confirm to the local authority arboricultural officer either that no works will be carried out within root protection areas, or provide details of the methodology required to ensure the works are carried out in accordance with NJUG10 '*Guidelines for the planning, installation and maintenance of utilities in proximity to trees*' and BS5837: 2012.

3.7 **Post development tree pressures and management:** Hedgerow H3 is a broad, unmanaged natural hedgerow adjacent to a ditch. The hedgerow in its current form has ecological benefit (habitat and connectivity) and landscape value (screening) so its long-term protection should be secured. It is recommended that this is achieved by constructing a close board timber fence along the south-east garden boundary of plot 6, to prevent either encroachment into the hedgerow by formal garden practices or the planting of non-native garden plant species.

## 4 CONCLUSIONS

4.1 Trees requiring removal to facilitate the proposed development comprise T6 (category U sycamore) and a section of hedgerow H3 (mixed native category C hedgerow). The loss of these trees/shrubs should not have a significant detrimental impact on local visual amenity or result in a loss of screening between the development area and the green space to the south.

4.2 All proposed buildings and hard standing will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and Tree Protection Plan are followed, trees proposed for retention should not be adversely affected by the construction works.

4.3 Based on the above assessment, trees recommended for retention in this report can be protected during the proposed construction works and successfully integrated into the site post development.



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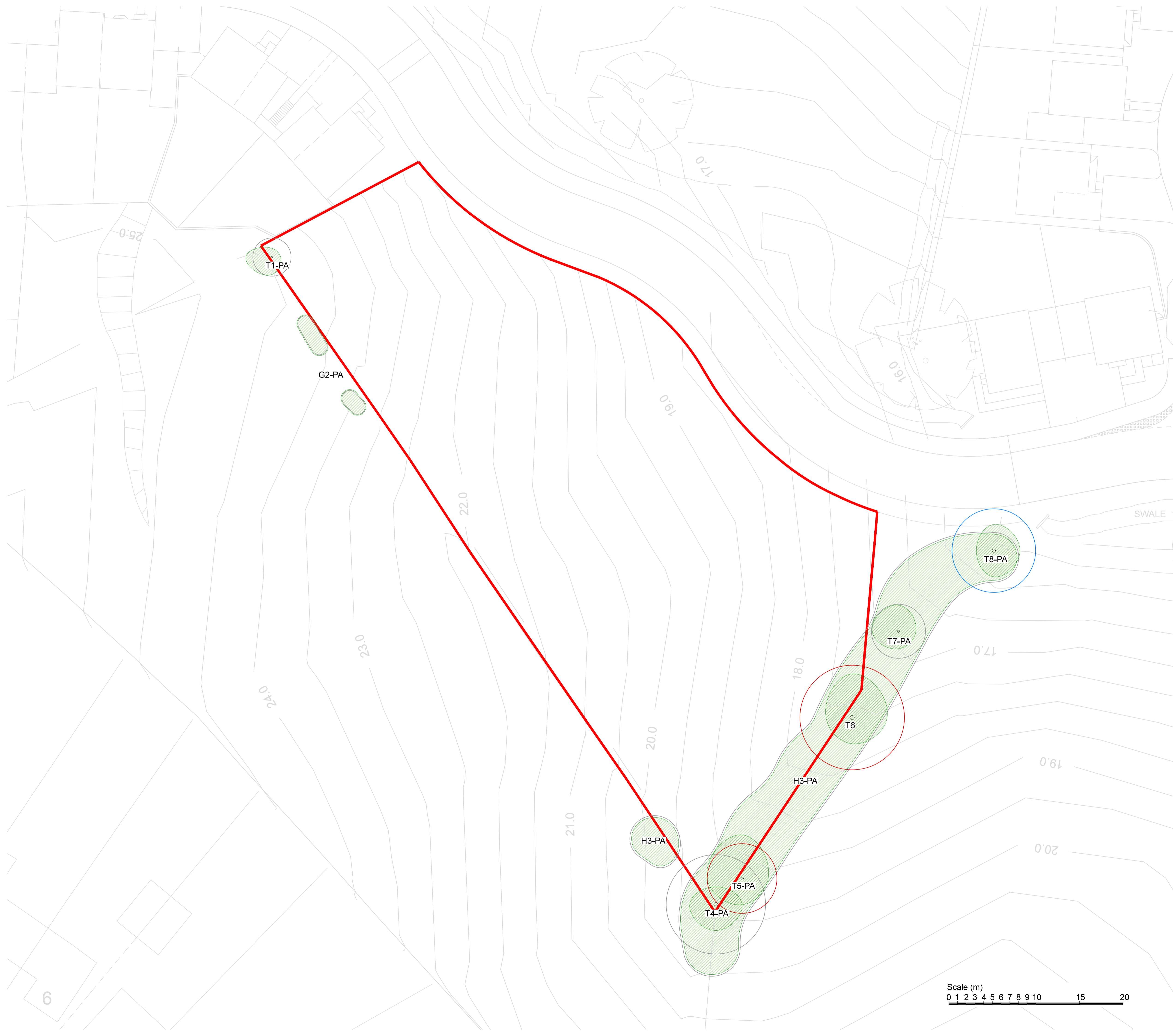
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## APPENDIX 1

### Tree Constraints Plan and Tree Retention Plan



- Key:**
- RPA for CAT B\* tree
  - RPA for CAT C\* tree
  - RPA for CAT U\* tree
  - Tree canopy

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

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/4830/18-01 contains further information for each tree.

This drawing should be viewed in colour.

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

Drawing no: PJC/4830/18/A Rev: - Sheet number: 1 of 1

**Client and site:**  
Persimmon Homes South East

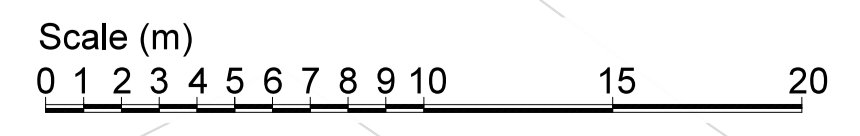
Land at Burfield Valley  
Reef Way  
Hailsham

**Drawing title:** Tree Constraints Plan

**Date drawn:** 04/05/2018

**Scale:** 1:200 at A1

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







- Key:**
- RPA for CAT B\* tree to be retained
  - RPA for CAT C\* tree to be retained
  - RPA for CAT U\* tree to be retained
  - Canopy of tree to be retained
  - Canopy of CAT C\* tree to be removed
  - Canopy of CAT U\* tree to be removed

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

Appendix 2, (Tree Survey Schedule) contained within the arboricultural report ref. PJC/4830/18-02 contains further information for each tree.

This drawing should be viewed in colour.

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

Drawing no: PJC/4830/18/B Rev: - Sheet number: 1 of 1

**Client and site:**  
Persimmon Homes South East

Land at Burfield Valley  
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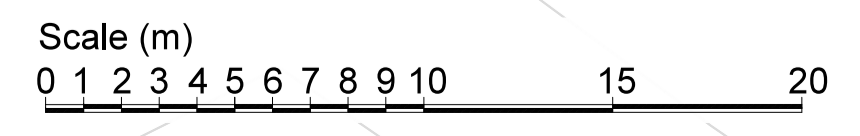
**Drawing title:** Tree Retention Plan

**Date drawn:** 04/05/2018

**Scale:** 1:200 at A1

**Drawn by:** PD

**Checked by:** LW



## APPENDIX 2

### Tree Survey Schedule



**Client:** Persimmon Homes South East

## Tree Survey Schedule

**Site:** Reef Way

**Survey date:** 01/05/2018

**Surveyor:** Peter Davies



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m <sup>2</sup> )	Root Protection Radius (m)
T1	Ash ( <i>Fraxinus excelsior</i> )	6	180	N: 1 E: 1 S: 2 W: 3	Crown: 1 south Branch: 2 south	Young	Good	Good	Located at top of bank with signs of recent excavation at base. Board nailed to stem. Lightly ivy clad.	No action required.	C1	14.7	2.2
G2	Hawthorn ( <i>Crataegus monogyna</i> )	1-4 average	Under 75 average est	0-1 average	0-1 average	Semi mature	Good	Good	Dense bramble at base. Linear group of approximately 5 specimens.	No action required.	C2	2.5 average	0.9 average
H3	Mixed (blackthorn and hawthorn dominant, field maple, bramble)	1-5 average	Up to 100 average est	1-3 average	0-1 average	Young	Good	Good	Broad native hedgerow (generally unmanaged) around ditch on the southern site boundary.	Clear section of hedgerow as shown on Tree Retention Plan.	C2	2.9 average	1.0 average
T4	Ash ( <i>Fraxinus excelsior</i> )	9	270, 340, 150, 110	N: 2 E: 3 S: 3 W: 3	Crown: 3 east Branch: 4 average	Early mature	Good	Fair	Co-dominant stems with additional smaller secondary stems, two of which are fused. Dense ivy cover.	No action required.	C1/2	100.9	5.7
T5	Lime ( <i>Tilia cordata</i> )	10	90 average x14 stem est	N: 5 E: 3 S: 3 W: 4	Crown: 2 average Branch: 1 north	Semi mature	Good	Poor	Young regen from old wind blown stump in ditch. Typical prolific basal growth.	No action required.	U	51.3	4.0
T6	Sycamore ( <i>Acer pseudoplatanus</i> )	8	500 est	N: 5 E: 4 S: 3 W: 3	Crown: 3 east Branch: 2 south	Early mature	Good	Poor	Significant deadwood in upper crown and severe crown dieback. Dense ivy and under-storey prevents close inspection.	Fell to ground level. Retain stump to avoid unnecessary encroachment into H3.	U	113.1	6.0

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T7	Pedunculate oak (Quercus robur)	7	260	N: 3 E: 2 S: 2 W: 3	Crown: 2 south Branch: 1 south	Semi mature	Good	Fair	Under-storey inhibits inspection & has created a suppressed canopy form. Significant stem wound at 1m from branch wound.	No action required.	C1/2	30.6	3.1
T8	Sycamore (Acer pseudoplatanus)	8	400 est	N: 3 E: 3 S: 3 W: 2	Crown: 4 average Branch: 2 north	Early mature	Good	Fair	4x stems from 0.5m. Dense ivy inhibits inspection. Branch resting on door mouse rope bridge.	No action required.	B3	72.4	4.8