

**Nicholas Jones Consultants Limited**  
Independent Professional Arboricultural Consultancy

**Arboricultural Assessment and Outline Method Statement**

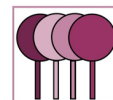
Land to the rear of 8 Withdean Road  
Brighton  
BN1 5BL

Prepared by Nicholas Jones BSc. (Hons). MSc. M Arbor A

On behalf of Mr Owen

Date: 17<sup>th</sup> January 2022

Ref: NJCL 985



## Executive Summary

Nicholas Jones Consultants Limited were commissioned by Mr Owen to prepare an arboricultural report to advise on the potential impacts of the proposed development upon the existing tree population located on land to the rear of 8 Withdean Road, Brighton, BN1 5BL.

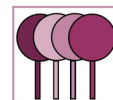
The proposed development includes the construction of two detached dwellings, a detached garage and associated vehicular access.

This report confirms that there is one section of a component group proposed for removal to facilitate the proposed development. An additional tree is proposed for removal on the grounds of condition. The tree population in relation to the retention categories defined in British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations' are provided in Table 1 along with the quantities proposed for retention and removal.

	<b>Total</b>	<b>Retained</b>	<b>Removed</b>
<b>Category A</b>	3	3	0
<b>Category B</b>	1	1	0
<b>Category C</b>	5	5	Partial removal of 1 group
<b>Category U</b>	1	0	1

Table 1

Construction activity could potentially affect the retained trees. However, by implementing suitable protection measures and monitoring for the retained trees there is ample scope within the site for the construction process and associated activities required to facilitate the proposed development.

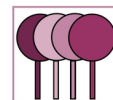


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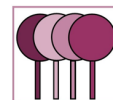
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## Validation Statement

This report contains supporting information regarding trees in relation to the proposed development on land to the rear of 8 Withdean Road, Brighton, BN1 5BL.

For Local Planning Authority purposes this report contains the following elements:

- ❖ A tree survey in accordance with the guidance contained in British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations.' The survey has been undertaken by a competent and qualified arboriculturist.
- ❖ A plan indicating a North point, at an appropriate scale and containing tree survey information and tree retention categories as defined in British Standard 5837:2012.
- ❖ An assessment of the arboricultural impacts of the proposed development and details of all trees to be removed or retained and any associated measures proposed for their protection.
- ❖ An Outline Arboricultural Method Statement detailing the means of tree protection and any constraints posed on the implementation and phasing of work.

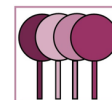


## 1. Introduction

1.1 Formal details – My name is Nicholas Jones I am the Principal Arboricultural Consultant for Nicholas Jones Consultants Limited. I have 32 years' experience in the arboricultural industry with the past 22 years acting as a consultant. I hold a BSc (Hons) in Arboriculture and an MSc in Arboriculture and Urban Forestry awarded by the University of Central Lancashire. I hold Professional Memberships of the Arboricultural Association, the International Society of Arboriculture and the Consulting Arborist Society. Moreover, I am a Lantra accredited Professional Tree Inspector, giving advice to clients on a wide range of arboricultural and horticultural issues.

1.2 This report has been commissioned by Mr Owen in order to advise on the following:

- ❖ The species, size and position of any trees within the area of the proposed development and within neighbouring and adjoining areas where trees may have some significance to the proposed development.
- ❖ The maturity and condition of the trees surveyed with appropriate recommendations for action.
- ❖ The impact of the proposed development upon the tree population in and around the site, along with the impact of retained trees on the end use of the site.
- ❖ Outline measures required to protect retained trees during the development works and the ongoing monitoring of construction works to ensure that retained trees remain protected effectively.



- 1.3 The site is under the administrative jurisdiction of Brighton & Hove City Council. The Council has confirmed that there are no Tree Preservation Orders relating to the site. Moreover, the site is not located within a Conservation Area.
- 1.4 An extant planning consent (Ref: BH2021/015020) exists which relates to the erection of 2no. detached dwellings at the rear of site and 1no. dwelling to replace the existing dwelling at the front of site, along with the creation of vehicular access along north side of site.
- 1.5 The site was visited on 17<sup>th</sup> January 2022 and an assessment of the trees in the vicinity of the proposed development completed in line with the guidance provided in British Standard 5837:2012 'Trees in relation to design, demolition and construction Recommendations'.
- 1.6 The proposed development includes alterations to the footprints of the approved dwellings to the rear of the site, along with the construction of a detached garage.
- 1.7 This report should be read with reference to the following drawings (Table 2):

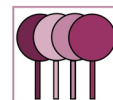
<b>Originator</b>	<b>Drg No</b>	<b>Title</b>
Nicholas Jones Consultants Limited	NJCL 985_01_170122	Tree Layout Plan
Nicholas Jones Consultants Limited	NJCL 985_02_170122	Preliminary Tree Protection Plan

Table 2

- 1.8 The following technical references are made in this report (Table 3):

<b>Originator</b>	<b>Title/Reference</b>
British Standards Institute	5837:2012 Trees in relation to design, demolition and construction - Recommendations

Table 3



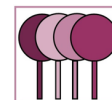
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## 2. Arboricultural Impact Assessment

- 2.1 Development proposals can impact on trees by requiring their removal or by adversely affecting their longevity through disturbance to their rooting environment or the impact of severe pruning. In many cases however it is possible to reduce the levels of disturbance by implementing precautionary measures and by adopting appropriate working practices.

### Direct impacts of the proposed development on existing trees

- 2.1.1 This section of the impact assessment uses a matrix to consider the contributory factors that determine an individual trees likely response to disturbance and or root loss as a result of demolition or construction activity within the calculated Root Protection Area.
- 2.1.2 For ease of interpretation the impact assessment matrix largely uses a simple traffic light system to rank the factors in order of their potential impact.
- 2.1.3 Where an impact has a binary outcome then it is determined as either green or red.
- 2.1.4 The individual factors are:
- 2.1.4.1 Tree species: some species show a greater tolerance to disturbance or root loss than others. Species vary greatly in their vigour and ability to compartmentalise decay and dysfunction following wounding/pruning. In determining the tolerance of a species for the purposes of the assessment matrix information has been collated from published work on root pruning and root loss and from personal arboricultural experience and technical knowledge.



2.1.5 Age class (Table 4): Younger trees display a greater tolerance to disturbance or root loss as they have a greater ability to adapt and respond to wounding/pruning.

Age class	Tolerance
Juvenile	Green
Semi mature	Green
Early mature	Green
Mature	Yellow
Over mature	Red
Veteran	Red

Table 4

2.1.6 Physiological condition (Table 5): Trees with good vitality will be functioning at an optimum physiological level and will be best placed to tolerate disturbance or root loss.

Physiological condition	Tolerance
Good	Green
Fair	Yellow
Poor	Red

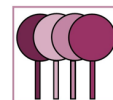
Table 5

2.1.7 Level of incursion (Table 6): It is a generally accepted principle, particularly in British Standard 5837:2012, that incursions of up to 20% are acceptable, on the basis that the other factors considered here are in favour of a positive response from the individual tree.

Level of incursion (%)	Tolerance
Up to 15%	Green
Between 15-20%	Yellow
Greater than 20%	Red

Table 6





2.1.8 Extent of level alterations (Table 7): Excavation to varying depths has the potential to negatively impact lateral surface roots or roots present deeper within the soil. Increases in soil levels can lead to soil compaction and asphyxiation of roots.

<b>Extent of alteration (mm)</b>	<b>Tolerance</b>
Reduction of 0-300mm	Green
Reduction of 300-600mm	Yellow
Reduction of 600+mm	Red
Increase of 0-100mm	Green
Increase of 100-200mm	Yellow
Increase of 200+mm	Red

Table 7

2.1.9 Engineering options available (Table 8): Special engineering options can be employed to reduce the impacts on trees, no dig cellular confinement systems can serve to lessen the impacts of vehicular access routes, pile and beam foundations can be utilised to negate the requirement for extensive foundation excavations.

<b>Engineering options available</b>	<b>Tolerance</b>
Yes	Green
No	Red

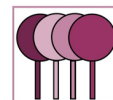
Table 8

2.1.10 Options for mitigation/enhancements elsewhere in the RPA (Table 9): Impacts can potentially be offset by providing additional rooting volume on an alternative side of the tree or by enhancing the soil conditions in the retained RPA.

<b>Mitigation/enhancement possible</b>	<b>Tolerance</b>
Yes	Green
No	Red

Table 9

2.1.11 Additional factors: Elements they may be relevant to either additional weighting or less significance of the factors above.



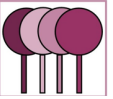
2.1.12 Final impact level (Table 10): The final level of impact following consideration of all of relevant elements above. On balance, the level of each element will be used to determine the final impact level. If the level is determined acceptable then details of any mitigation or associated protection will be provided. If the level is determined as unacceptable then the tree will be highlighted for removal, the impacts of which are considered fully in the following section.

<b>Final impact level</b>	<b>Tolerance</b>
Acceptable	Green
Unacceptable	Red

Table 10

2.1.13 The Impact assessment matrix is provided in Table 11, the matrix only includes those trees with a proposed incursion into their RPA as a result of demolition, construction or associated required access for those activities.

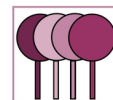
2.1.14 The vehicular access into the site is consistent with the layout approved, without conditions, under BH2021/015020. The Council considered the impacts of the access were acceptable under the extant consent, consequently this application has not duplicated any details relating to the access or any associated impacts.



## Impact Assessment Matrix

Tree number	Tree species	Species tolerance to disturbance/root loss	Life stage tolerance to disturbance/root loss	Physiological condition	Level of incursion (%)	Extent of level alteration (where applicable)	Engineering solutions available	Option of mitigation/remediation elsewhere in the RPA	Additional factors	Comments and observations	Final Impact Level
T4	Mulberry					N/A			Incursion is limited to external landscaping only	Incursion is within acceptable limits and can proceed without constraint	
T6	Field Maple					N/A			Incursion relates to the proposed garage which will be constructed on screw piles and above the existing ground level	Incursion is within acceptable limits given a robust system of tree protection in the area along with a detailed construction method statement	
T7	Ash					N/A			Incursion relates to the proposed garage which will be constructed on screw piles and above the existing ground level	Incursion is within acceptable limits given a robust system of tree protection in the area along with a detailed construction method statement	

Table 11



### Potential construction impacts of the proposed development

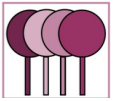
2.1.15 The use of a system of screw piles and a block/beam construction will ensure that the proposed garage can be constructed above the existing ground level, without impacting the Root Protection Areas (RPA's) of trees T6 and T7. The proposed steps to the rear of the side of the garage will be supported using a cantilevered construction and will have no impact on the existing surrounding ground levels. The installation of the screw piles will need to be completed with due regard for the trees. Further details are provided in section 3 of this report.

### Impacts of the proposed tree removals

- 2.1.16 There is no pruning required to facilitate the proposed development. Tree removal is limited to T1 and a small section of G5. The locations of these trees are provided on the Tree Layout Plan (Ref: NJCL 985\_01\_170122 **Appendix 2**).
- 2.1.17 The impacts of the proposed tree removals are assessed in Table 12.

### Impacts of the retained trees on the proposed development

- 2.1.18 The location and orientation of the habitable elements of the proposed development obtain full benefit from available sun light and are located a sufficient distance from the retained trees to ensure that seasonal nuisance is not a significant issue.
- 2.1.19 The proposed garage is located within close proximity of retained trees T6 and T7 and will be subject to both shading and seasonal nuisance attributable to leaf fall. Shading is not considered to be a significant issue as the garage is not habitable. Seasonal nuisance through leaf fall is likely to cause maintenance issues, with regard to the blocking on the component guttering. In mitigation, gutter guards will be fixed to prevent blockages forming.





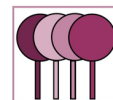
Tree Number(s)	Reason for tree removal	Impact of tree removal	Photographs
T1	Poor specimen tree that has been subject to unsympathetic past management.	<u>Low impact</u> as this poor-quality tree (U category) is not clearly visible from outside the curtilage of the site.	
G5	Partial removal to facilitate the proposed site layout.	<u>Low impact</u> as this low-quality tree group (C category) is not clearly visible from outside the curtilage of the site. The proposed removal is largely consistent with the requirements of the extant consent BH2021/015020.	

Table 12

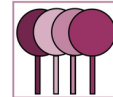


### 3. Outline Arboricultural Method Statement

- 3.1 The principal purpose of an Arboricultural Method Statement is to ensure the preservation of retained trees through setting out appropriate working practices, construction techniques and tree protection measures that will be adopted when construction work is undertaken.
- 3.2 Prior to any construction activity on site, the services of a Project Arborist should be retained to advise on tree protection during the construction process.
- 3.3 The following Arboricultural Method Statement includes a Preliminary Tree Protection Plan (Ref: NJCL 985\_02\_170122 **Appendix 2**) which identifies the following:
- 3.3.1 Trees to be retained.
  - 3.3.2 Proposed Construction Exclusion Zone.
  - 3.3.3 Precautionary Area.
  - 3.3.4 Tree Protection Measures.

#### Proposed Construction Exclusion Zone

- 3.3.5 British Standard 5837:2012 recommendations provide a formula for calculating the Root Protection Area which indicates the area around a tree deemed to contain sufficient roots and soil rooting volume to maintain the trees viability. The protection of the roots and soil within these areas should be treated as a priority. The shape of the RPA and its exact location will depend upon arboricultural considerations and the area will normally be represented on a constraints plan as a circle or polygon.



3.3.6 This information will inform the extent of the CEZ. No work should be undertaken within any of the defined CEZ's that may cause compaction to the soil or the severance of any tree roots.

### Precautionary Area

3.3.7 The Precautionary Area is deemed any area inside the RPA of a retained tree that is subject to construction activity, specifically trees T6 and T7. The Precautionary Area is indicated on Drg No. NJCL 985\_02\_170122 Preliminary Tree Protection Plan **Appendix 2**. All excavation work within the Precautionary Area, including the installation of the proposed screw piles, should be completed under the supervision of the Project Arborist.

### Tree Protection Measures

3.3.8 Protective fencing should be erected in accordance with section 6 of BS5837:2012 and as indicated in Figure 1. The proposed location of the protective fencing is indicated on Drg No. NJCL 985\_02\_170122 Preliminary Tree Protection Plan **Appendix 2**.

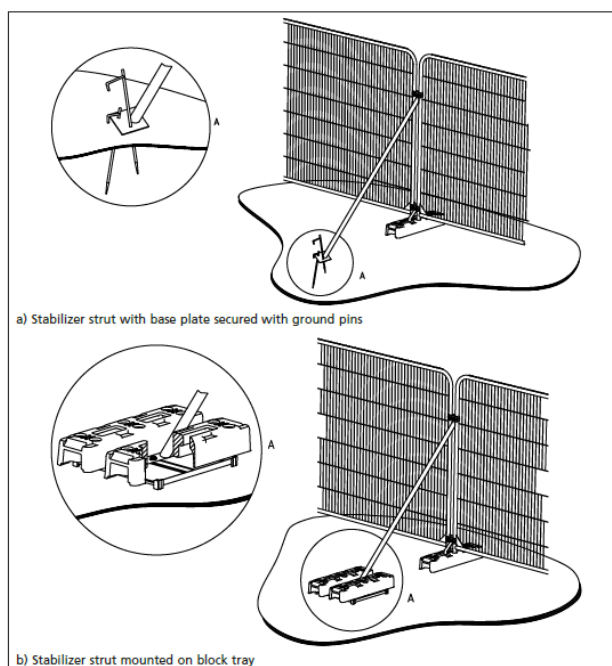
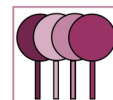


Figure 1

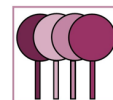


- 3.3.9 In addition, ground protection measures will be installed within the RPA's of trees T6 and T7, to facilitate pedestrian construction access around the proposed garage. The location of the temporary ground protection is indicated on Drg No. NJCL 985\_02\_170122 Preliminary Tree Protection Plan **Appendix 2**.
- 3.3.10 The ground protection should accord with the guidance contained in section 6 of British Standard 5837:2012 - Trees in relation to design, demolition and construction – Recommendations and consist of a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane.

#### Detailed Arboricultural Method Statement

- 3.3.11 Pursuant to the Council's preference to ensure confident tree retention during development, a detailed Arboricultural Method Statement should be prepared, which expands on the outline detail provided above. This could reasonably be requested by Condition.
- 3.3.12 Within a Detailed Arboricultural Method Statement, Heads of Terms are advised to include:
- a detailed method statement for the installation of the proposed garage including details of the machinery requirements relating to the installation of the screw piles and additional protection measures required.
  - details of the phasing of work and a scheme for auditing tree protection, site supervision and monitoring with subsequent reporting to the LPA.





## 4. Summary & Conclusions

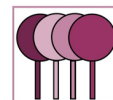
4.1 British Standard 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. The proposed development has followed this guidance by:

- ❖ Seeking arboricultural advice to inform the layout and design of the proposal
- ❖ Respecting the constraints posed to development of the site by the retained trees, and taking proactive steps to ensure their protection during development
- ❖ Continuing to take advice on all aspects of the proposal that may impact upon the retained trees

4.2 It is my professional opinion that the proposals put forward allow for confidence in the long-term retention of the existing tree cover and would not result in any detriment to the character of the local area and the wider treescape.

4.3 From an arboricultural perspective the principle of the proposed development is therefore considered supportable in terms of Local Policy relating to trees. This opinion is strongly subject to the adoption of future safeguards for protecting trees.

4.4 In summary, I consider that there are no valid arboricultural issues that reasonably restrict the proposed development of the site.



Prepared by Nicholas Jones *BSc (Hons). MSc. M Arbor A.*

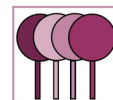
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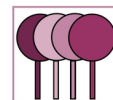


## Appendix 1 – Tree Survey

The trees within the area of the proposed development, and within neighbouring and adjoining areas where trees may have some significance to the proposed development, have been assessed and are recorded in the tree schedule (**Appendix 1**). Tree locations are plotted onto Drg No. NJCL 985\_01\_170122 Tree Layout Plan (**Appendix 2**). The trees have been visually assessed from ground level only using non-invasive methods of inspection. Tree height is an estimation, crown spread and height to underside of canopy are measured with a laser range finder.

The survey information collated for each tree is as follows:

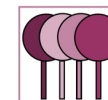
- Tree reference number: As recorded on the site plan.
- Tree species: Common name and full botanical classification
- Life stage: (J) Juvenile, (SM) Semi mature, (EM) Early mature, (M) Mature, (OM) Over mature, (V) Veteran
- Estimated remaining contribution in years e.g.: Less than 10, 10-20, 20-40, more than 40
- Height: In metres
- Stem diameter measured in millimetres as follows:
  - Single stem trees - measured at 1.5m above ground level
  - Multi stem trees (less than five stems) total of all stem diameters measured at 1.5m above ground level
  - Multi stem trees (more than five stems) mean stem diameter measured at 1.5m above ground level
- Crown Spread: Measured at the four cardinal points (Metres)
- Height to underside of canopy: Measurement from ground level to the lowest branch (Metres)
- Physiological condition: Good, Fair, Poor, Dead



- 
- Structural condition: Assessed as previous item on presence of decay and potential structural defects
  - Quality assessment category: As defined in Table 1.1
  - Comments and observations: Information regarded as relevant by the assessing arborist
  - Preliminary management recommendations: Details of any remedial action required to address significant defects and or facilitate development
  - Adjusted root protection area radius (Metres) calculated in accordance with the formulas provided in chapter 4.6 and Annex D of BS5837:2012

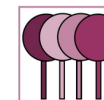
A full hazard assessment of the trees, such as decay detection and mapping, has not been undertaken as this is considered beyond the scope of this report. Obvious hazards and defects that would reasonably affect the trees contribution to the landscape have been fully considered and are detailed in the tree survey schedule.

British Standard 5837:2012 provides guidance for the assessment of trees on development sites and suggests four primary quality assessment categories and three associated sub-categories into which trees should be placed. These categories are defined in Table 1.1:

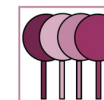


Category & Definition	Criteria			Identification on Plan
<p><b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (i.e. Where for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</p> <ul style="list-style-type: none"> <li>• Trees that are dead or are showing signs of significant immediate and irreversible overall decline</li> <li>• 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</li> </ul> <p><b>NOTE:</b> Category U trees can have existing or potential conservation value which it might be desirable to preserve</p>			<p>Dark Red</p>
<b>Trees to Be Considered for Retention</b>				
Category & Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
<p><b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups, or formal or semi-formal arboricultural features (e.g. The dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands or particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. Veteran trees or wood-pasture)</p>	<p>Light Green</p>
<p><b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years</p>	<p>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 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</p>	<p>Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating that they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</p>	<p>Trees with material conservation or other cultural value</p>	<p>Mid Blue</p>
<p><b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p>	<p>Trees present on groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefit</p>	<p>Trees with no material conservation or other cultural value</p>	<p>Grey</p>

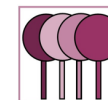
Table 1.1



Site:	Land to the rear of 8 Withdean Road		Date:	17.01.2022			Reference No:	NJCL - 985							Surveyor:	N D Jones			
Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area (m <sup>2</sup> ) for retained trees	Root Protection Area Radius (m) for retained trees	
							N	E	S	W									
T1	Yew	M	<15	3	1	350	1.0	1.0	0.5	0.5	0.5	Fair	Poor	<b>U</b>	Poor specimen, heavily and poorly pruned	Fell to ground level	55	4.2	
T2	Rowan	SM	40+	5	1	180	4.0	4.0	3.5	2.5	2.5	Fair	Fair	<b>C1</b>	Fair specimen	No work required	15	2.2	
T3	Plum	SM	<15	6	1	180	2.0	4.0	3.0	2.0	2.0	Fair	Fair	<b>C1</b>	Fair specimen located on the northern boundary of the site	No work required	15	2.2	
T4	Mulberry	M	40+	9	1	500	4.0	5.5	2.0	5.3	2.0	Good	Fair	<b>A1</b>	Fair specimen located on the northern boundary of the site	No work required	113	6.0	
G5	Mixed species	SM	<15									Fair	Fair	<b>C2</b>	Mixed species group on the eastern side of the site, providing an effective visual screen	Partial removal of the western section to facilitate the proposed development	N/A	N/A	

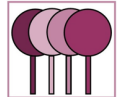


Site:	Land to the rear of 8 Withdean Road		Date:	17.01.2022			Reference No:	NJCL - 985				Surveyor:	N D Jones					
Tree number	Tree species	Life stage	Estimated remaining contribution (years)	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of canopy (m)	Physiological condition	Structural condition	Quality Assessment Category	Comments and observations	Preliminary Management Recommendations	Root Protection Area (m <sup>2</sup> ) for retained trees	Root Protection Area Radius (m) for retained trees
							N	E	S	W								
T6	Field Maple	M	40+	17	1	900	7.0	4.5	8.0	7.5	4.0	Good	Good	A1	Fair specimen located adjacent to the southern boundary	No work required	366	10.8
T7	Ash	M	<10	17	1	790	9.0	7.0	10.0	10.0	5.0	Fair	Fair	C1	Located off site to the south, early indications of ash die back in the upper crown	No work required currently, consider removal in the next 5 years	282	9.5
T8	Elm	M	40+	17	1	400	5.0	6.0	5.0	4.5	4.0	Fair	Fair	A1	Fair specimen, located off site to the south	No work required	72	4.8
G9	Mixed species	M	<15									Fair	Poor	C2	Unmanaged mixed species group located on the southern boundary of the site adjacent to the public footpath. Component trees in poor condition due to dense ivy cover	None	N/A	N/A



Site:	Land to the rear of 8 Withdean Road		Date:	17.01.2022			Reference No:	NJCL - 985				Surveyor:	N D Jones					
Tree number	Tree species	Life stage	Estimated remaining	Tree Height (m)	Number of stems	Stem diameter (mm)	Crown spread (m)				Height to underside of	Physiological condition	Structural condition	Quality Assessment	Comments and observations	Preliminary Management Recommendations	Root Protection Area (m <sup>2</sup> ) for retained trees	Root Protection Area Radius (m) for retained trees
							N	E	S	W								
T10	Elm	EM	<20	16	2	300 300	5.0	6.0	1.5	5.0	3.0	Fair	Fair	B1	Twin stemmed tree located off site to the south, one sided due to pruning of the southern aspect	Crown raise to achieve a clearance of approximately 4.5m over the application site	81	5.1

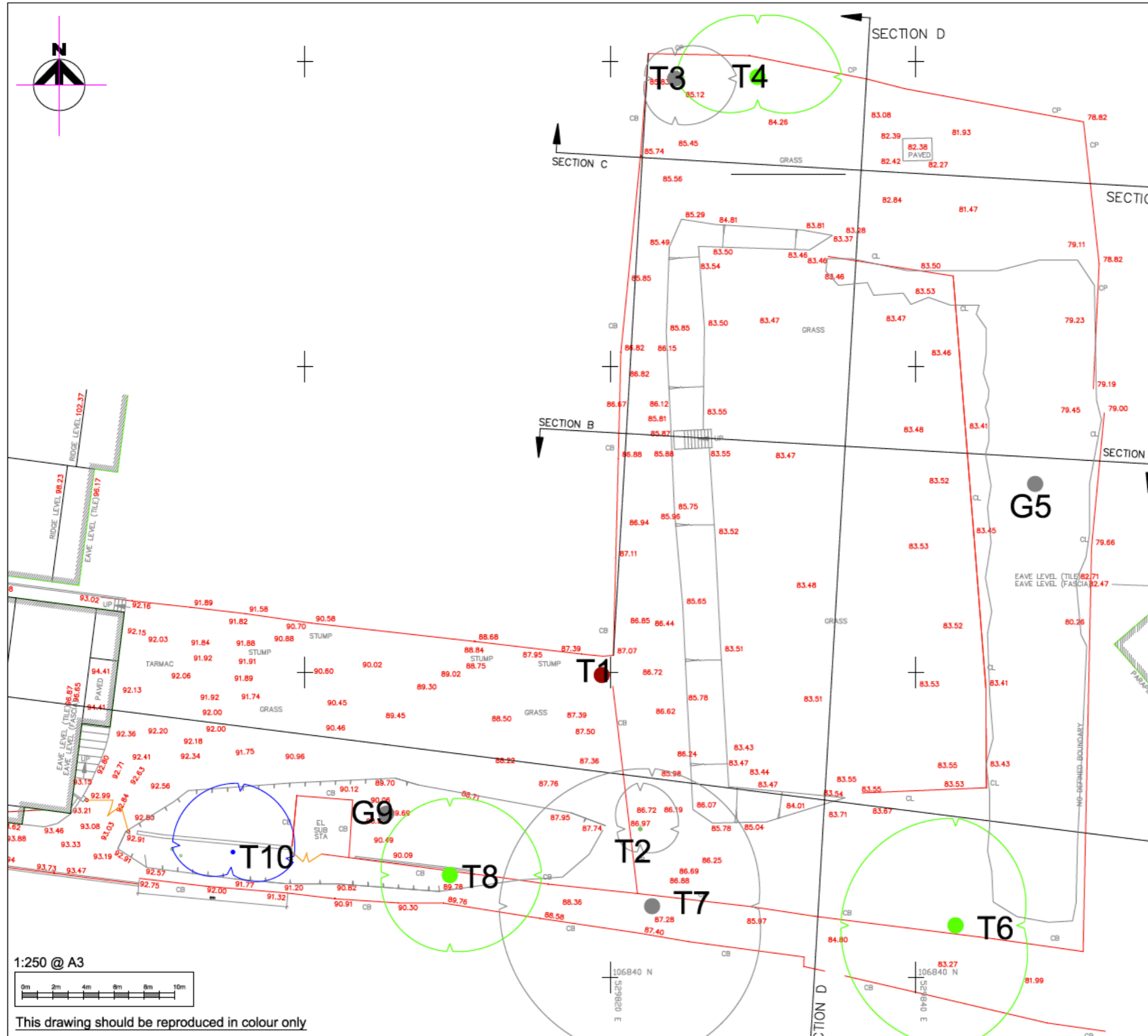








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## Appendix 2 - Drawings

\*Do not scale from the drawings reproduced within this report



-  Category A - Trees with an estimated remaining life expectancy of at least 40 years
-  Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  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 150 mm
-  Category U - Trees in such a condition that their retention in the context of the current land use cannot reasonably exceed 10 years

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Client's Name  
**Mr Owen**

Job Title  
**Land to the rear of 8 Withdean Road  
 Brighton, BN1 5BL**

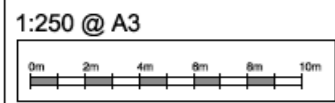
Drawing Title  
**Tree Layout Plan**

Scale  
**1:250 @ A3**

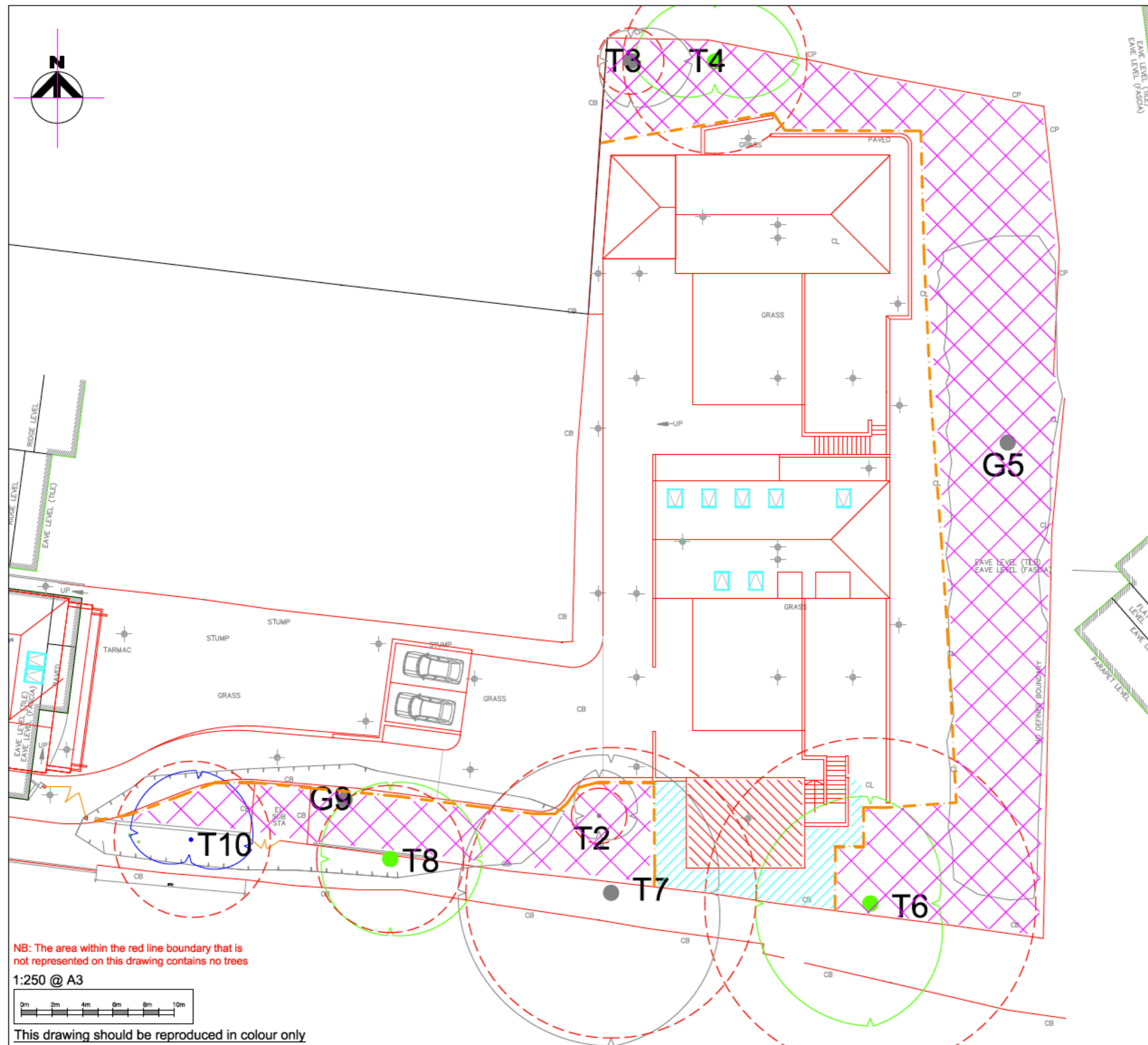
Drawn Date  
**NDJ 22.01.2022**

Drg No  
**NJCL 985\_01\_170122**

Status  
**INFORMATION**

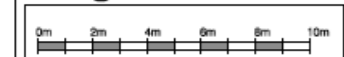


This drawing should be reproduced in colour only











NB: The area within the red line boundary that is not represented on this drawing contains no trees

1:250 @ A3



This drawing should be reproduced in colour only

-  Category A - Trees with an estimated remaining life expectancy of at least 40 years
-  Category B - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
-  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 150 mm
-  Root Protection Area (RPA)
-  Tree Protection Fencing (TPF)
-  Temporary ground protection measures
-  Precautionary Area (PA)
-  Construction Exclusion Zone (CEZ)

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Client's Name  
**Mr Owen**

---

Job Title  
**Land to the rear of 8 Witdean Road  
 Brighton, BN1 5BL**

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Drawing Title  
**Preliminary Tree Protection Plan**

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Scale  
**1:250 @ A3**

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Drawn **NDJ** Date **17.01.2022**

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Drg No  
**NJCL 985\_02\_170122**

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Status **INFORMATION**

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