



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Wintons Fishery
Wintons Farm
Folders Lane
Burgess Hill
West Sussex
RH15 0SR**

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on behalf of
Wintons Fishery

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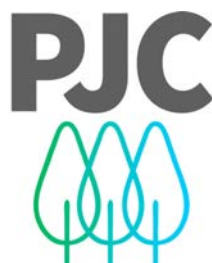
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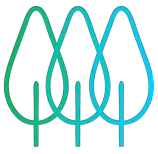
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Peter has a Foundation Degree in Arboriculture from the University of Brighton and is a professional member of the Arboricultural Association. He has over 15 years' experience in the arboricultural industry, originally working as a groundsman and feller, and progressing into consultancy. He is a LANTRA accredited professional tree inspector.

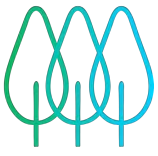


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CONTENTS

EXECUTIVE SUMMARY	4
1 INTRODUCTION	5
1.1 Instruction	5
1.2 Objectives of report.....	5
1.3 Contents of report	5
1.4 Documents and information provided.....	5
1.5 Limitations of report	5
2 ARBORICULTURAL IMPACT ASSESSMENT	6
2.1 Site visit.....	6
2.2 The proposals	6
2.3 Tree removals	6
2.4 Access facilitation pruning.....	6
2.5 Services	6
2.6 Conclusions	6
3 ARBORICULTURAL METHOD STATEMENT.....	8
3.1 General requirements	8
3.2 Initial tree works.....	8
3.3 Storage and handling of harmful chemicals.....	8
3.4 Services	9
3.5 Process if an unforeseen issue relating to trees arises.....	9
Appendix 1: Tree Constraints Plan	10
Appendix 2: Tree Survey Schedule	11
Appendix 3: Tree Retention Plan	12
Appendix 4: Tree Protection Plan.....	13



EXECUTIVE SUMMARY

PJC Consultancy has been instructed by Wintons Fishery to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Wintons Fishery, Folders Lane, Burgess Hill for the construction of three glamping pods and associated drainage.

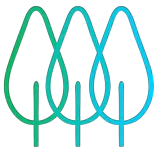
This report complies with the planning policies of the relevant local planning authority and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 29th January 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

Two individual trees are proposed to be removed to enable the proposals. All other trees can be retained.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees. Furthermore, as the proposed new planting establishes it will progressively make a positive contribution to the age and species diversity of trees in the area, the extent of local canopy cover and the amenity of the locality.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by Wintons Fishery to provide an arboricultural impact assessment and arboricultural method statement to support a full application for the construction of three glamping pods and associated drainage.
- 1.1.2 This report complies with the planning policies of the relevant local authority and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 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 and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

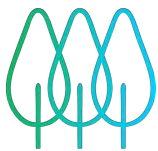
- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 2, a tree retention plan at Appendix 3.
 - An arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC Initial Arboricultural Report Ref: 6775/25-01
 - Glampitects Drawing – Proposed Site Layout

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.



2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

- 2.1.1 The survey was carried out on 29th January 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.2 The proposals

- 2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3 and the tree protection plan at Appendix 4.

2.3 Tree removals

- 2.3.1 Trees to be removed for the proposed development are shown with dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 1 below.

Table 1: Tree removals summary

Tree number	Species	Category	Justification for tree removal
1 tree from group G14	Ash	C2	In direct conflict with route of service run, tree internally sited and surrounded by numerous other trees
1 tree from group G15	Hornbeam	C2	In direct conflict with route of service run, tree internally sited and surrounded by numerous other trees

- 2.3.1 The wider site has extensive numbers of tree present and the loss of these two trees will not be detrimental to the local and wider landscape. Given their presence within groups of trees, and the lack of public viewpoints from external locations, their loss will be negligible.

2.4 Access facilitation pruning

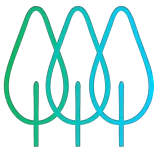
- 2.4.1 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5 Services

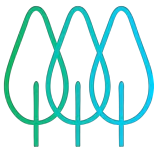
- 2.5.1 The route of the new foul drainage will encroach the root protection areas of a number of trees at the site. As a result a precautionary method of excavation has been prescribed. Firstly a visual check for surface roots will be undertaken. Then the trench will be excavated using a mini digger with an untoothed trenching bucket. The excavation will progress at 50mm intervals with a spotter employed to check for roots. Any roots over 25mm diameter will be retained and hand digging employed within their vicinity. Roots below this size will be severed cleanly with a pair of secateurs or handsaw. If the trench to remain open for any length of time, retained roots are to be wrapped in wetted hessian fabric to avoid desiccation. When backfilling the trench care should be taken when working around the retained roots to prevent accidental damage.

2.6 Conclusions

- 2.6.1 Trees requiring removal to facilitate the proposed development comprise 2x category C trees. All other arboricultural features will be retained and incorporated into the proposed site layout.



- 2.6.2 The proposed site layout involves construction of a foul drain within the root protection areas of a number of trees. Due to the condition and amenity value of these trees, a precautionary approach has been provided to minimise the impact of construction works, therefore allowing their retention and continued contribution to the site.
- 2.6.3 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

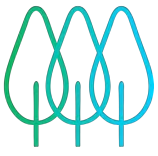
- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of construction and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Initial tree works

- 3.2.1 The tree removals specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.
- 3.2.2 Tree stumps and vegetation located within the root protection areas of retained trees shall be cleared with controlled hand tools (e.g. stump grinder/brush cutter). Plant machinery shall not be used to scrape vegetation, 'grub out' stumps within root protection areas, or access the site until the tree protection barriers have been installed.
- 3.2.3 If bonfires are lit to dispose of arisings from the vegetation or tree clearance works, an assessment of wind direction and strength shall be made to ensure flames cannot extend within 5m of any part of a retained tree. No bonfires shall be lit within a root protection area.
- 3.2.4 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.
- 3.2.5 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.
- 3.2.6 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.3 Storage and handling of harmful chemicals

- 3.3.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.
- 3.3.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.
- 3.3.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground



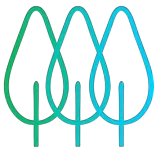
protection measures are implemented to prevent spillages leeching into root protection areas.

3.4 Services

- 3.4.1 A new foul pipe will encroach the root protection areas of a number of trees. Within the root protection area, all excavation shall occur using the methodology set out in the arboricultural impact assessment. Roots revealed under 25mm diameter may be cleanly pruned using secateurs to leave the smallest feasible wounds. Roots over 25mm shall not be pruned unless the project arboriculturist has first been consulted.
- 3.4.2 Revealed roots that are to be retained shall immediately be wrapped in hessian cloth. This will help protect the delicate root bark during remaining excavation works and help prevent desiccation or frost damage if the excavation is left exposed for prolonged periods. The hessian cloth shall be removed when the trench is backfilled.
- 3.4.3 When the trench is backfilled, roots that are retained shall be surrounded by a small amount of inert granular material mixed with sharp sand or topsoil. This will help prevent damage to the roots if the soil is compacted when the trench is backfilled.

3.5 Process if an unforeseen issue relating to trees arises

- 3.5.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 3.5.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.



Appendix 1: Tree Constraints Plan



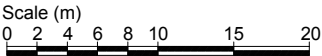
- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy

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

Tree survey schedule contained within the arboricultural report ref. PJC/6775/25-01 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/6775/25/A Rev: - Sheet number: 1 of 3

Client and site:
Wintons Fishery

Folders Lane
Burgess Hill
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 28/02/2025

Scale: 1:500 at A3

Drawn by: NB

Checked by: PD



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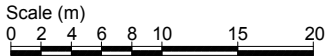
- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy

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

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This drawing should be viewed in colour.

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



Drawing no: PJC/6775/25/A Rev: - Sheet number: 2 of 3

Client and site:
Wintons Fishery

Folders Lane
Burgess Hill
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 28/02/2025

Scale: 1:500 at A3

Drawn by: NB

Checked by: PD



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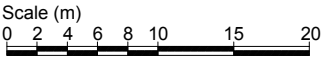
- Key:**
- Root protection area for category A* tree
 - Root protection area for category B* tree
 - Root protection area for category C* tree
 - Root protection area for category U* tree
 - Tree canopy

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

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Drawing no: PJC/6775/25/A Rev: - Sheet number: 3 of 3

Client and site:
Wintons Fishery

Folders Lane
Burgess Hill
West Sussex

Drawing title: Tree Constraints Plan

Date drawn: 28/02/2025

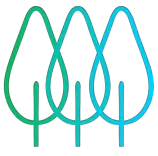
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Appendix 2: Tree Survey Schedule

Site: Wintons Fishery, Folders Lane, Burgess Hill

Survey date: 29/01/2024

Surveyor: Nick Betts

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G1	Poplar, (Populus spp.) Aspen, (Populus tremula)	10-14	250	N: 2 E: 2 S: 2 W: 2	Crown: 2 Branch: 2	Semi mature	Fair	Fair	Some trees displaying crown dieback	No action required at date of survey	B2	28.3	3.0
T2	English oak, (Quercus robur)	12	600	N: 4 E: 4 S: 4 W: 4	Crown: 3 Branch: 3	Mature	Good	Fair	Historically partially windblown and stabilised with resulting poor form	No action required at date of survey	B1	162.9	7.2
T3	Hornbeam, (Carpinus betulus)	8	200	N: 2 E: 2 S: 2 W: 2	Crown: 3 Branch: 3	Mature	Good	Good	Multitemmed tree	No action required at date of survey	B1	18.1	2.4
G4	Poplar, (Populus spp.) Aspen, (Populus tremula)	14-16	250	N: 3 E: 3 S: 3 W: 3	Crown: 2 Branch: 2	Semi mature	Fair	Fair	Some trees displaying crown dieback	No action required at date of survey	B2	28.3	3.0
G5	Poplar, (Populus spp.) Aspen, (Populus tremula)	12-16	250	N: 3 E: 3 S: 3 W: 3	Crown: 2 Branch: 2	Semi mature	Fair	Fair	Some trees displaying crown dieback	No action required at date of survey	C2	28.3	3.0
G6	Willow, (Salix spp.) English oak, (Quercus robur)	6-10	250	N: 2 E: 2 S: 2 W: 2	Crown: 2 Branch: 2	Semi mature	Good	Good	Trees of small size and stature	No action required at date of survey	C2	28.3	3.0

Site: Wintons Fishery, Folders Lane, Burgess Hill

Survey date: 29/01/2024

Surveyor: Nick Betts

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G7	English oak, (Quercus robur) Hawthorn, (Crataegus monogyna)	4-14	300	N: 4 E: 4 S: 4 W: 4	Crown: 3 Branch: 3	Mature	Good	Good	Lapsed hedge with sporadic maiden trees	No action required at date of survey	B2	40.7	3.6
G8	Willow, (Salix spp.)	6-10	350	N: 3 E: 3 S: 3 W: 3	Crown: 2 Branch: 2	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	55.4	4.2
G9	Willow, (Salix spp.)	8	300	N: 3 E: 3 S: 3 W: 3	Crown: 2 Branch: 2	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	40.7	3.6
G10	Ash, (Fraxinus excelsior) Hawthorn, (Crataegus monogyna)	5-10	150	N: 2 E: 2 S: 2 W: 2	Crown: 0 Branch: 0	Semi mature	Fair	Fair	Lapsed hedge with sporadic maiden trees	No action required at date of survey	C2	10.2	1.8
G11	English oak, (Quercus robur) Hawthorn, (Crataegus monogyna)	5-6	100	N: 2 E: 2 S: 2 W: 2	Crown: 0 Branch: 0	Semi mature	Fair	Fair	Trees of small size and stature	No action required at date of survey	C2	4.5	1.2
G12	English oak, (Quercus robur) Ash, (Fraxinus excelsior) Eucalyptus, (Eucalyptus gunnii)	6-10	300	N: 4 E: 4 S: 4 W: 4	Crown: 0 Branch: 0	Mature	Good	Good	No major visible defects	No action required at date of survey	B2	40.7	3.6

Site: Wintons Fishery, Folders Lane, Burgess Hill

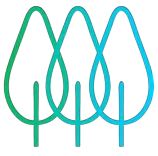
Survey date: 29/01/2024

Surveyor: Nick Betts

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
G13	English oak, (Quercus robur) Willow, (Salix spp.)	10	250	N: 3 E: 3 S: 3 W: 3	Crown: 1 Branch: 1	Semi mature	Fair	Fair	No major visible defects	No action required at date of survey	C2	28.3	3.0
G14	English oak, (Quercus robur) Ash, (Fraxinus excelsior) Eucalyptus, (Eucalyptus gunnii)	9	250	N: 3 E: 3 S: 3 W: 3	Crown: 2 Branch: 2	Semi mature	Fair	Fair	No major visible defects	1 tree from group required to be felled as in conflict with route of drainage run	C2	28.3	3.0
G15	English oak, (Quercus robur) Hornbeam, (Carpinus betulus)	6-10	450	N: 2 E: 2 S: 2 W: 2	Crown: 2 Branch: 2	Mature	Poor	Poor	Lapsed hedge with oak standards, oaks have been heavily pollarded with most in terminal decline	1 tree from group required to be felled as in conflict with route of drainage run	U/C2	91.6	5.4



Appendix 3: Tree Retention Plan



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of tree to be removed

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

Tree Survey Schedule contained within the arboricultural report ref. PJC/6775/25-02 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/6775/25/B	Rev: -	Sheet number: 1 of 3
Client and site: Wintons Fishery		
Folders Lane Burgess Hill West Sussex		
Drawing title: Tree Retention Plan		
Date drawn: 28/02/2025		
Scale: 1:500 at A3		
Drawn by: NB	Checked by: PD	



- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of tree to be removed

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

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Date drawn: 28/02/2025		
Scale: 1:500 at A3		
Drawn by: NB	Checked by: PD	
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- Key:**
- Root protection area for category A* tree to be retained
 - Root protection area for category B* tree to be retained
 - Root protection area for category C* tree to be retained
 - Root protection area for category U* tree to be retained
 - Canopy of tree to be retained
 - Canopy of tree to be removed

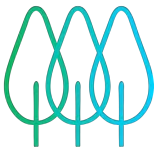
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Folders Lane Burgess Hill West Sussex		
Drawing title: Tree Retention Plan		
Date drawn: 28/02/2025		
Scale: 1:500 at A3		
Drawn by: NB	Checked by: PD	



Appendix 4: Tree Protection Plan



- Key:**
- Root protection area for tree to be retained
 - Canopy of tree to be retained
 - ⊗ Area of precautionary excavation

Tree Survey Schedule contained within the arboricultural report ref. PJC/6775/25-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/6775/25/C Rev: - Sheet number: 1 of 3

Client and site:
Wintons Fishery

Folders Lane
Burgess Hill
West Sussex

Drawing title: Tree Protection Plan

Date drawn: 17/03/2025

Scale: 1:500 at A3

Drawn by: NB **Checked by:** PD



- Key:**
- Root protection area for tree to be retained
 - Canopy of tree to be retained
 - ⊗ Area of precautionary excavation

Tree Survey Schedule contained within the arboricultural report ref. PJC/6775/25-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/6775/25/C	Rev: -	Sheet number: 2 of 3
Client and site: Wintons Fishery		
Folders Lane Burgess Hill West Sussex		
Drawing title: Tree Protection Plan		
Date drawn: 17/03/2025		
Scale: 1:500 at A3		
Drawn by: NB	Checked by: PD	



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- Key:**
- Root protection area for tree to be retained
 - Canopy of tree to be retained
 - ⦶ Area of precautionary excavation

Tree Survey Schedule contained within the arboricultural report ref. PJC/6775/25-02 contains further information for each tree.

This drawing should be viewed in colour.

Drawing no: PJC/6775/25/C		Rev: -	Sheet number: 3 of 3
Client and site: Wintons Fishery			
Folders Lane Burgess Hill West Sussex			
Drawing title: Tree Protection Plan			
Date drawn: 17/03/2025			
Scale: 1:500 at A3			
Drawn by: NB		Checked by: PD	



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