SJA trees
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ADDENDUM

Arboricultural Implications Report

Proposed development at

Anscombe Woods Crescent

Hayward Heath

West Sussex

August 2025

Ref. SJA air add 25235-01a

CONTENTS

APPENDICES

1. Tree survey schedule (SJA tss 25235-01)
2. Tree protection plan (SJA TPP 25235-041)

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Homes (Haywards Heath) Ltd. to assess the impacts on existing trees of a new application for development on this site, to be submitted to the Local Planning Authority (Mid-Sussex District Council). This application is made in the context of the refusal for the previous application (reference: DM/21/3875) and dismissal of the subsequent appeal (reference: APP/D3830/W/23/3330802).

1.1.2. It is pertinent that the previous application was not refused on arboricultural grounds.

1.1.3. This addendum is to the arboricultural implications report (SJA air 20604-01c) submitted with the previous planning application. All changes in the impacts on existing trees caused by the amendments to the layout are listed and discussed below, and are shown on the revised Tree Protection Plan, SJA TPP 25235-041, at **Appendix 2**.

1.2. Changes to baseline

1.2.1. Since submission of the planning application, no changes have been recorded in terms of the statutory constraints and non-statutory designations listed in the original arboricultural report.

1.2.2. Since the previous submission we are aware that the NPPF has been updated but this does not make any material difference to the arboricultural considerations for this site. We are also aware that the LPA has submitted a Regulation 19 Draft Local Plan, dated December 2023. Within it is a policy (Policy DPN4) relating specifically to trees, woodlands, ancient and veteran trees and hedgerows. That policy is not repeated in full here as it extends to five pages of text but this report is cognisant of existing and emerging local planning policies relating to trees.

1.2.3. There have been no ‘significant’ changes to the numbers, condition or value of the existing trees that have been recorded. However, we have returned to site and

updated our survey by including the groups of trees growing on Bowden Way to the south of the site as well as some additional individual trees within those groups and the southern portion of the woodland west of the proposal. The updated survey data is presented in an updated schedule found at **Appendix 1** and are illustrated on the updated tree protection plan at **Appendix 2**.

2. COMPARISON WITH PREVIOUS LAYOUT

2.1. Details

2.1.1. The amendments to the proposed layout are as shown on the Planning Layout plan by STA Associates, drawing no. 696.024.002.A.

2.1.2. This drawing has been incorporated within the revised Tree Protection Plan at **Appendix 2**. The inset panels on this plan show the revised impacts on trees in terms of proposed removals, pruning, and root protection area (RPA) incursions.

2.2. Comparison with previously submitted layout

2.2.1. The arboricultural impacts of the previously submitted scheme were identified in the arboricultural impact report produced by SJAtrees, dated November 2022. ***Table 1*** below shows the differences between that layout and the revised layout.

	Previous layout	Tree nos.	Amended layout	Tree nos.	Summary
Number of trees to be removed	2	25 and 29	1	29	One fewer
Number of tree groups to be removed	2	G1 and G12	G1, G2	G1 and G12	No change
Number of trees to be pruned	0	-	0	-	No change
Number of RPA incursions	4	24, 28, 33 and Woodland buffer	4	24, 28, 33 and Woodland buffer	Minor excavation within woodland buffer no longer proposed

Table 1: Comparison of arboricultural impacts

2.2.2. In terms of tree removals, the current scheme is an improvement on the previous scheme in that one fewer individual trees will be removed. However, this is only because the category ‘U’ tree previously shown for removal has already been removed.

2.2.3. There is a difference in the number of RPA incursions. Whilst the access and parking arrangements and associated impacts shown on the previous layout remain

the same, the new layout obviates the need for manual excavation within the woodland buffer zone discussed in section 4.2. of our November 2022 report. Therefore, this is a minor improvement on the previous scheme that was not objected to by the LPA in any event.

2.2.4. Accordingly, in terms of tree removals and RPA incursions, the current scheme represents a minor reduction in arboricultural impacts in comparison with the previous scheme.

2.3. Further discussion

2.3.1. Whilst not discussed in our previous report, the matter of screening between the proposed development and dwellings on Bowden Way, to the south, was raised at the Appeal.

2.3.2. Our return to the site and updated survey has identified that all the trees growing along the boundary between the two sites are within land associated with Bowden Way, this presumably is run by a management company. The group of trees, G14, is illustrated on our plans and its details are presented in the updated survey schedule.

2.3.3. Also found within group G14 are three trees we have identified as specimens (trees nos. 77-79) capable of becoming dominant specimens within the group and providing significant screening between the two developments. These are not the only trees capable of achieving this, any tree has that potential subject to selective management, these are just the currently most likely specimens if the group were not managed.

2.3.4. The point of this discussion is to highlight that there is a large number of off-site trees between the Application site and Bowden Way that provide an effective screen between the two sites. These trees will not be impacted upon by the proposals and hence they will not be lost as a consequence. Whilst the Applicant would be entitled to prune overhanging branches it would not be able to reduce the height of the trees without permission from the owners. This could further be controlled by a new Tree Preservation Order, should the LPA perceive there being a risk to the trees by way of poor management.

3. CONCLUSIONS

3.1. Summary

3.1.1. Our assessment of the impacts on trees of the amended layout, as discussed above, concludes that there is very little difference between it and the previous layout that the LPA did not object to.

3.1.2. We have also provided additional information on the screening between the site and Bowden Way to the south, concluding that the screening is dense and semi-mature, and subject to suitable management can continue to grow and develop into higher screening that is beyond the Applicant's control to remove or harm.

3.2. Compliance with local planning policies

3.2.1. As the proposed development seeks to restore and enhance the ancient woodland and its associated buffer (as was proposed in the previous application), retains all trees of significant amenity and conservation value, incorporates new planting, and protects retained trees from development pressures, it complies with Policy DP37 of the adopted Mid Sussex District Plan 2014- 2031 (March 2018).

3.3. Neighbourhood planning policy

3.3.1. As the proposed development seeks to restore and enhance the ancient woodland and its associated buffer, retains all trees of significant amenity and conservation value, incorporates new planting, and protects retained trees from development pressures, it complies with Policy DP37 of the adopted Mid Sussex District Plan 2014- 2031 (March 2018)

3.4. Conclusion

3.4.1. On the basis of our assessment, we conclude that the arboricultural impact of the revised layout remains of low magnitude, as defined according to the categories set out in ***Table 1*** of the November 2022 report; and that it complies with national planning policy guidance and local planning policies.

APPENDIX 1
Tree Survey Schedule

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Tree Survey Schedule

St Francis Hospital, Colwell Road, Haywards Heath, West Sussex

January 2021

Tree Survey Schedule: Explanatory Notes

St Francis Hospital, Colwell Road, Haywards Heath, West Sussex

This schedule is based on a tree inspection undertaken by Matt Jones of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Monday 3rd December 2018. Weather conditions at the time were overcast with intermittent rain. Deciduous trees were in partial leaf. The site was revisited and the survey updared by Frank Spooner of SJAtrees in January 2021 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 "10". Numbers correspond with numbering on topographical survey plan.

2. TPO no.
Number assigned to tree in the Mid Sussex District Council Tree Preservation Order (ref: HH/01/TPO/99), as shown in the TPO schedule and plan.

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

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

5. 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.

6. 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.

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

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

9. Age class.
Young: Age less than 1/3 life expectancy
Semi-mature: 1/3 to 2/3 life expectancy
Mature: Over 2/3 life expectancy
Over-mature: Mature, and in a state of decline
Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.
Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

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

11. 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.
Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.
Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant physiological 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 physiological or pathological defects, such that there may be a risk of collapse.
Hazardous: Significant and irremediable physiological or pathological defects, with a risk of imminent collapse.

12. 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

13. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to 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.
• 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).
• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
• 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

St Francis Hospital, Colwell Road, Haywards Heath, West Sussex

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
10	W1 HH/01/ TPO/99	English oak	16m	500mm est	N 8m E 8m S 6m W 7m	4m	E 2.5m	Mature	Average	Indifferent	Off-site tree; historic wounding on trunk rising from ground level to 3m on SE, likely to be decay at this point but unquantifiable due to site boundary; twin-stemmed from 5m, dominant stem orientated SW, subdominant NE, no evidence of tight compression fork or included bark at bifurcation point; member of group growing along W boundary of site; significant component of group in which it stands.	B (12)
11	W1 HH/01/ TPO/99	English oak	16m	450mm est	N 4m E 8.25m S 5m W 3m	3m	E 2.5m	Mature	Average	Indifferent	Off-site tree; historic wounding on trunk on S; epicormic growth between 1 and 4m; twin-stemmed from 5m; tight compression fork with evidence of included bark; E stem remains but W stem has been lost at 8m, appearing to be a natural failure, appears historically suppressed and recently released by the removal of adjacent Turkey oak to S; member of group growing along W boundary; significant component of group in which it stands.	B (2)
13	W1 HH/01/ TPO/99	English oak	23m	685mm ivy	N 2.25m E 11m S 3m W 8m	4.5m	E 4.5m W 5m	Mature	Below average	Indifferent	Prominent buttress rooting; single trunk; heavily ivy-covered; ivy restricts ability to make full assessment of major branch attachment points and comprises one central leader and two dominant lateral branches, one to E and one to W resulting in heavily asymmetric canopy; above average deadwood within canopy and sparse foliation throughout; member of group on W boundary of site; significant component as it maintains skyline but due to sparsity of canopy, contribution is limited.	C (2)
14	W1 HH/01/ TPO/99	Yew	6m	220mm est	N 4m E 2.75m S 4m W 4.5m	1.5m	0m	Young	Average	Moderate	Tree displaying morphological and physiological features consistent with size, age, species and location.	C (1)
16	W1 HH/01/ TPO/99	English oak	24m	695mm ivy	N 4m E 7m S 3.9m W 6.2m	3m	E 5m W 3m	Mature	Average	Indifferent	Single trunk; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; member of a group of trees located on the W boundary of the site; significant component of group in which it stands.	B (12)
17	W1 HH/01/ TPO/99	English oak	20m	450mm ivy	N 3m E 4.6m S 3.5m W 2.5m	1.5m	1m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; largely lost against the backdrop of other trees; inessential component of group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
18	W1 HH/01/ TPO/99	English oak	24m	660mm est	N 5.1m E 4.5m S 3.3m W 6.5m	5m	4.5m	Mature	Below average	Indifferent	Access to base limited by dense laurel; heavy ivy coverage on trunk; drawn-up canopy; narrower than might be expected, consistent with woodland location; leaf and bud density slightly reduced in upper canopy; member of group growing along W boundary which contribute to skyline; significant component of group in which it stands.	B (12)
20	W1 HH/01/ TPO/99	Wellingtonia	25m	1055mm ivy	N 4.2m E 5.5m S 2.5m W 4m	18m	17m	Mature	Average	Moderate	Fungal fruiting bodies noted to SW, not cosistent with any common wood decay fungi; single trunk; heavily ivy-covered; tall and narrow canopy due to woodland location; significant component of group in which it stands.	B (12)
24	T3 HH/01/ TPO/99	Wellingtonia	25m	1210mm	N 4.1m E 4.8m S 5m W 4.3m	3m	1m	Mature	Average	Moderate	Dominant specimen located in roundabout in centre of site; moderate deadwood in lower canopy due to shading but typical of species; significant component of group in which it stands.	B (12)
25	T4 HH/01/ TPO/99	Scots pine	19m	645mm	N 3.8m E 3.3m S 3.8m W 5.8m	4.5m	3m	Mature	Below average	Moderate	Infected with *Phaeolus schweinitzii* fluting of trunk on S side as a consequence; single trunk; asymmetric canopy; growing within island in N part of site; significant component of group in which it stands; readily visible from nearby dwellings but of noticably reduced physiological condition.	C (12)
27		English oak	14.5m	710mm	N 6.2m E 6.3m S 3.4m W 3m	2.5m	N 2m E 3m	Mature	Below average	Indifferent	Heavily burred trunk; historic pruning wounds show reactive wound wood formation but degraded underlying sapwood, unlikely to ever fully occlude; cavity which may be suitable for nesting birds at 3.5m on SE; appears to have lost top historically, now grows asymmetrically towards E; above average deadwood in canopy; reduced shoot extension growth; inessential component of group in which it stands.	C (2)
28	T1 HH/01/ TPO/99	English oak	20m	1030mm ivy	N 7.75m E 8.3m S 7m W 6.7m	2.5m	2.5m	Mature	Below average	Indifferent	Ivy recently severed remains on main trunk and into canopy; established epicormic growth in lower canopy, now forming branches in their own right; becomes three-stemmed from 8-10m, co-dominant; above average deadwood noted in canopy, particularly in upper canopy and on E up to 90mm diameter; upper canopy also shows reduced wound wood development; significant component of group in which it stands despite reduced physiology; visible from surrounding residential properties but largely screened from public roads by the presence of other trees and buildings.	C (2)
29		Leyland cypress	15m	275mm est	0m	0m	0m	Semi-mature	Dead	Hazardous	Dead tree.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
30		English oak	25m	700mm	N 5.8m E 8.25m S 7m W 5.4m	3m	N 2m S E 3m	Mature	Average	Indifferent	Heavily ivy-covered; prominent branch protrudes from remainder of canopy on SE; largely protected from prevailing wind by presence of other trees and therefore poses low risk of failure; drawn-up due to surrounding specimens; one of the taller trees within group; significant component of group in which it stands.	B (12)
31	W1 HH/01/ TPO/99	Beech	14m	400mm est	N 0m E 1.75m S E 6m S 3.5m W 0m	3.5m	S E 2m	Semi-mature	Low	Poor	Cavity at base; tree has lost its top and majority of canopy.	U
33		Wellingtonia	28m	1135mm	N 7m E 6.8m S 7m W 7m	10m	10m	Mature	Average	Indifferent	Single trunk with high, symmetrical canopy; many upright compression forks noted in upper portion of canopy; twin-stemmed from 15m with further bifurcation points above this, consistent with species characteristics; upper canopy protrudes from remaining skyline; significant component of group in which it stands; majority of canopy screened by canopies of surrounding specimens.	B (12)
44	W1 HH/01/ TPO/99	Beech	23m	685mm	N 7m E 8m S 7m W 5.75m	4m	1m	Mature	Average	Moderate	Single trunk; dominant canopy overtopping and suppressing adjacent specimens; storm damage in crown; essential component of group in which it stands; readily visible from recently completed dwellings to the S.	A (12)
45	W1 HH/01/ TPO/99	Beech	14m	255mm	N 7m E 5m S 5m W 5m	2m	1m	Semi-mature	Average	Moderate	Tree displaying morphological and physiological features consistent with size, age, species and location; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (1)
46	W1 HH/01/ TPO/99	Beech	12m	345mm	N 5m E 3.5m S 3m W 4m	2m	0.5m	Semi-mature	Average	Indifferent	Twin-stemmed from 4m; no evidence of a tight compression fork or included bark; suppressed crown as overtopped by adjacent specimens; inessential component of group in which it stands.	C (1)
51	W1 HH/01/ TPO/99	Beech	21m	625mm	N 5.6m E 5.9m S 6.5m W 6.4m	4m	2m	Mature	Average	Moderate	Off-site tree; single trunk; well-rounded and dominant canopy; woodland edge tree; significant component of group in which it stands.	B (12)
52	W1 HH/01/ TPO/99	Sweet chestnut	16m	410mm	N 5m E 3.25m S 4m W 5.6m	1m	1m	Semi-mature	Average	Moderate	Single trunk; asymmetrical crown as suppressed by adjacent specimens; woodland edge tree; significant component of group in which it stands.	B (12)
53	W1 HH/01/ TPO/99	Beech	14m	400mm	N 4.5m E 3.9m S 4.1m W 4m	2m	E 1m	Semi-mature	Average	Indifferent	Deadwood in canopy consistent with woodland setting and lack of management; significant component of group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
54	W1 HH/01/ TPO/99	Beech	15m	540mm	N 4m E 3m S 5m W 4m	5m	E 5m	Semi-mature	Average	Moderate	Tree displaying morphological and physiological features consistent with size, age, species and location; woodland edge tree.	B (12)
55	W1 HH/01/ TPO/99	Beech	12m	365mm	N 3.5m E 4.25m S 3m W 3.5m	2.5m	E 2.5m	Semi-mature	Below average	Indifferent	Tree has lost its top; decay present; sparsely foliated in upper canopy; inessential component of group in which it stands.	C (12)
56	W1 HH/01/ TPO/99	Sweet chestnut	15m	425mm	N 5m E 4.75m S 4.5m W 4.5m	3m	E 2m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; many basal suckers; storm damage in crown; tree displaying morphological and physiological features consistent with size, age, species and location; significant component of group in which it stands.	B (12)
64	W1 HH/01/ TPO/99	English oak	25m	785mm	N 6.4m E 6.7m S 7.3m W 7m	3m	3m	Mature	Average	Moderate	Prominent buttress roots on all sides; single trunk; well rounded canopy; overtopping and suppressing adjacent specimens; significant component of group in which it stands.	B (12)
66	W1 HH/01/ TPO/99	Sweet chestnut	13m	445mm	N 4.5m E 1.5m S 5.4m W 5m	3m	3m	Semi-mature	Average	Indifferent	Heavily leaning trunk; many basal suckers; twin-stemmed from 2m; tight compression fork with evidence of included bark; above average dead wood in crown, due to woodland location; of screening value.	C (12)
68	W1 HH/01/ TPO/99	Beech	14m	435mm	3m	8m	8m	Semi-mature	Average	Poor	Significant changes in tone when lower trunk tapped with acoustic hammer, consistent with internal defects; five areas of vertical wounding on trunk on E and W, one of which reveals significant bacterial exudations within; historically lost top at 13m, only small regrowth remains within canopy; inessential component of group in which it stands.	U
69	W1 HH/01/ TPO/99	Ash	16m	460mm ivy	N 2.5m E 2.5m S 2.5m W 2.5m	4m	3m	Semi-mature	Average	Poor	Cavity at base; heavily ivy-covered; slightly leaning trunk; top has been lost in the past; leans away from Colwell Road.	C (12)
70	W1 HH/01/ TPO/99	English oak	20m	570mm	N 6.25m E 6.25m S 5.4m W 5m	3m	N 3m S 1m	Mature	Average	Moderate	Single trunk; drawn-up and supressed due to adjacent specimens; storm damage throughout canopy consistent with size, age, species and location; contributes to the skyline in views from Colwell Road to the west; singificant component of the woodland in which it stands.	B (12)
71	W1 HH/01/ TPO/99	English oak	18m	590mm	N 2.25m E 5.25m S 3.75m W 5.5m	3m	3m	Semi-mature	Average	Moderate	Single trunk; asymmetrical crown as suppressed by adjacent specimens; appears to have lost its top in the past; inessential component of woodland in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
72	W1 HH/01/ TPO/99	Sycamore	13.5m	320mm	N 6.75m E 6.3m S 4.6m W 5.6m	1.5m	1m	Semi-mature	Average	Indifferent	Established basal sucker; suppressed specimen; inessential component of group in which it stands.	C (1)
73	W1 HH/01/ TPO/99	Beech	15m	380mm	N 5.2m E 4m S 4.4m W 4.6m	4m	4m	Semi-mature	Average	Moderate	Tree displaying morphological and physiological features consistent with size, age, species and location; suppressed crown as overtopped by adjacent specimens.	C (1)
G1		Leyland cypress	15m	Min 300mm est Max 500mm est	3m	0.25m	0m	Semi-mature	Average	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; of only low-level screening value.	C (2)
G11		Ash, English oak, beech, silver birch and field maple	6m	Avg 75mm est	2m	0.5m	0.5m	Young	Average	Indifferent	Small area of derelict land colonised by young specimens of mainly pioneer species; includes a line of planted beeches at N end; inessential component of group in which it stands; recently planted and readily replaceable.	C (1)
G12		Cherry laurel, holly, silver birch, English oak, goat willow, sycamore and yew	8m	Min 75mm est Max 250mm est	2m	1m	1m	Semi-mature	Average	Indifferent	Group of small self-seeded specimens providing an understorey layer beneath more established specimens; predominantly laurel, holly and English oak.	C (1)
G9	W1 HH/01/ TPO/99	Sycamore, ash and holly	16m	300mm	8m	1m	1m	Mature	Below average	Indifferent	Mixed quality group, extensive squirrel damage throughout.	C (2)

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*
10	English oak	113.1m²	6.0m
11	English oak	91.6m²	5.4m
13	English oak	212.3m²	8.2m
14	Yew	21.9m²	2.6m
16	English oak	218.5m²	8.3m
17	English oak	91.6m²	5.4m
18	English oak	197.1m²	7.9m
20	Wellingtonia	503.5m²	12.7m
24	Wellingtonia	662.3m²	14.5m
25	Scots pine	188.2m²	7.7m
27	English oak	228.0m²	8.5m
28	English oak	479.9m²	12.4m
29	Leyland cypress	34.2m²	3.3m
30	English oak	221.7m²	8.4m
31	Beech	72.4m²	4.8m
33	Wellingtonia	582.8m²	13.6m
44	Beech	212.3m²	8.2m
45	Beech	29.4m²	3.1m
46	Beech	53.8m²	4.1m
51	Beech	176.7m²	7.5m
52	Sweet chestnut	76.0m²	4.9m
53	Beech	72.4m²	4.8m
54	Beech	131.9m²	6.5m
55	Beech	60.3m²	4.4m
56	Sweet chestnut	81.7m²	5.1m
64	English oak	278.8m²	9.4m
66	Sweet chestnut	89.6m²	5.3m
68	Beech	85.6m²	5.2m
69	Ash	95.7m²	5.5m
70	English oak	147.0m²	6.8m
71	English oak	157.5m²	7.1m
72	Sycamore	46.3m²	3.8m
73	Beech	65.3m²	4.6m
G1	Leyland cypress	113.1m²	6.0m
G12	Ash, English oak, Beech, Silver birch and Field maple	28.3m²	3.0m
G9	Cherry Laurel, Holly, Silver birch, English oak, Goat willow, Sycamore and Yew	0	0

APPENDIX 2
Tree Protection Plan

Arboricultural Impacts: Summary

Impact	No. of Trees
Trees to be removed	1
Groups of tree to be removed	2
TPO trees to be removed	1
Trees to be pruned	0
Trees where manual excavation needed within RPAs	0
Areas of manual excavation within woodland buffer	0
Trees where above soil surfacing needed within RPAs	3
Trees with proposed underground services within RPAs	0

Trees to be Removed

No	Species	Category
25	Scots pine	B (12)
G1	Leyland cypress	C (2)
G12	Various	C (1)

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	1
C	2g	U	1

Trees that require above soil surfacing within RPAs

No.	Species	Type of structure
24	Wellingtonia	Proposed parking bays
28	English oak	Proposed access road
33	Wellingtonia	Proposed access road

SJA Site boundary

SJA Ancient woodland boundary

SJA TPO boundary

SJA Trees whose removal could be justified

SJA Proposed parking spaces to be installed above existing soil level; see inset panel

SJA Trees to be removed

SJA Temporary ground protection suitable for wheeled or tracked construction traffic; see inset panel

SJA Existing hard surface to be retained in-situ and to act as ground protection throughout construction

SJA Ancient woodland 15m buffer boundary

SJA Proposed driveway to be installed above existing soil level; see inset panel

SJA Protective fencing as per BS5837; see inset panel

Colwell Road

Bowden Way

15m Woodland Offset Boundary

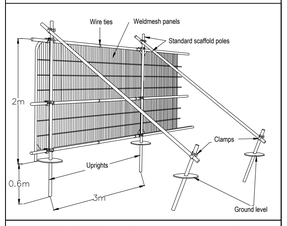
Unsurveyed woodland

10 English oak
11 English oak
Yew 14
13 English oak
16 English oak
20 Wellingtonia
17 English oak
18 English oak
G9 Various
G11 Various
[31] Beech
30 English oak
27 English oak
28 English oak
T1 TPO/99
W1 TPO/99
33 Wellingtonia
72 Sycamore
71 English oak
69 Ash
English oak 70
Beech [68]
66 Sweet chestnut
64 English oak
73 Beech
53 Beech
74 Beech
54 Beech
55 Beech
56 Sweet chestnut
52 Sweet chestnut
46 Beech
45 Beech
51 Beech
44 Beech
English oak 76
75 English oak
G1 Leyland cypress+
Wellingtonia 24
T3 TPO/99
Scots pine 25
T4 TPO/99
G12 Various
G14 Various
77 English oak
79 Field maple
78 Lombardy poplar
G14 Various

0 4m 8m 12m 16m 20m
METRES
1 : 200 @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.

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas or the ancient woodland buffer zone. These include:

1. Location of protective fencing and ground protection.
2. Construction of above-ground hard surfacing.
3. All excavations, whether for proposed foundations, hard surfacing, or underground services.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.
For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethelene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

SJA trees — ARBORICULTURAL PLANNING CONSULTANTS

Project:	Colwell Road, Haywards Heath
Client:	Homes (Heywards Heath) Ltd.
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 20604-041b
Based on:	Proposed Layout 696.021.013.D

Drawn by: TES/WFH	Date of Issue: July 2025	Scale: 1: 200 @ A1	
Checked by: FPS	Tel:(01737) 813058	sja@sjatrees.co.uk	

Tree nos.:	● 44	Category 'U' trees:	● [29]	Canopies of trees to be retained:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Trees to be removed:	25	Protective fencing:		Ground protection:	
Above soil surfacing:		Existing hard surface:		Ancient woodland:	
Ancient woodland 15m buffer:					

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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This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.