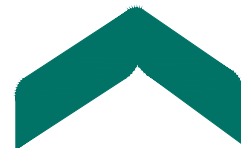


NORTH



0 5m 10m 25m 50m

NOTES

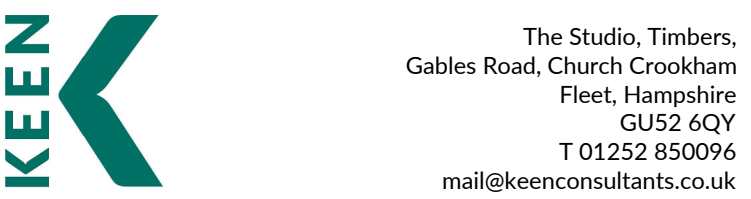
- This drawing has been prepared solely for the purpose of seeking planning approval. It should not be used for any other purpose.
- The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
- Scale for planning purposes only.
- All dimensions to be checked on site.
- The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
- Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
- Tree Preservation Order based on Mid Sussex District Council Tree Preservation Order (TPO) Map.
- Ancient and Semi-Natural Woodland & Priority Habitat Inventory - Deciduous Woodland (England) based on information from MAGIC website.
- Outline survey based on AT Land Surveys drawing number 2011-51 Rev A.
- Where trees were not identified on the topographical survey they have been plotted by eye.

KEY

- Trees to be considered for retention: (Coloured line indicates extent of canopy)
 - Tree Category A 1.2 or 3 - Trees of high quality
 - Tree Category B 1.2 or 3 - Trees of moderate quality
 - Tree Category C 1.2 or 3 - Trees of low quality
- Trees unsuitable for retention: (Coloured line indicates extent of canopy)
 - Tree Category U - Trees that cannot realistically be retained due to their condition
- Protection Areas:
 - Root Protection Area (RPA) (where RPAs overlap the shading will appear darker)
- Tree/Hedge numbering:
 - 31 Tree number - refer to schedule for information
 - Tree Preservation Order (TPO) group
 - Minimum 15m buffer to Ancient Woodland
- Designations:
 - Ancient and Semi-Natural Woodland
 - Priority Habitat Inventory - Deciduous Woodland (England)

A	Tree survey updated	11.09.25
0	Preliminary issue	23.03.22

Rev	Description	Date
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Registered office: The Stables, Moneys Farm, Bottle Lane, Mattingley, Hampshire RG27 8JU

Client
DEVINE HOMES PLC

Project
LAND AT WEST HOATHLY ROAD,
EAST GRINSTEAD

Title
TREE CONSTRAINTS PLAN

Date
MARCH 2022

Scale
1:500@A1

Drawn by
ML

Checked by
JTK

Drawing Number

1857-KC-XX-YTREE-TCP01RevA

Column Heading	Explanation
Tree No.	Unique number corresponding with number on plan
Species	English names
Ht (m)	Height in metres
Branch Spread	Crown radius in metres to cardinal points of the compass
Stem Dia	All measurements conform to Annex C of BS 5837:2012
	Single stem - Stem diameter in centimetres measured at 1.5m above ground level
	Multi-stemmed tree with 2 to 5 stems - Diameter of each stem
	Multi-stemmed tree with more than 5 stems - Average stem diameter and number of stems
Height of crown clearance	Height in metres between the ground and underside of canopy
Height of first major branch and direction of growth	Height from ground level to base of first major branch and the approximate direction of growth
Abbreviations as suffix to a dimension	Suffix 'v' denotes an estimated dimension
Age Class	Age Class definitions: Y = Young S = Semi-mature E = Early mature M = Mature O = Over mature
Category grading and Estimated remaining Contribution (yrs)	Summary of BS 5837:2012 categorisation: 1. Trees unsuitable for retention: U = 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 2. Trees to be considered for retention: A1, 2 or 3 = trees of high quality (substantial contribution >20 yrs) B1, 2 or 3 = trees of moderate quality (significant contribution >10 yrs) C1, 2 or 3 = trees of low quality (but adequate, ie >10 yrs or young trees - until new planting can be established) Note: Utilised estimated remaining contribution of the tree or tree group based on figures stated in BS 5837:2012 Brief description including physiological and structural defects Describes current arboricultural requirement for the tree in its current context Radius of minimum root protection area in metres calculated from section 4.6 and Annex D of BS 5837:2012 Total oak of minimum root protection area extrapolated from root protection radius
Estimated remaining Contribution	
Condition	
Preliminary management recommendations	
Root Protection Radius	
Root Protection Area	

Schedule of trees on land at West Hoathly Road, East Grinstead																									
Tree No.	Species	Ht (m)	Branch Spread (m)				Stem diameters (cm)							More than 5 stems	Height of first branch clearance (m)	Height of first branch and direction of growth (compass point)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition	Physiological / Structural	Preliminary management recommendations	Root protection radius	Root protective area sqm	
			N	E	S	W	Single Stem	Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	Mean												
1	Row of mixed broadleaves	15av				7av		50av							5	SW	E	B2	>20	Established row of trees alongside road. Taller trees predominantly English oak, ash and sycamore. Understorey of hazel, holly and hawthorn.		6.00	113		
2	Row of mixed broadleaves	13av				4av		25av							5	SW	E	B2	>20	Row of small trees growing on edge of road. Taller examples include English oak, ash and sycamore. Understorey of holly, hawthorn and hazel.		3.00	28		
3	English oak	17	8	8	9	7		85e							3	3SW	E	B1	>20	Larger example growing just at edge of field. Asymmetric crown due to competition with neighbouring trees. Lower stems smothered in ivy. Some large sections of deadwood within crown.		10.20	327		
4	Scarlet oak	17	7	4	6	7		64							3	3S	E	B2	>20	Combines with other trees within the tree belt. Development suppressed by adjoining poplars.		7.68	185		
5	Row of hybrid poplar	21av				10av		65av							5	5N	M	C2	>10	Row of larger examples of species. This species at this size becomes particularly fragile and is subject to significant decay. At this age these trees tend to fail in part or in whole. This is evident in this row where large sections of trees have been lost and others are particularly vulnerable to failure. Beneath the row of trees is an understorey of other mixed broadleaves including ash, sycamore, English oak and hawthorn. Removal of the poplars would allow this understorey to develop.		7.80	191		
6	Mixed broadleaf copse	<16				<8		<60							0	-	E	B2	>20	Established copse of woodland growing in southeast corner of site. Upper canopy of English oak and ash. Understorey of hazel and hawthorn.		7.20	163		
7	Mixed broadleaf woodland	<17				<8		<65							0	-	E	B2	>20	Established block of woodland at southeast corner of site. Upper canopy of English oak and ash. Understorey of hazel, hawthorn and holly. Ash with advanced Ash Dieback.		7.80	191		
8	English oak	19	7	6	9	13		101							2	2SW	E	B2	>20	Larger tree at edge of woodland group. Crown bias to the west.		12.12	462		
9	English oak	18	10	10	4	10		93							2	2N	E	B2	>20	Larger tree growing at edge of copse. Crown bias to north and west.		11.16	391		
10	Field maple	14	9	6	3	3		31	19						2	2N	S	C2	>10	Collapsed. Suppresses tree but contributing to woodland group.		0.00	6		
11	Beech	19	13	8	10	9		91							3	3N	E	B2	>20	Larger tree standing at edge of copse. Stands at edge of copse. Advanced Ash Dieback. Unsuitable to long term retention.		10.92	375		
12	English oak	17	7	4	3	6		40							11	11W	E	C2	>10	Stands at edge of copse. Advanced Ash Dieback. Unsuitable to long term retention.		4.80	72		
13	Ash	16	7	6	6	7		59							7	7N	E	B2	>20	Combines with neighbouring tree to form contiguous crown. Main stem partially smothered in ivy.		7.08	157		
14	Ash	19	4	5	10	10		66							6	6SW	E	B2	>20	Combines with neighbouring tree to form contiguous crown. Main stem partially smothered in ivy.		7.92	197		
15	English oak	20	10	11	13	13		94							5	5N	E	B2	>20	Forme coniferous crown with its neighbour. Broad-spreading form.		11.28	400		
16	English oak	17	11	6	5	6		71							7	7S	E	C2	>10	Advanced Ash Dieback. Unsuitable to long term retention.		8.52	228		
17	Ash	20	14	13	12	11		127							4	4S	E	A1.6	>40	Larger component growing just outside northeast corner of site. Some hollowing between buttresses as is typical of this species at this age. Large aperture on southwestern side of stem revealing some internal decay. Some large sections of deadwood within crown.		15.00	707		
18a	English oak	13	5	7	7	7		43							4	4S	S	B2	>20	Contributes to copse.		5.16	84		
19	English oak	14	3	4	5	2		27							6	6S	S	C1	>10	Small tree suppressed by adjoining broad-spreading example.		3.24	33		
20	English oak	14	10	10	11	9		64							2	2S	E	B2	>20	Broad-spreading form that is partially suppressed by adjoining ash.		7.68	185		
21	Ash	17	8	8	7	8		54							7	7S	E	C2	>10	Tall example growing on boundary suppressing adjacent oak. Advanced Ash Dieback and therefore unsuitable to long term retention.		6.48	132		
22	English oak	13	7	6	9	5		52							4	4W	S	C2	>10	Younger oak growing just inside of field margin. Pruning wound at circa 1.2m above ground level on southern side associated with past branch loss.		6.24	122		
23	English oak	13	7	6	6	6		42							5	5SW	S	C2	>10	Younger tree growing just inside field boundary.		5.04	80		
24	Group of English oak	11av				5av		25av							2	2N	S	C2	>10	Group of small self-set trees growing just inside field boundary. Squirrel damage.		3.00	28		
25	Mixed broadleaf hedgerow	10av				4av		10av							0	-	E	B2	>20	Established but outgrown hedgerow along field boundary. Species include hazel, hawthorn and holly. Hedgerow is partly on the inside of the well mesh fence and partly outside.		1.20	5		
26	Row of mixed broadleaves	15av				4av		30av							2	2N	S	B2	>20	Established row of trees growing outside well mesh fence. Species include English oak, silver birch and ash. Ash showing signs of Ash Dieback.		3.60	41		
27	Group of field maple and hawthorn	11av				4av		25av							2	2S	E	B2	>20	Established group of trees growing along line of well mesh fence. Most stems partially smothered in ivy.		3.00	28		
28	Group of Lawson cypress	13av				3av		30av							0	-	S	C2	>10	Group of conifers growing along boundary of adjoining property.		3.60	41		
29	Holly	7	3	3	3	4		15	15						1	1S	S	C1	>10	Small twin-stem tree growing adjoining gate.		2.55	20		
30	Beech	15	4	6	7	7									35	7	3	S	E	B1	>20	Multi-stem form growing on verge alongside West Hoathly Road. Lacking vitality.		11.11	388
31	English oak	15	7	7	6	5		70e							5	5N	E	B1	>20	Established tree growing at rear edge of verge alongside West Hoathly Road. Appears to have been crown reduced in the recent past.		8.40	222		
32	English oak	15	9	8	6	8		60e	30e						3	3W	E	B1	>20	Twin-stem from ground level. Both stem partially smothered in ivy. Growing on bank adjoining West Hoathly Road.		8.05	204		
33	English oak	10	5	7	4	6		45e							4	4W	E	B1	>20	Growing on bank adjoining West Hoathly Road. Lower stem covered in ivy. Some dead branches within crown. Lacking vitality.		5.40	92		
34	Mixed broadleaf hedgerow	1.5av				1av		5av							0	-	E	C2	>10	Established hedgerow of relatively young saplings. Mixture of hawthorn, blackthorn, hazel and holly.		0.60	1		
35	English oak	15	3	4	3	2		59							3	3E	E	C1	>10	Growing amidst dense bramble. Extensive crown dieback but some regeneration.		7.08	157		
36	Row of mixed broadleaves	17av				8av		65av							5	5E	E	B2	>20	Row of established trees on western side of West Hoathly Road. Predominantly ash with some English oak. Ash showing signs of Ash Dieback. Understorey of hazel and hawthorn.		7.80	191		

GR/01/TPO/90

