Land East of Lunce's Hill, Haywards Heath

Arboricultural Impact Assessment (Incorporating Baseline Survey)

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Catesby Strategic Land Limited and Rurban Estates Limited

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DISCLAIMER TEXT

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APPENDICES

PLANS

Section 1
Introduction and Methodology

1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Catesby Strategic Land Limited and Rurban Estates Limited ('the Applicant') in relation to the proposed development at Land East of Lunce's Hill, Haywards Heath (hereafter referred to as 'the Site').

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).

SITE CONTEXT

1.3 The Site lies to the south-east of Haywards Heath and is located within the administrative boundaries of both the Lewes District Council to the central and eastern area, and the Mid Sussex District Council to the western area.

1.4 The Site comprises five agricultural field parcels, with an agricultural outbuilding located on the western boundary. Further agricultural land lies to the north and south and woodland lies to the eastern boundary, the majority of which is designated as Ancient Woodland (discussed further in **Sections 4** and **7**). The western boundary of the Site is defined by a mix of fencing, hedgerows, tree lines and brick walling, backing onto to the B2112 and gardens of private dwellings associated with Hurstwood Lane.

DEVELOPMENT PROPOSALS

1.5 The development proposals comprise the following:

"*Outline planning application for the erection of up to 130 dwellings, together with the change of use of an existing barn for a flexible community and/or commercial use, along with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works (all matters reserved except for access).*"

AIMS AND OBJECTIVES

1.6 The purpose of this report is to:

- Identify principal trees located within and adjacent to the Site;
- Identify the constraints associated with the trees; and

- Assess the impacts upon the tree stock from the development and demonstrate which trees can be retained and which will require removal.

Section 2
Methodology and Limitations

TREE SURVEY METHODOLOGY

2.1 The methodology adopted for this survey is based on guidelines set out in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Plan EDP 1**) and this data has been derived from the Topographical survey. All surveyed items are detailed in the Tree Survey Schedule (**Appendix EDP 1**). No other trees are covered by this survey.

2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.

2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.

2.4 The schedule in **Appendix EDP 1** provides information about the following factors in accordance with paragraph 4.4.2.5 of BS 5837:2012:

- Sequential reference number (recorded on **Plan EDP 1**);
- Species;
- Height;
- Stem diameter;
- Branch spread;
- Canopy clearance above ground level;
- Life stage;
- Physiological condition;
- Structural condition;
- Comments/notes;
- Estimated remaining contribution;
- Category grading; and

- Root protection radius.

LIMITATIONS

2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Site or the development proposals could change the current circumstances and may invalidate this report, and any recommendations made.

2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

2.7 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

2.8 The subject trees have not been tagged for identification purposes.

Section 3
Summary of Tree Stock

3.1 The survey has identified 12 individual trees, 10 groups of trees, 10 hedgerows and 1 woodland, totalling 33 items. Of these 33 items, 7 have been categorised as A, of high quality; 8 have been categorised as B, of moderate quality; and 11 have been categorised as C and are of low quality. In addition, seven items have been categorised as U and are considered unsuitable for retention.

3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the schedule at **Appendix EDP 1**.

3.3 An illustrative summary of the species diversity, age distribution and categorisation for each item within the Site is provided in **Appendix EDP 2**.

3.4 Overall, the items identified across the Site are primarily of moderate to low quality, with the exception of seven category A items, one of which is the Ancient Woodland (**W16**), which is located off-site to the east. The canopy, root protection area (RPA) and buffer of this woodland lie within the redline boundary of the Site. This is discussed further in **Sections 4** and **7**.

3.5 The remainder of the category A items are located either outside of the Site or around the periphery of it, as do the category B items, with the exception of **G18**, **T21** and **T26**, which lie internally but along field boundaries. Due to the location of these items, there is the potential for design conflicts, particularly with access arrangements and therefore particularly category A and B items should be taken into consideration during the design process.

Section 4
National and Local Planning Policy

NATIONAL POLICY

National Planning Policy Framework

4.1 Paragraph 136 of the National Planning Policy Framework (NPPF; December 2024) states:

"*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users*."

Ancient Woodland, Ancient and Veteran Trees and the NPPF

4.2 The NPPF assumes protection of all Ancient Woodland and veteran trees unless there are exceptional reasons for not doing so. The importance of Ancient Woodland and veteran trees as irreplaceable habitats is set out in paragraph 193c of the NPPF, which states:

"*Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*."

Site-specific Findings

4.3 One Plantation on Ancient Woodland (PAWS) (**W16**) was identified during the survey process and is located off-site, along the east boundary of the Site. However, the canopy, RPA and buffer of this woodland lies within the Site and therefore, where this occurs, these areas of the woodland need to be respected in line with the standing advice from Natural England and the Forestry Commission. Full information on these features is provided in the schedule in **Appendix EDP 1** and is discussed further in **Section 7**.

LOCAL PLANNING POLICY

Mid Sussex District Council District Plan 2014–2031 (Adopted March 2018)

"*Policy DP26: Character and Design* [extract relevant to trees]:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *protects open spaces, trees and gardens that contribute to the character of the area;"*

"DP37: Trees, Woodland and Hedgerows:

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effect of climate change; and*

- *does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- *the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary."

"DP38: Biodiversity [extract relevant to trees]:

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas."

Lewes District Local Plan, Part 1, Joint Core Strategy 2010-2030 (Adopted May 2016)

"*Core Policy 10 - Natural Environment and Landscape Character*

Key Strategic Objectives:

To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

To conserve and enhance the high quality and character of the district's towns, villages, and rural environment by ensuring that all forms of new development are designed to a

high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements."

Lewes District Local Plan, Part 2, Site Allocations and Development Management Policies (Adopted February 2020)

"*Policy DM24: Protection of Biodiversity and Geodiversity*

…

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or veteran trees) will be refused, unless there are wholly exceptional circumstances and a suitable compensation strategy exists.

Where development is permitted, the Council will use conditions and/or legal agreements in order to minimise the damage, ensure adequate mitigation and site management measures and, where appropriate, compensatory and enhancement measures."

Section 5
Statutory Protection

TREE PRESERVATION ORDERS AND CONSERVATION AREAS

5.1 Consultation with the Lewes District Council interactive mapping system has identified no trees, within or adjacent to the Site, are protected by a Tree Preservation Order (TPO). An online request for TPO's within the western part of the Site was also sent to Mid Sussex District Council and it was confirmed that no trees within or adjacent to the Site, are protected by a TPO.

5.2 The Site is not within a designated conservation area.

Section 6
Protected Wildlife and Trees

BATS

6.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended). Further information is provided in **Appendix EDP 3**.

NESTING BIRDS

6.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act* 1981 (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Appendix EDP 3**.

6.3 Please refer to the submitted Ecological Appraisal for a detailed assessment of wildlife on-site.

Section 7
Site-specific Constraints

SITE-SPECIFIC CONSTRAINTS

7.1 The survey has identified seven category A items of high quality, and eight category B items of moderate quality, across the Site. Both category A and B items by default shall be prioritised for retention, where practicable, due to their condition, age and retention span.

7.2 One of the above-mentioned category A items includes the PAWS (**W16**).

Ancient Woodland

7.3 Ancient Woodland is defined as an area which has been wooded continuously since at least 1600 AD[1] and includes Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). 'Wooded continuously' doesn't mean there has been a continuous tree cover across the whole site. Not all trees in the woodland must be old. Open space, both temporary and permanent, is also an important component of ancient woodland[2].

7.4 In respect of Ancient Woodland, the standing advice from Natural England and the Forestry Commission[3] recommends that an appropriate buffer zone of semi-natural habitat is implemented between the development and the Ancient Woodland (depending on the size of the development, a minimum buffer should be at least 15m); therefore, a 15m buffer from the Ancient Woodland edge is illustrated on **Plan EDP 1**.

7.5 In respect of the buffer, Natural England and Forestry Commission Standing Advice recommendations are as follows:

"*Where possible, a buffer zone should:*

- *contribute to wider ecological networks;*
- *be part of the green infrastructure of the area; and*

A buffer zone should consist of semi-natural habitats such as:

- *woodland; and*
- *a mix of scrub, grassland, heathland and wetland.*

The proposal should include creating or establishing habitat with local and appropriate native species in the buffer zone.

[1] Spencer and Kirby (1992)
[2] https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history
[3] https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#history

You should consider if access is appropriate. You can allow access to buffer zones if the habitat is not harmed by trampling.

You should not approve development proposals, including gardens, within a buffer zone.

You should only approve sustainable drainage schemes if:

- *they do not affect root protection areas*
- *any change to the water table does not negatively affect ancient woodland or ancient and veteran trees".*

Other Constraints

7.6 The schedule in **Appendix EDP 1** contains full attribute details for a number of off-site items. While they remain outside of the direct control of the scheme their above and below-ground constraints have been considered within the current design proposals.

7.7 The tree ages within the Site are biased towards maturity and would therefore benefit from new planting to ensure succession to the tree stock.

7.8 Further information on above and below ground arboricultural constraints is provided in **Appendix EDP 4**.

Section 8
Arboricultural Impact Assessment

8.1 This AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Illustrative Masterplan (**Appendix EDP 5**). In particular, it relates to the Tree Constraints Plan (**Plan EDP 1**), which is overlaid onto the Illustrative Masterplan. The resulting drawing is a Tree Protection Plan (**Plan EDP 2**).

8.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.

8.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and RPA.

8.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

TREES REQUIRING REMOVAL FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

8.5 The BS 5837:2012 compliant survey identified a total of seven category U items, the condition of which were considered to be impaired to such an extent that they are unsuitable within the future context of the development proposals and are therefore not included in the calculations to follow. These are summarised in **Table EDP 8.1** and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.

8.6 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.

8.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items will be carried out in accordance with the Ecological Appraisal submitted with this application.

8.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 8.1: Trees Requiring Removal for Reasons of Sound Arboricultural Management

Tree Number	Tree Species	Tree Grade
T2	Common ash (*Fraxinus excelsior*)	U
T3	English oak (*Quercus robur*)	U
T4	Common ash	U
T8	Common ash	U

Tree Number	Tree Species	Tree Grade
T9	Unknown deciduous	U
T20	Common ash	U
T30	Common ash	U

TREES, GROUPS AND HEDGEROWS IMPACTED BY DEVELOPMENT PROPOSALS

8.9 Assessment of the Illustrative Masterplan (**Appendix EDP 5**) determines that four items are impacted by the development proposals; these are detailed within **Table EDP 8.2**. One item is category A, of high quality and three items are category C, of low quality.

Table EDP 8.2: Items Impacted by Proposals

Ref. Number	Species	Impact	Category Grading
H15	Blackthorn (*Prunus spinosa*) Bramble sp. (*Rubus* spp.) Common ash Common hawthorn (*Crataegus monogyna*) Common holly (*Ilex aquifolium*) Goat willow (*Salix caprea*)	Partial removal for internal road layout.	C
H28	Blackthorn Bramble sp. Common ash Common hawthorn Common holly Goat willow	Partial removal for internal road layout.	C
H33	Blackthorn Bramble sp. Common ash Common hawthorn Common holly Goat willow	Partial removal for main site access road layout.	C
G29	Blackthorn Bramble sp. Common hawthorn English oak	Encroachment into RPA.	A

SUMMARY OF TREE IMPACTS AND RETENTION

8.10 A summary of the tree impacts and retention based upon the Illustrative Masterplan (see **Plan EDP 2**) is provided within **Table EDP 8.3**. In this context, the term 'affected' means a retained tree, group or hedgerow where mitigation is proposed to ensure its viable retention,

for example, where encroachment is proposed within a tree's RPA, or where a partial removal is required.

Table EDP 8.3: Summary of Tree Impacts and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Groups and Hedgerows Requiring Partial Removal Due to Proposals	Trees, Groups and Hedgerows with Encroachment into RPA Due to Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	7	0	0	1	6
Category B	8	0	0	0	8
Category C	11	0	3	0	8
Totals	**26**	**0**	**3**	**1**	**22**

MITIGATION

8.11 Should any trees be affected by the proposed development at the detailed design stage, these will be sensitively worked around to minimise any adverse effects. This can be achieved with the use of ground protection, no-dig technologies, hand digging and access facilitation pruning, where applicable. This level of detail will be assessed during the detailed design stage.

8.12 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 2**) will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 6**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Further Discussion on Retained Items

8.13 **G18** has an existing ditch along the eastern side of the group and therefore no impacts from the proposed location of the Sustainable Drainage Systems are anticipated to the RPA of this item.

8.14 It is noted that there will be impacts to the RPA of **G29** from the proposed access road. Due to the retention of the adjacent building to the west, it is not possible to realign this road to completely avoid the RPA of **G29**. Therefore, it is proposed that either a no dig construction or hand digging, under an arboricultural watching brief, is specified at the detailed design stage, should outline consent be permitted.

8.15 At the southernmost point of the Ancient Woodland (**W16**) there is an existing concrete footbridge, which the footpath proposes to link to. The footpath into and out of this link will be mown and will not require any construction activity.

Section 9
Conclusions

9.1 The development respects the Ancient Woodland (**W16**), its RPA and buffer area in line with the NPPF and Natural England and Forestry Commission Standing Advice.

9.2 Masterplanning of the development has been informed by arboricultural recommendations throughout, however, it has resulted in the partial loss of three category C items of low quality. In addition, one category A item (**G29**) will require an encroachment into its RPA in order to facilitate the proposed access road. The mitigation for this encroachment, as discussed in **Section 8,** can be secured at the detailed design stage.

9.3 In order to mitigate for the partial loss of three category C items of low quality, mitigation planting is recommended, in line with the Illustrative Landscape Strategy (edp8571_d011) submitted alongside the planning application. The new planting has the potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the Green Infrastructure for the area.

9.4 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 2**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires arboricultural review of any alteration to the proposals and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases.

9.5 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Tree Survey Key and Schedule EDP 1

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as illustrated on **Plan EDP 1**.
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor, or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor, or dead. This is informed by "*the presence of any decay and physical defect*[4]".
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.

[4] BS 5837:2012 Section 4.4.2.5

Estimated Remaining Contribution	The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

Client:	Catesby Strategic Land Limited and Rurban Estates Limited	**Site:**	Land east of Lunce's Hill, Hayward's Heath
Date of Survey:	17/09/2024	**Consultant**	Graham Snuggs
Tagged	N/A	**Weather**	Sunny

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G1	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Common ivy (Hedera helix) English oak (Quercus robur) Field maple (Acer campestre) Horse chestnut (Aesculus hippocastanum) Mixed Broadleaf	17	650	5	7	7	7	2	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Multiple stems from base Bark wound - Minor Decay - Minor Arboricultural work - Historic Ash Dieback Present Deadwood - Minor Condition considered typical of species and age Group growing outside of boundary North of wet ditch	20+	B1,2	7.8
T2	Common ash (Fraxinus excelsior)	15	500	6	6	6	6	2	Mature	Poor	Poor	Ash Dieback Present Decline - Evident / observed	<10	U	6
T3	English oak (Quercus robur)	18	# 900	7	7	7	7	3	Mature	Poor	Poor	Ivy or climbing plant Decay - Major Pruning wounds - Historic Woodpecker holes Arboricultural work - Historic Broken branch Deadwood - Major Die-back - significant Die-back - Throughout crown Shedding limb / limbs - Historic Shedding limb / limbs - Major Off-site tree, all readings estimated Decline - Evident / observed	<10	U	10.8
T4	Common ash (Fraxinus excelsior)	15	450	5	5	5	5	2	Early Mature	Poor	Poor	Multiple stems from base Ash Dieback Present Deadwood - Major Decline - Evident / observed	<10	U	5.4

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G5	Common ash (Fraxinus excelsior)	17	450	4	4	4	4	2	Early Mature	Poor	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Ivy or climbing plant Ash Dieback Suspected Deadwood - Minor Die-back - minor Die-back - Upper crown	10+	C1,2	5.4
H6	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	3	50	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6
G7	English oak (Quercus robur) Goat willow (Salix caprea)	15	450	5	5	5	5	2	Early Mature	Fair	Fair	Multiple stems from base Ivy or climbing plant Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	5.4
T8	Common ash (Fraxinus excelsior)	14	500	5	5	5	5	3	Dead	Dead	Dead	Dead tree / trees	<10	U	6
T9	Unknown Deciduous	4	350	2	2	2	2	2	Dead	Dead	Dead	Dead tree / trees	<10	U	4.2
H10	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	1	50	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit
Species -Common English names are used wherever possible for simplicity.
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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

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				North	East	South	West								
G11	Common ash (Fraxinus excelsior) English oak (Quercus robur)	18	700	6	6	6	6	3	Mature	Fair	Good	Ivy or climbing plant Arboricultural work - Historic Condition considered typical of species and age	40+	A1,2	8.4
G12	English oak (Quercus robur)	18	750	7	7	7	7	3	Mature	Good	Good	Arboricultural work - Historic Condition considered typical of species and age	40+	A1,2	9
T13	English oak (Quercus robur)	15	900	7	8	9	9	3	Mature	Poor	Poor	Ivy or climbing plant Decay - Open cavity / cavities Arboricultural work - Historic Broken branch Deadwood - Major Habitat - High value Eastern sections of crown have died back although a good amount of leaf cover still present on rest of crown	20+	B1,2	10.8
G14	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Common ivy (Hedera helix) Bird cherry (Prunus padus) English oak (Quercus robur) Field maple (Acer campestre) Goat willow (Salix caprea) Mixed Broadleaf	14	350	3	3	3	3	N/A	Early Mature	Fair	Fair	Ivy or climbing plant Multiple stems from base Bark wound - Mammal Arboricultural work - Historic Deadwood - Minor Hedgerow - Neglected / overgrown	20+	B1,2	4.2
H15	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	2	50	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6

Sequential Reference Number -T - Individual specimen; G - Group, Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit
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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
W16	Bird cherry (Prunus padus) Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Common ivy (Hedera helix) English oak (Quercus robur) Field maple (Acer campestre) Lawson's cypress (Chamaecyparis lawsoniana) Mixed Broadleaf Mixed Conifer	17	500	4	4	4	4	N/A	Mature	Fair	Fair	Multiple stems from base Bark wound - Minor Decay - Minor Arboricultural work - Historic Deadwood - Minor Condition considered typical of species and age Competition - Adjacent vegetation Competition - Adjacent trees Fallen tree / trees - Partial collapse Woodland structure typical of conifer dominated low regen and limited field or Understorey due to shading	40+	A1,2	6
H17	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	2	50	1	1	1	1	N/A	Early Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6
G18	English oak (Quercus robur)	16	600	5	5	5	5	2	Early Mature	Good	Fair	Ivy or climbing plant Multiple stems from base Bark wound - Minor Decay - Minor Arboricultural work - Historic Broken branch Deadwood - Minor Condition considered typical of species and age Trees all growing west of field boundary dry ditch	20+	B1,2	7.2

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Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
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Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
H19	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	2	60	1	1	1	1	N/A	Over Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.72
T20	Common ash (Fraxinus excelsior)	7	450	0	0	0	0	N/A	Dead	Dead	Dead	Dead tree / trees	<10	U	5.4
T21	English oak (Quercus robur)	15	# 550	7	7	7	7	1	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Base / stems obscured - Vegetation Deadwood - Minor Condition considered typical of species and age	20+	B1,2	6.6
G22	Bramble sp. (Rubus spp.) Blackthorn (Prunus spinosa) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common hazel (Corylus avellana) Common holly (Ilex aquifolium) Common ivy (Hedera helix) English oak (Quercus robur) Field maple (Acer campestre) Mixed Broadleaf	14	450	4	4	4	4	1	Mature	Fair	Fair	Excavation within root zone - Recent Root damage - Mammal Multiple stems from base Ivy or climbing plant Arboricultural work - Historic Hedgerow - Neglected / overgrown	20+	B1,2	5.4
T23	English oak (Quercus robur)	17	700	7	7	7	7	3	Mature	Good	Fair	Arboricultural work - Historic Condition considered typical of species and age	40+	A1,2	8.4

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Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
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Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
H24	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	2	70	1	1	1	1	N/A	Mature	Poor	Poor	No Significant Faults Observed	10+	C2	0.84
T25	English oak (Quercus robur)	18	1200	10	9	9	9	3	Mature	Good	Good	Root environment - Compacted Condition considered typical of species and age Farm track runs within Northern section of rooting area	40+	A1,2	14.4
T26	English oak (Quercus robur)	18	650 700	9	9	9	9	2	Mature	Fair	Fair	Buttresses / buttress roots - Minor adaptive growth / moderate development Fungal fruiting body - Parasitic Multiple stems from base Decay - Minor Bark exudation Arboricultural work - Historic Small Pseudoinonotus dryadeus fungal fruiting body on base south side of stem on buttress roots	20+	B1,2	11.46
H27	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	1	50	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6
H28	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	1	50	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.6

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G29	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common hawthorn (Crataegus monogyna) English oak (Quercus robur)	18	850	5	5	5	5	N/A	Mature	Good	Fair	Access to inspect base - Restricted / obscured Excavation within root zone - Burrowing Ivy or climbing plant Multiple stems from base Arboricultural work - Historic Condition considered typical of species and age	40+	A1,2	10.2
T30	Common ash (Fraxinus excelsior)	17	# 750	6	6	6	6	4	Dead	Dead	Dead	Dead tree / trees	<10	U	9
H31	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	2	# 50	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.6
G32	English oak (Quercus robur)	18	1000	7	7	7	7	2	Mature	Good	Good	Access to inspect base - Restricted / obscured Hardstanding under canopy Ivy or climbing plant Multiple stems from base Arboricultural work - Historic Condition considered typical of species and age	40+	A1,2	12
H33	Blackthorn (Prunus spinosa) Bramble sp. (Rubus spp.) Common ash (Fraxinus excelsior) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Goat willow (Salix caprea)	3	# 70	1	1	1	1	N/A	Mature	Fair	Poor	No Significant Faults Observed	10+	C2	0.84

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Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Appendix EDP 2
Illustrative Summary of Survey Data

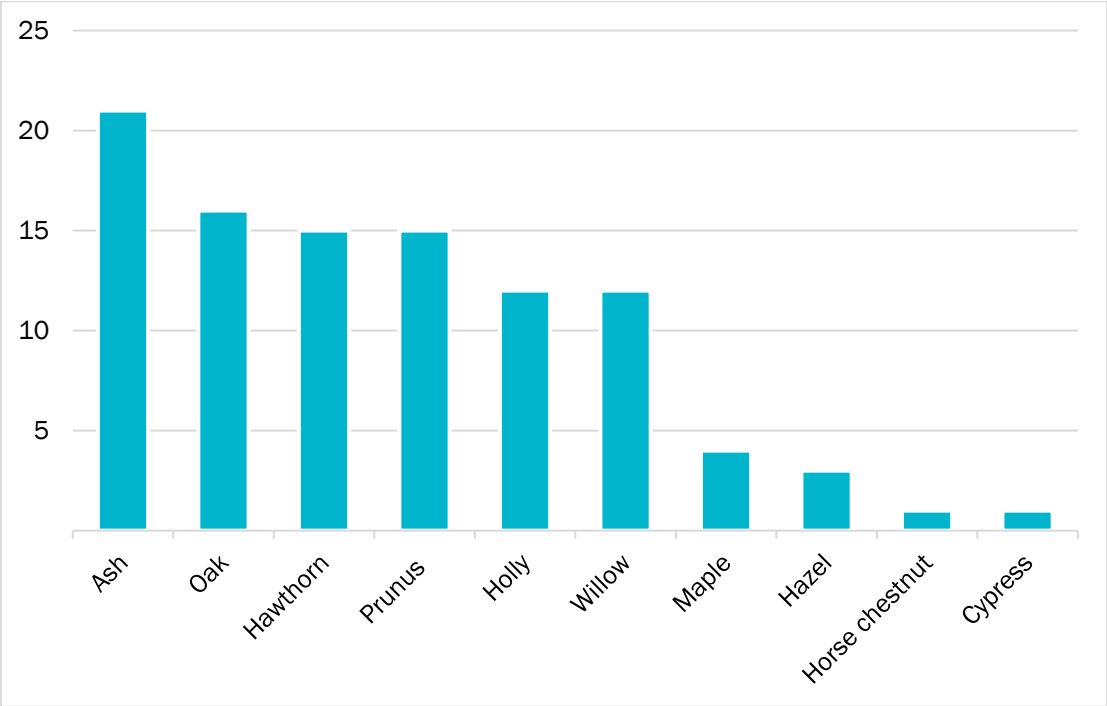

Figure EDP A2.1: Species diversity.

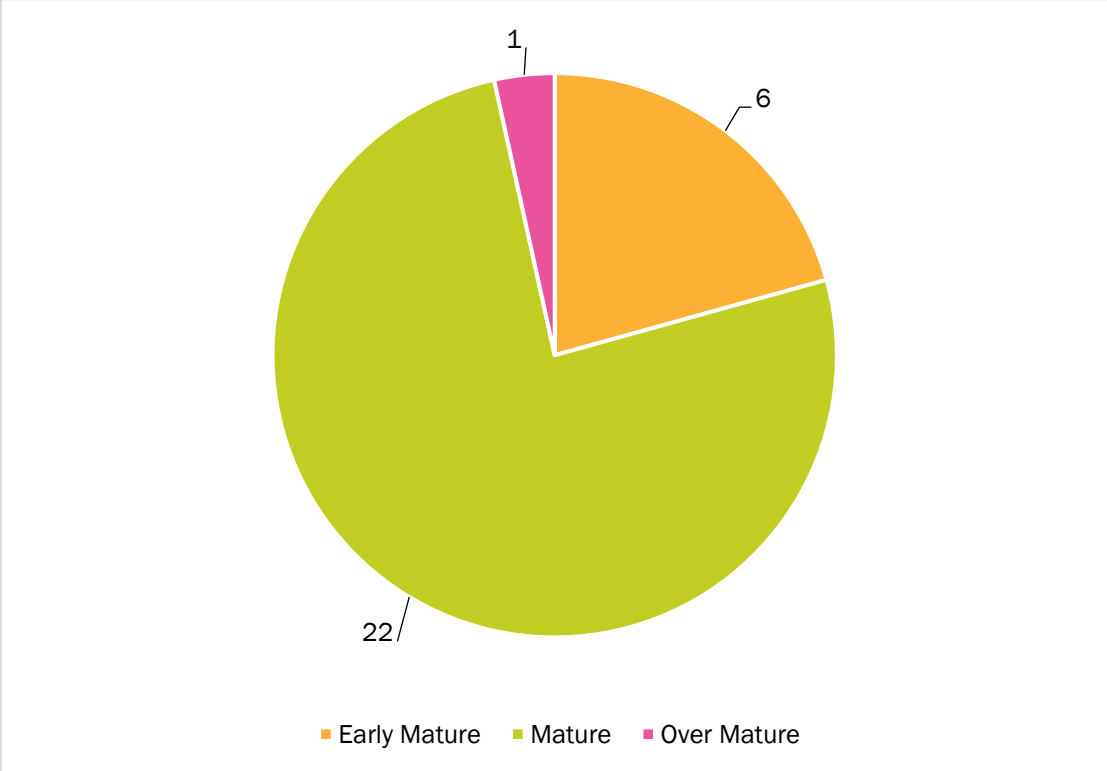

Figure EDP A2.2: Age distribution of live trees.

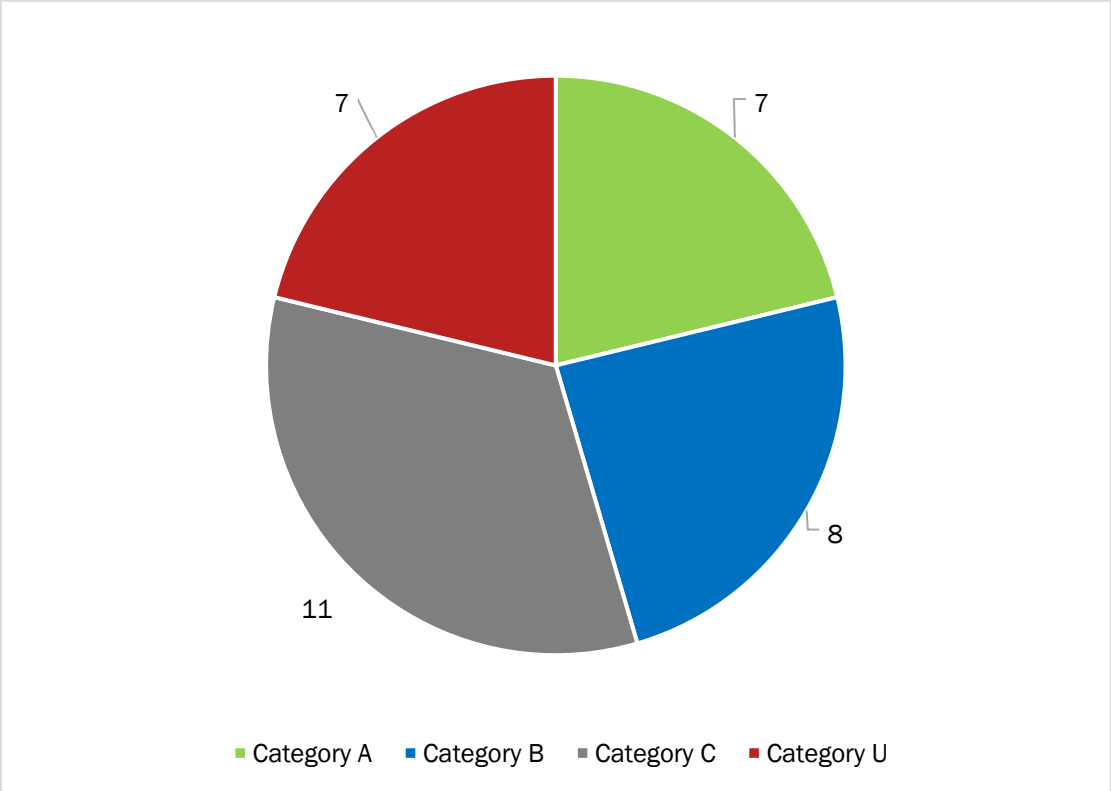

Figure EDP A2.3: Category grading.

Appendix EDP 3
Protected Species

BATS

A3.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended), making it an offence to:

- Deliberately capture, injure or kill a wild individual of an EPS;
- Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
- Damage or destroy a breeding site or resting place of a wild individual of an EPS.

A3.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act* 1981 (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.

A3.3 Prior to undertaking any tree works or tree removal, further advice should be sought from a suitably qualified ecologist.

NESTING BIRDS

A3.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act* 1981 (as amended). This makes it an offence to:

i. Intentionally kill, injure or take any wild bird;
ii. Take, damage or destroy the nest of any wild bird while it is in use or being built;
iii. Take, damage or destroy the egg of any wild bird; or
iv. To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.

A3.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Appendix EDP 4
Consideration of Trees within the Design Process

A4.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

BELOW-GROUND CONSTRAINTS – ROOT PROTECTION AREA

A4.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the RPA around each surveyed item.

A4.3 The RPA is defined as the minimum area (in m^2) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A4.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.

A4.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:

- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
- Topography and drainage;
- The soil type and structure; and
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

ABOVE-GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES

A4.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A4.7 Where the current and/or ultimate height of a category A, B or C trees will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A4.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

Appendix EDP 5
Illustrative Masterplan
(Drawing Number P01)

PLANNING

- Site boundary *(8.88ha)*
- Public Right of Way (PRoW)
- Historic byway

1. Proposed point of vehicular, cycle and pedestrian access
2. Proposed primary street with 2m footpaths
3. Proposed shared space street
4. Proposed private drive
5. Stream crossing area
6. Proposed recreational footpaths
7. Proposed attenuation basin
8. Existing vegetation and trees retained and enhanced
9. Proposed boundary planting
10. Proposed LEAP
11. Proposed wildflower meadow
12. Public Open Space buffer from Ancient Woodland
13. Proposed farmstead style dwellings and courtyard
14. Flexible commercial and/or community use – retention and restoration of existing barn
15. Proposed puffin crossing

Rev.	Date	Description

Land east of Lunce's Hill
HAYWARDS HEATH

Illustrative Masterplan

Job ref:	Drawing number:	Revision:
604	P01	

Scale:	Date:
1:2000 @ A3	January 2025

part of
edge Placemaking Group Ltd

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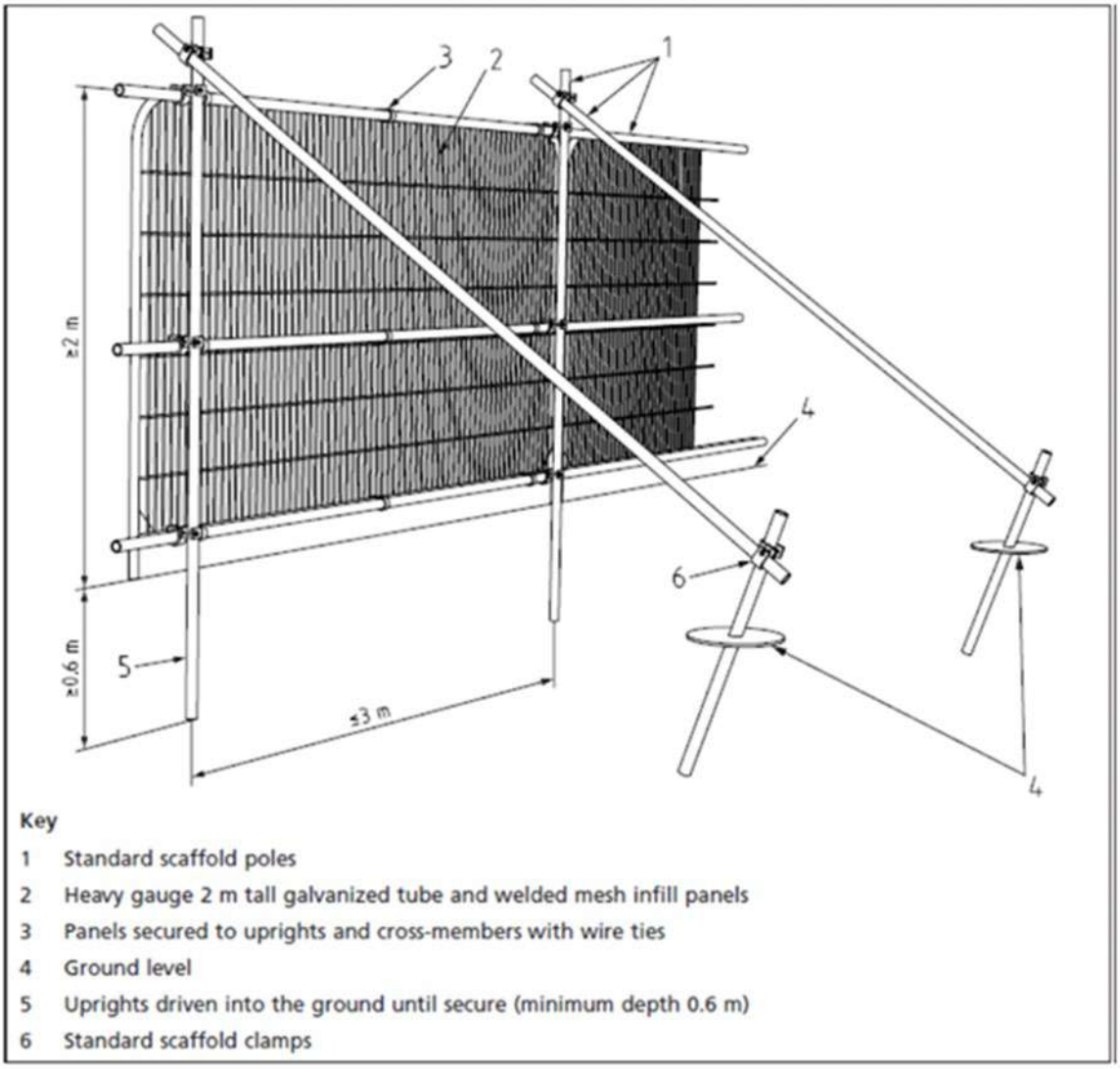
Appendix EDP 6
Tree Protection Barrier on Scaffold 2.0m High
(Extract from BS 5837:2012, Figure 2 Protective Barrier)



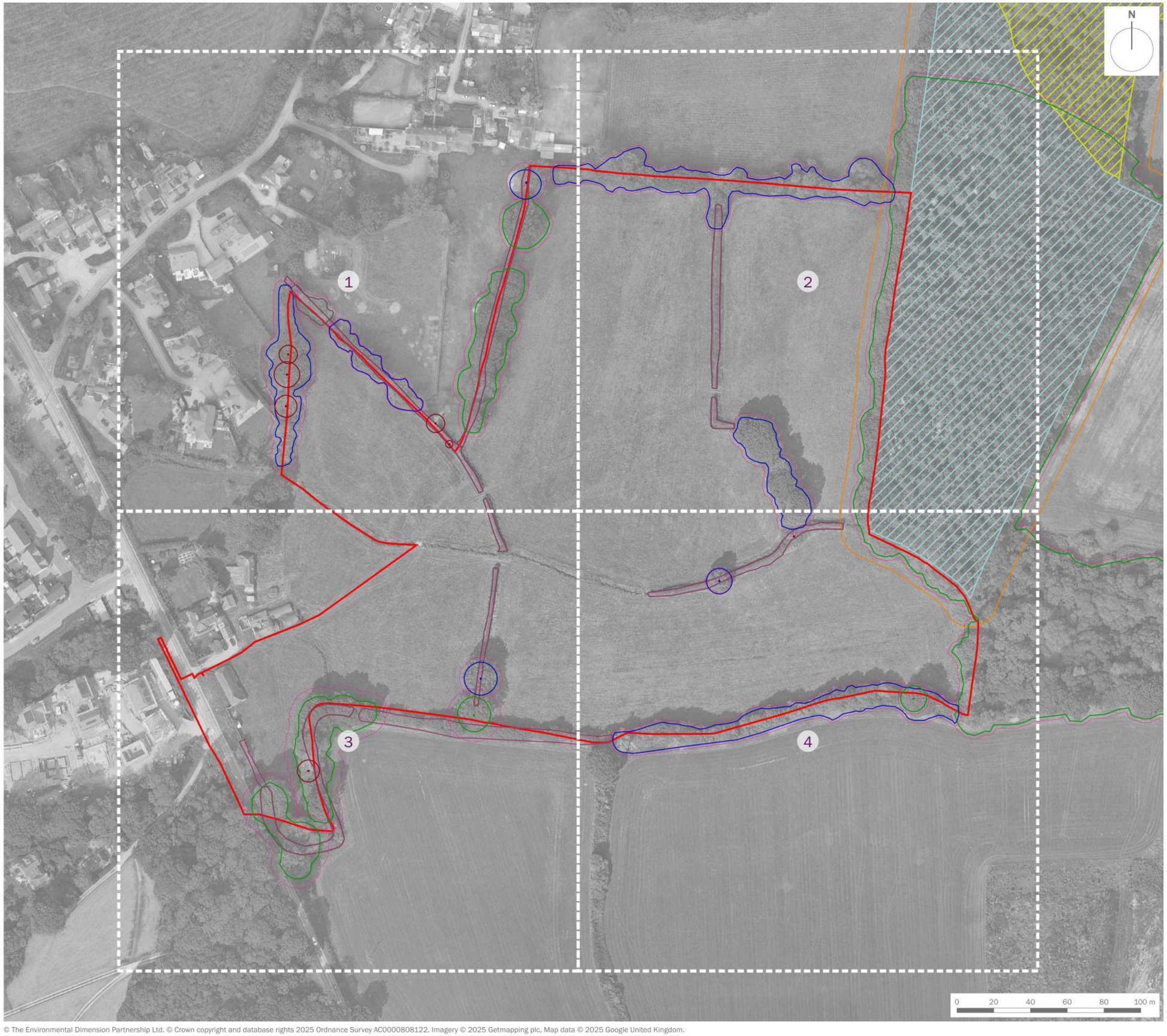
Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Plans

Plan EDP 1: Tree Constraints Plan
(edp8571_d009b 20 January 2025 GYo/GSn)

Plan EDP 2: Tree Retention Removal Plan
(edp8571_d012b 13 February 2025 PDr/GSn)



Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Ancient Semi-natural Woodland

Plantation on Ancient Woodland Site

15m Buffer from Ancient Woodland

client
Catesby Strategic Land Limited and Rurban Estates Limited

project title
Land East of Lunce's Hill, Haywards Heath

drawing title
Tree Constraints Plan (Overview)

date	**20 JANUARY 2025**	drawn by	**GYo**
drawing number	**edp8571_d009b**	checked	**GSn**
scale	**1:2,000 @ A3**	QA	**DJo**

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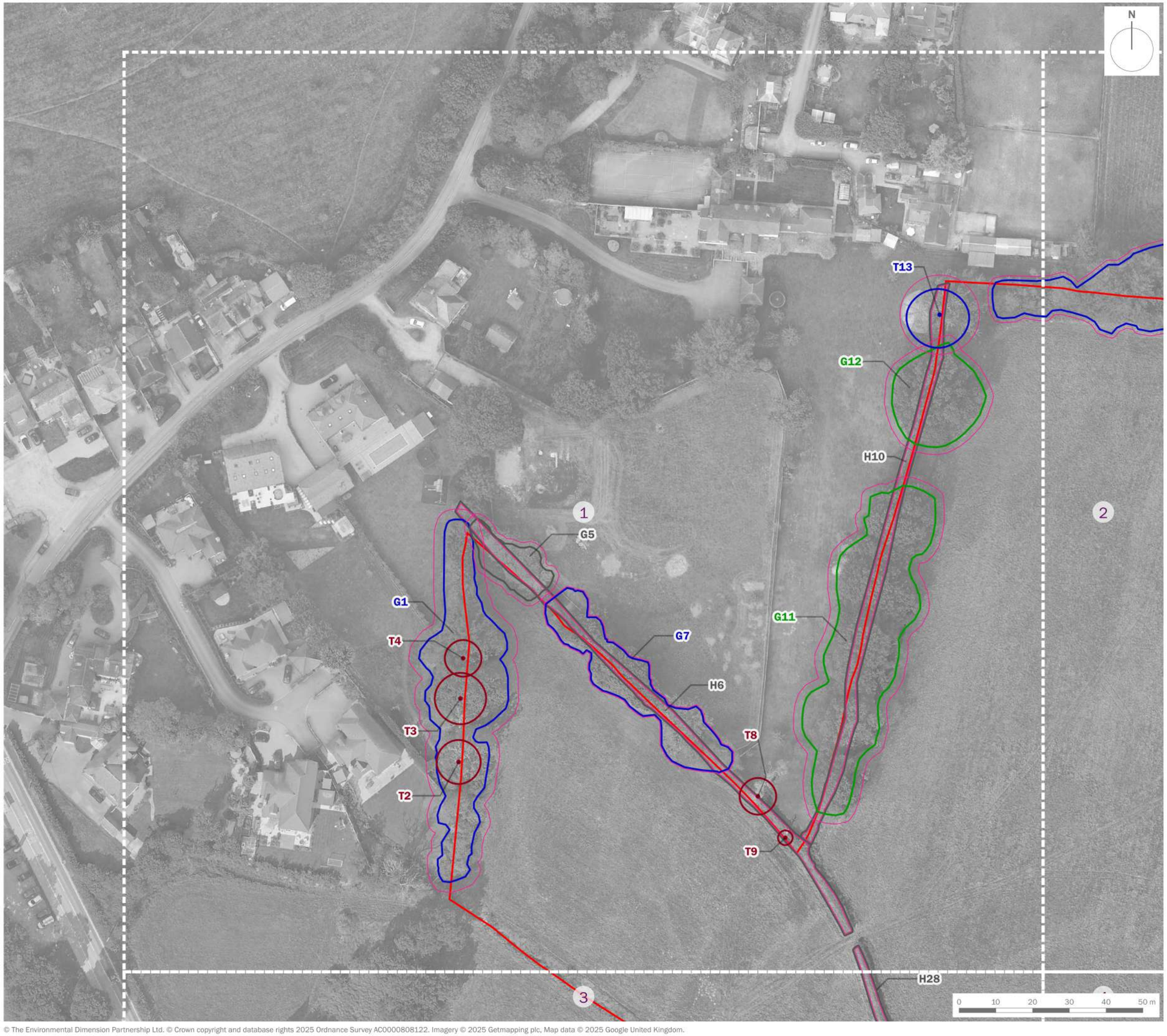

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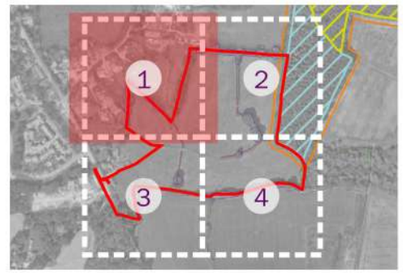

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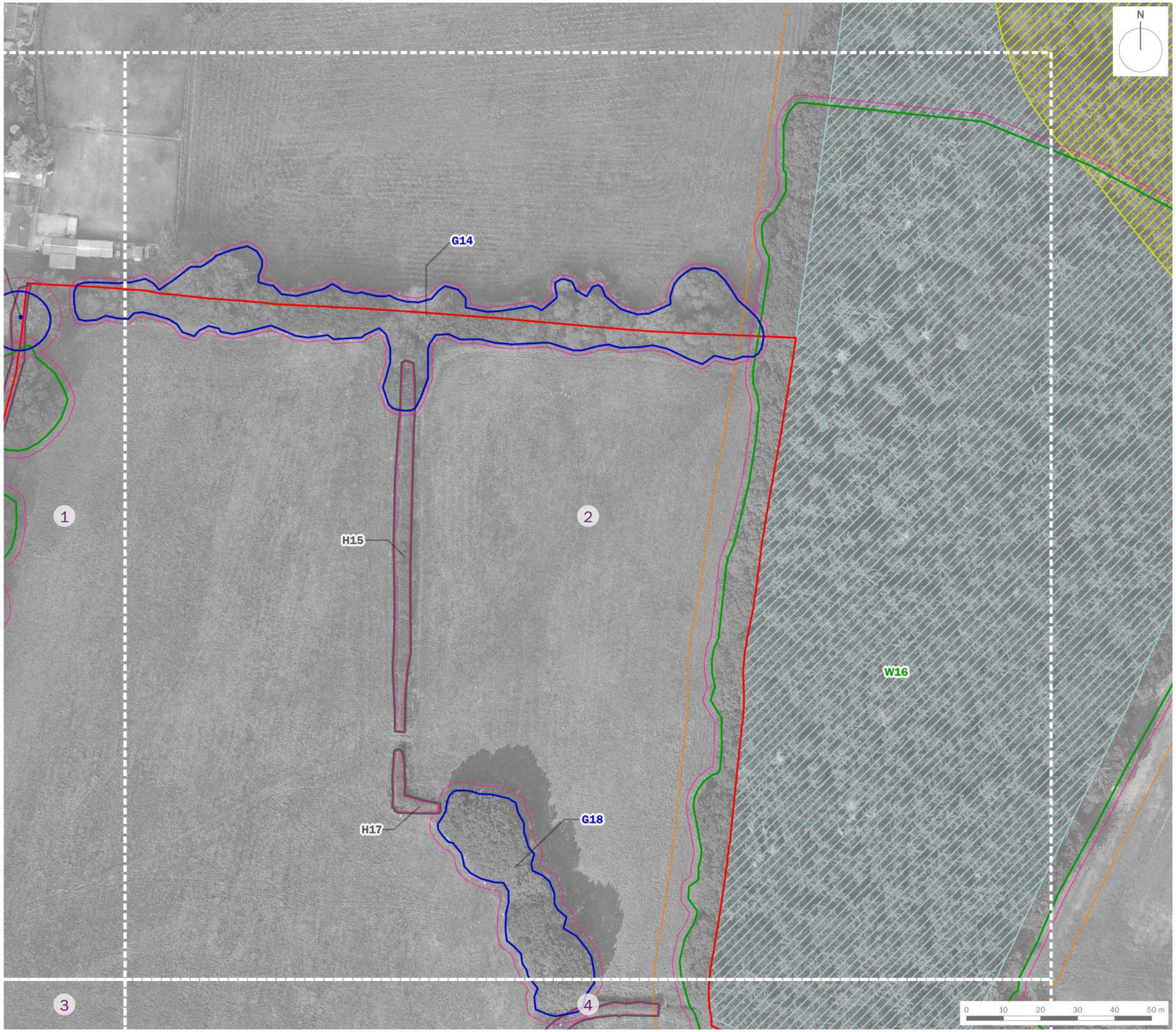

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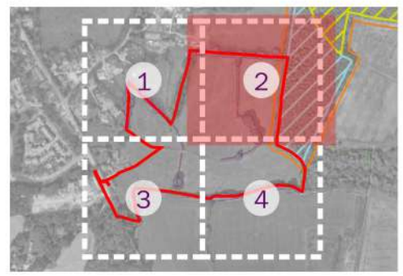

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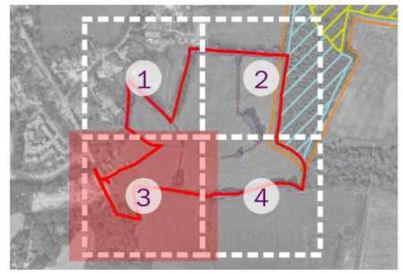

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Tree Constraints Plan (Sheet 3 of 4)

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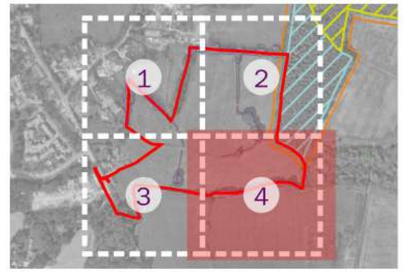

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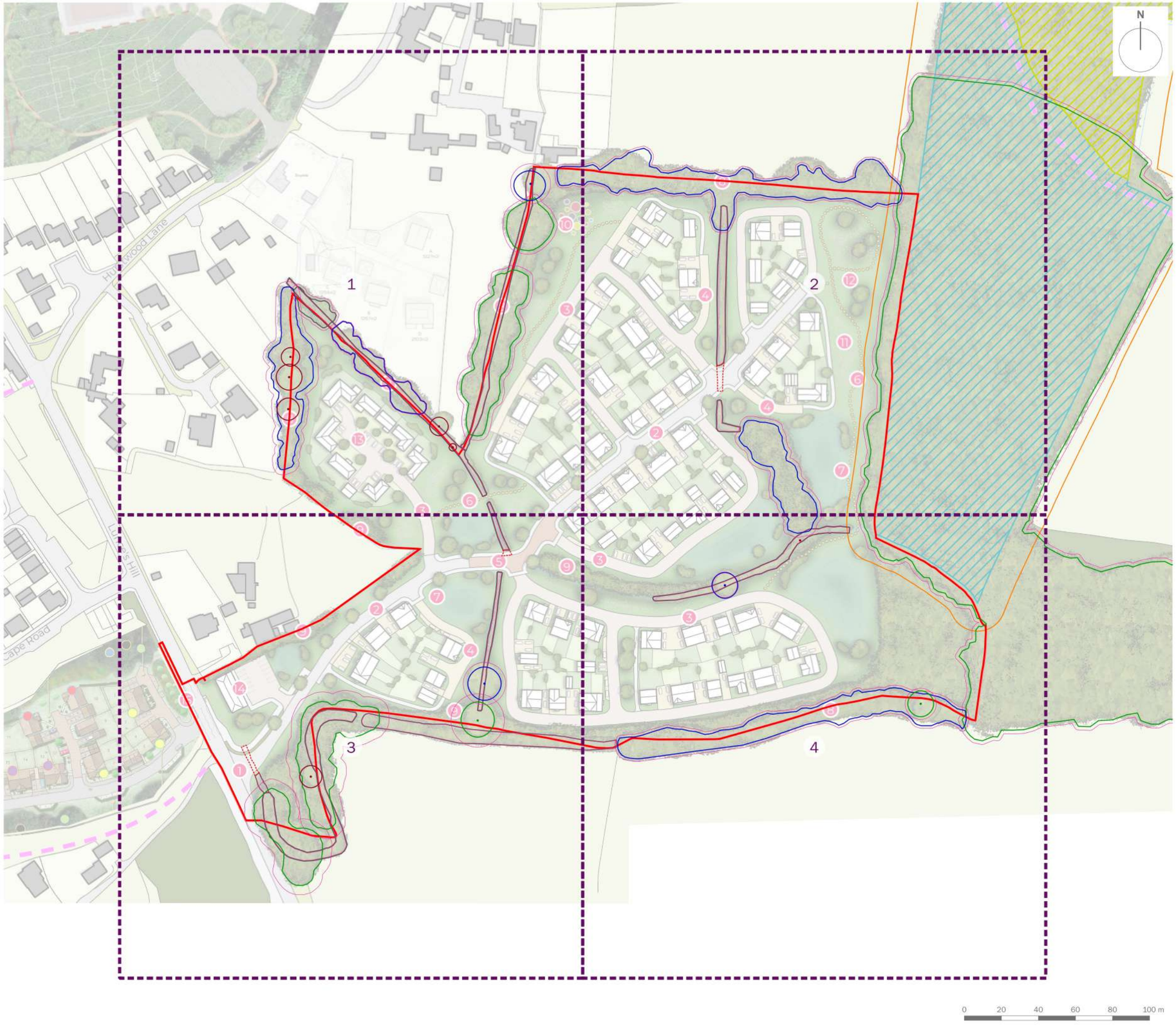

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Trees to be Removed

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Plantation on Ancient Woodland Site

15m Buffer from Ancient Woodland

purpose of issue **PLANNING**

rev	description	date	by
b	Updated overlay	13/02/2025	RBa
a	Updated site boundary and overlay	20/01/2025	PDr
-	Original	12/12/2024	PDr

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N

Hurstwood Lane

T13
G12
H10
G1
T4
T3
T2
G5
G7
H6
T8
T9
G11
H28

1
2
3
4

0 10 20 30 40 50 m

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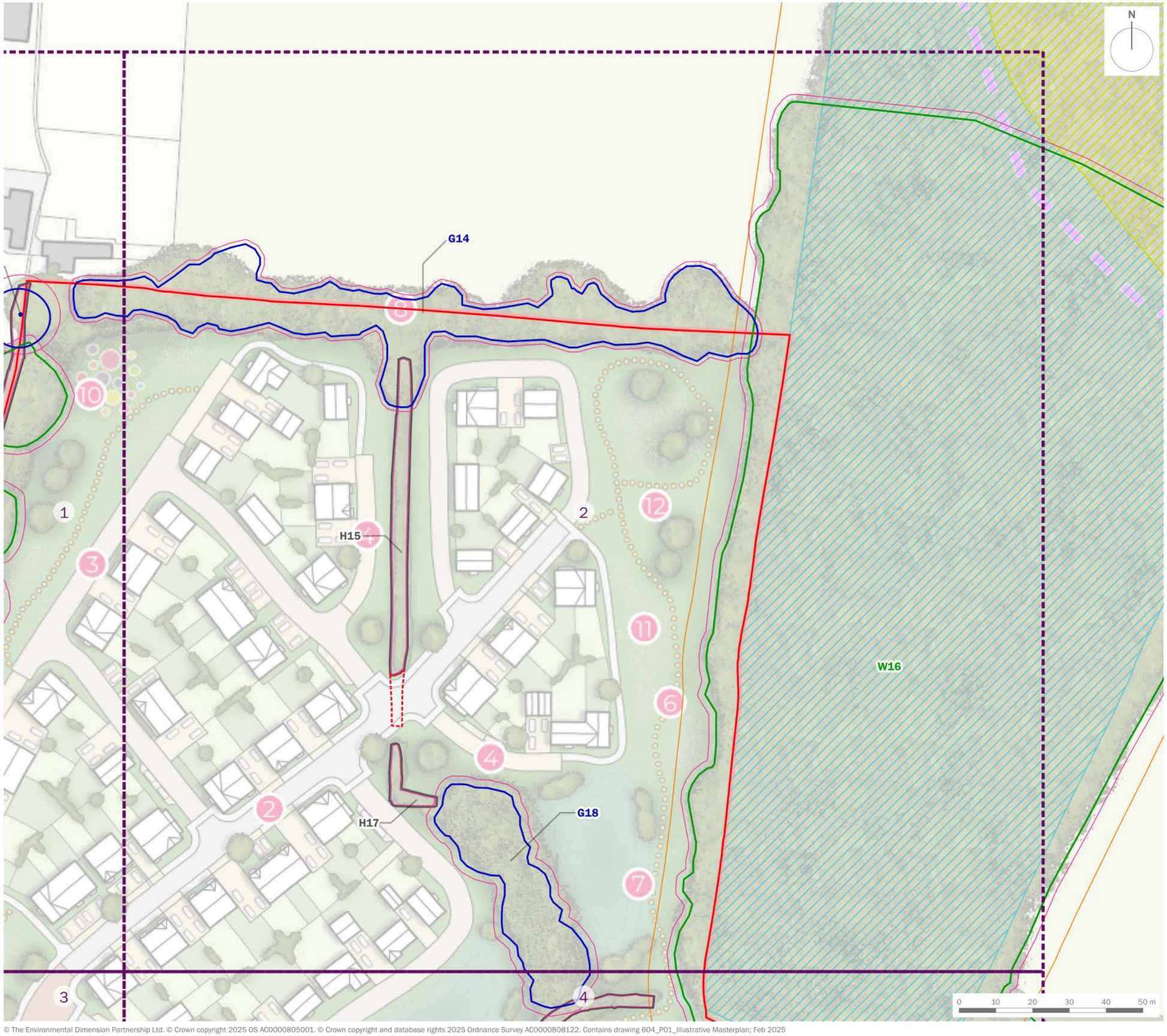

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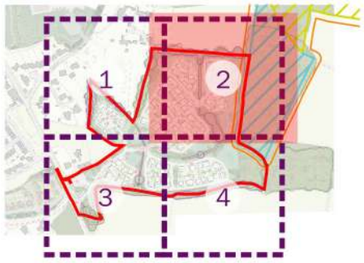

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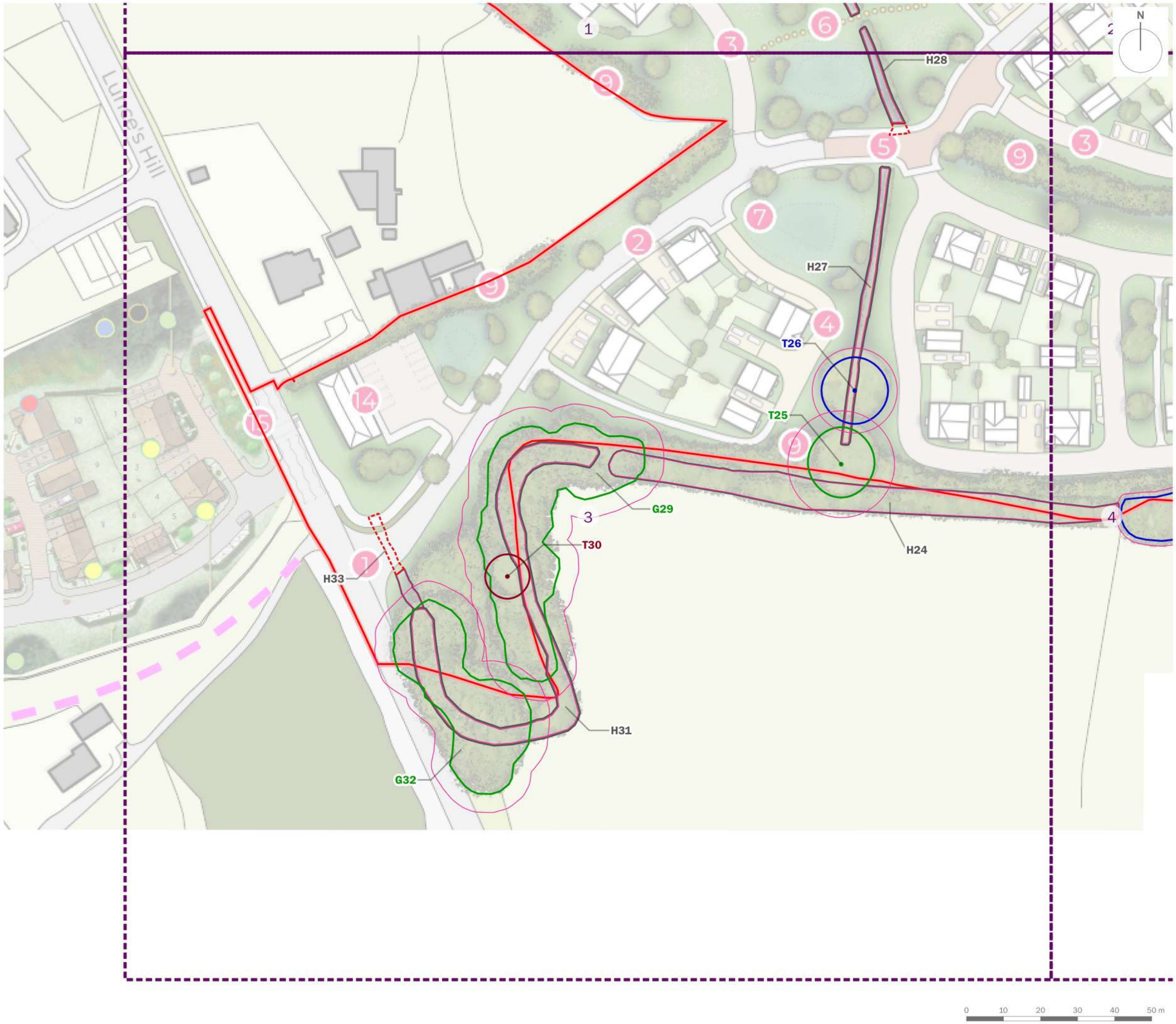

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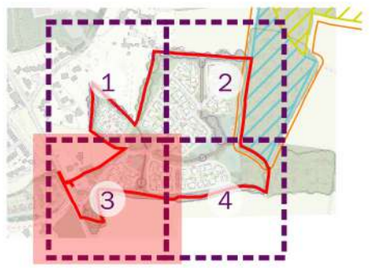

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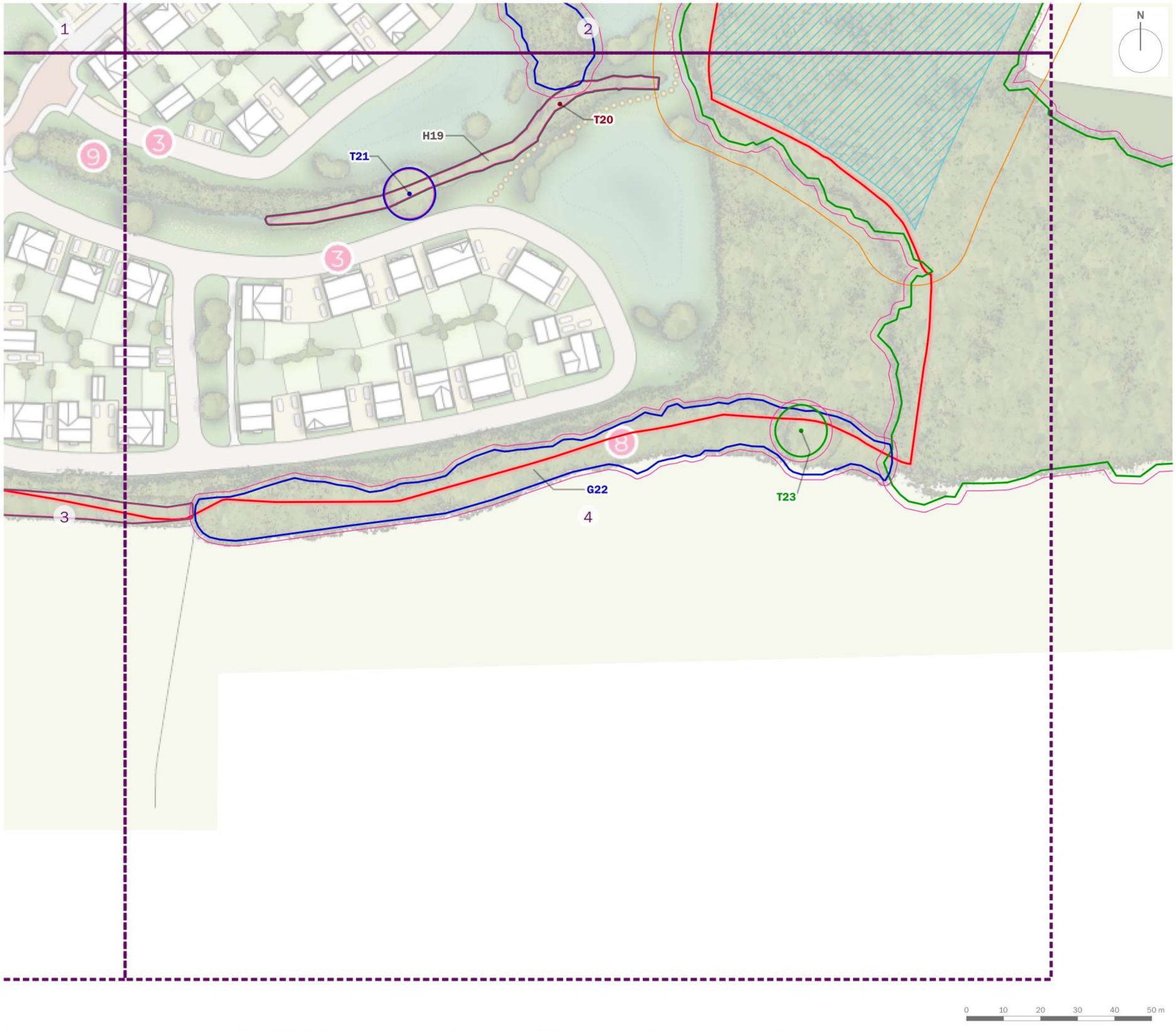

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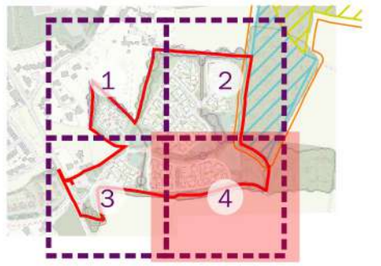

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