Arboricultural Impact Assessment

Tyler Grange

Land North of Thaxted Road
4th December 2023

TG Report No. 14764_R10_BV_XX

Project No:	Report No.	Date	Revision
14764	R10	4th December 2023	

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard[1], this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is approximately 3.5 ha and comprised two field parcels, each bordered by scattered trees, with fairly continuous hedgerows and linear groups of outgrown, scrubby vegetation. The maturer individual trees at the site are located along the north-eastern boundary (See Figure 1 overleaf).
Application type and description:	Outline planning application for development of the site for up to 55 dwellings, associated landscaping and open space, with access from Knight Park. Appearance, landscaping, layout and scale are reserved for future determination.
Report prepared on behalf of:	Kier Ventures Ltd.
Local Planning Authority (LPA):	Uttlesford District Council (UDC).
Planning policies relating to arboriculture:	Policy ENV3 of UDCs Local Plan (Adopted January 2005). Planning policy is further detailed at Appendix 1.
Report Summary:	The removal of 1no. Category B tree, 4no. Category C trees, and a 14m linear segment from a group of trees will be required to facilitate the proposed development. The higher value tree loss is considered unavoidable to facilitate the primary access road into site. The removals will result in a negligible temporary reduction in the site's tree canopy cover and tree population. It is anticipated these will be re-established and enhanced by the inclusion of a number of new trees proposed internally and along the north-eastern, southern, and south-western boundaries. The retention of the majority of boundary tree cover, including the site's highest value trees, and the replacement of those removed allows for the proposed development to be set within a well tree-populated environment. The collective visual amenity values the trees provide can be enhanced due to the new tree planting at the site boundaries. The proposed development is considered consistent with local planning policy ENV3. The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by a reserved matters application should consent be granted

[1] BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute

Figure 1: Site Location with Indicative Red Line Application Boundary **(Google Earth ©).**

Figure 2.1: Location Plan (Kier Group).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on 22nd August 2023. A measured topographical survey (where available) was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the **Tree Constraints Plan (TCP)** together details of their constraints to new development in accordance with BS5837, including, tree quality gradings[2], Root Protection Areas (RPAs)[3], tree canopy spreads[4] and tree shading[5].

Table 3: Tree related Designations

Designation Type	**TG Tree Reference Number(s)**
Tree Preservation Order[6]	None
Conservation Area[7]	None
Ancient Woodland [8]	None
Other Woodland Habitat [9]	None

[2] The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

[3] a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

[4] Dimensions of the trees crown spread and clearance from ground level.

[5] Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

[6] A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[7] Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general.

[8] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for ancient woodland on or adjacent to a site.

[9] Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website https://magic.defra.gov.uk/MagicMap.aspx has been used to search for woodland on or adjacent to a site.

Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	BS5837 Category Grading	Description of Loss
T15	B	Removal of an early-mature elm tree located along the south-western boundary to facilitate the proposed primary access into the development.
G1	C	Removal of 4no. small, early-mature trees (hawthorn and blackthorn) to facilitate a pedestrian pathway in the north-east corner of the northern field parcel. Understory scrub clearance required in addition as shown on TRRP.
G16	C	Partial linear tree group segment removal by approximately 14m to facilitate the proposed primary access into the development.

New Tree Planting

3.2. New tree planting is illustrated on the Sketch Site Layout (31190-C-1005-SK-G-SK-rev J), and is shown internally amongst the residential dwelling plots and along the north-eastern, southern, and south-western boundaries of the larger field parcel. The large quantum of new individual trees would result in a notable net-gain in the site's tree population and canopy coverage.

3.3. It is recommended that a detailed tree planting schedule (specifying species composition, sizing standard, and planting methodology etc) is produced. This will ensure the proposed tree removals are adequately compensated for and can be secured via approval of a full soft-landscaping scheme as part of subsequent detailed design stages of the development.

Potential Works within Root Protection Areas

3.4. There are limited works anticipated to be required inside the RPAs of retained boundary trees owing to the carefully designed layout and a suitable landscaping buffer (proposed 10m minimum) along north-eastern, southern, and south-western boundaries. Secondly, the majority of the illustrated pedestrian pathways stretching beyond the perimeter utilise existing openings to avoid additional tree loss.

3.5. It is anticipated the proposed internal pedestrian pathway running parallel to the north-eastern boundary may involve minor peripheral incursions (approximately less than 5%) within the RPAs of T5 and three trees in G7. Subject to future detailed design, there is scope to ensure this pathway is completely outside all retained RPAs to avoid all rooting environment impacts.

3.6. The specifications of necessary protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted, to ensure all retained trees remain unharmed throughout the development.

Long-term Tree Management and Social Proximity

3.7. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.

3.8. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.

3.9. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and garden spaces of the proposed dwellings. This has been achieved by suitable development buffers from retained trees which also allows for future canopy growth. There are no retained trees proposed within private gardens to ensure that their long-term management remains favourable.

Construction Mitigation

3.10. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the construction phase.

3.11. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.

3.12. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans . The AMS will typically include the following key items:

- A schedule and specification of tree removal and pruning works;
- Specifications for tree protection barriers and ground protection;
- Procedures for any specialist construction techniques / any supervised excavations within RPAs;
- Phasing of work;
- Site monitoring (where required); and
- A Tree Protection Plan.

Appendix 1: Planning Policy Relating to Trees

Table 5: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 131	"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."
	Section 15, paragraph 174	"Planning policies and decisions should contribute to and enhance the natural and local environment by:" Subsection B; "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."
	Section 15, paragraph 180	"When determining planning applications, local planning authorities should apply the following principles:" Subsection C; "that 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."
Local Planning Policy – Uttlesford District Council's Local Plan (Adopted January 2005)	Policy ENV3	"The loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value."

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	**Criteria**			**Identification on Plan**
Category 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	• 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 • 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. (**NOTE**: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria - Subcategories**			Identification on Plan
	1. Mainly Arboricultural Values	**2. Mainly Landscape Values**	**3. Mainly Cultural Values, including Conservation**	
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B ***Trees of moderate quality*** *with an estimated remaining life expectancy of at least 20 years*	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
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*	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

Appendix 3: Tree Survey Schedule (14764/TSS02)

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G1	Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa)	5m	200 (1)	2.50	2.50	2.50	2.50	0.00	Early Mature	Fair	Fair	C2	Small group of hedgerow trees located along drainage ditch, with younger hedgerow scrub inbetween. Unremarkable trees of average form and condition.	2.4	18
T2	Hawthorn (Crataegus monogyna)	3m	100,100,100,150 (4)	1.50	2.50	1.50	2.00	0.00	Early Mature	Poor	Poor	U	Located on southern bank of drainage ditch, so assumed to be an onsite tree. Tree is in decline with sparse crown, dieback and significant deadwood. No close access due to site boundary fencing for adjacent development.	2.8	24
G3	Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Purging buckthorn (Rhamnus catharticus)	5m	150,150 (2)	2.50	2.50	2.50	2.50	0.00	Early Mature	Fair	Fair	C2	Small group of hedgerow trees located along drainage ditch, with younger hedgerow scrub inbetween. Unremarkable trees of average form and condition.	2.5	20
G4	Hawthorn (Crataegus monogyna), Blackthorn (Prunus spinosa), Field Maple (Acer campestre), Ash (Fraxinus excelsior), Crab Apple (Malus sylvestris), English Elm (Ulmus procera)	9m	250 (1)	3.50	3.50	3.50	3.50	0.00	Early Mature	Fair	Fair	C2	Linear group of boundary trees. Overall the dbh ranges from 200-250, but there are a few slightly larger trees, the dimensions for these trees have been plotted separately. Lower crowns on northern aspect have been pruned back in the past. Feature is made up of predominantly elms, some of which are dying with others showing signs of Dutch Elm Disease, hence the lower categorisation.	3.0	28

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T5	Field Maple (Acer campestre)	10m	250,270,270,280 ,200 (5)	7.00	6.00	6.50	4.50	1.50	Mature	Fair	Fair	B2	Located on western bank of shallow ditch. Some creeper growing through crown, with some minor branch defects, but nothing of concern. Some low growth around main stem. Reasonable form and condition. Relatively low category B.	6.9	148
G6	Hawthorn (Crataegus monogyna), Hazel (Corylus avellana)	5m	250 (1)	2.50	3.00	2.50	3.00	0.00	Early Mature	Fair	Fair	C2	Linear group of trees in between larger trees. Predominantly located along western bank of shallow ditch. No major defects evident, reasonable form and condition. Stems not located on topo so position is only approximate.	3.0	28
G7	Field Maple (Acer campestre)	10m	320,330 (2)	5.00	5.00	5.00	5.00	2.50	Early Mature	Fair	Fair	B2	Three trees located on bank down to adjacent field to east. Some deadwood forming in southern most tree, but not of current concern. Some low growth around main stem but true crown height 2.5m. No major defects and reasonable form and condition.	5.5	96
G8	Hawthorn (Crataegus monogyna), Hazel (Corylus avellana)	5m	150 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Linear group of trees in between larger trees. Predominantly located along western bank of shallow ditch. No major defects evident, reasonable form and condition. Stems not identified on topo so position is only approximate.	1.8	10
G9	Field Maple (Acer campestre)	10m	330,350 (2)	7.00	6.00	6.50	6.00	3.00	Early Mature	Fair	Fair	B2	Two trees located on bank down to adjacent field to east. No major defects and reasonable form and condition. Some low growth around stem but true crown height 3m.	5.8	105

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G10	Field Maple (Acer campestre), Ash (Fraxinus excelsior)	14m	300,300,350 (3)	7.50	7.50	7.50	7.50	3.00	Early Mature	Fair	Fair	B2	Linear group of three ash and two maple along bank dividing fields. Most trees have moderate ivy up stems, which hampers inspection. Some moderate deadwood within ash trees to the north but quite typical for species in this region of the country. Overall reasonable form and condition.	6.6	137
G11	Hazel (Corylus avellana), Blackthorn (Prunus spinosa)	4m	200 (1)	2.00	2.00	2.00	2.00	0.00	Early Mature	Fair	Fair	C2	Group of field boundary trees, some previous pruning of lower branches on northern aspect. Hazel next to G10 is heavily clad in creeper so appears bigger than it actually is. Overall no major defects and reasonable form and condition, but unremarkable trees.	2.4	18
G12	Field Maple (Acer campestre)	9m	350 (1)	5.00	5.00	5.00	5.00	3.00	Early Mature	Fair	Fair	C2	Two larger trees within hedgerow feature. Some lower growth around stem but true crown height around 3m. Moderate ivy up stem and into crown. No major defects and reasonable form and condition, but group doesn't warrant higher category than adjacent hedgerow feature. Stems not identified on topo so position is only approximate.	4.2	55
G13	Field Maple (Acer campestre), Hazel (Corylus avellana), Crab Apple (Malus sylvestris), Blackthorn (Prunus spinosa)	4m	150 (1)	2.00	2.00	2.00	2.00	0.00	Semi Mature	Fair	Fair	C2	Hedgerow feature with relatively little formal management. Unremarkable trees of average form and condition. Feature heavily clad in ivy and creeper in parts.	1.8	10

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T14	Elm (Ulmus sp)	11m	350 (1)	3.50	4.00	3.50	3.50	3.00	Early Mature	Fair	Fair	B2	Larger tree within hedgerow. No access to base of tree due to dense vegetation, with dimensions estimated. No major defects evident, and reasonable form and condition. Low category B. Tree not identified on topo so position is only approximate.	4.2	55
T15	Elm (Ulmus sp)	11m	200,200,250,150 (4)	2.50	2.50	2.50	2.50	3.00	Early Mature	Fair	Fair	B2	Larger tree within hedgerow. Upright form, moderate creeper running through crown, dense brambles at base. No major defects evident. Low category B.	4.9	75
G16	Hazel (Corylus avellana), Hawthorn (Crataegus monogyna), Field Maple (Acer campestre), Damson (Prunus domestica), Ash (Fraxinus excelsior)	11m	200 (1)	2.50	3.00	2.50	2.50	3.00	Early Mature	Fair	Fair	C2	Hedgerow along field boundary, with little formal maintenance in recent years. Dense brambles and creeper running through length of feature.	2.4	18
G17	English Elm (Ulmus procera)	3m	100 (1)	1.50	1.50	1.50	1.50	1.00	Semi Mature	Poor	Poor	U	Small area of elms which are heavily clad in creeper. A number of trees are declining, likely a result of Dutch Elm Disease.	1.2	5
G18	Hazel (Corylus avellana), Field Maple (Acer campestre), Blackthorn (Prunus spinosa)	5m	100,100,100,100 (4)	2.00	2.00	2.00	2.00	0.50	Semi Mature	Fair	Fair	C2	Linear feature between field boundary and footpath. Predominantly hazel and blackthorn. Hazel are the dominant features either end with smaller blackthorn in between. Sections of feature are heavily clad in creeper.	2.4	18

Appendix 4: Report Limitations

Limitations

A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

Plans:

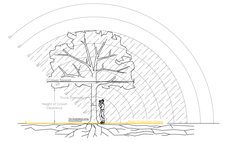
Plan 1: Tree Constraints Plan (TCP), (14764/P11)
Plan 2: Tree Retention and Removal Plan (TRRP), (14764/P12)
Plan 3: Sketch Site Layout (Rev J)

Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS

0 20m

- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees Recommended for Removal
- Root Protection Areas
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



Rev	Description	Date
-	-	-

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Project title
Saffron Walden 'Site 3'

Drawing title
Tree Constraints Plan

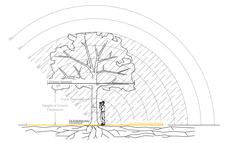
Scale 1:400 @ A0
Date 23.08.2023
Drawn PR/LB
Checked BV

Drawing number
14764_P11

Revision
-

- Application Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees Recommended for Removal
- Root Protection Areas
- Tree Shading Constraints
- Proposed Tree Removals to Facilitate the Development

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



Rev	Description	Date
-	-	-

N

0 m 10 m 20 m 30 m 40 m 50 m
Scale

0 20m

KIER

Client: KIER GROUP	Drawing Title: SKETCH SITE LAYOUT					
Project: LAND SOUTH OF SAFFRON WALDEN SITE	Scale: 1:500 @ A1	Revision	Drawn	Check	Date	

Omega Architects
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T: 01372 470 313 W: www.omega-architects.co.uk

Project No'	Class	Dwg No'	Status	Rev
3119	C	1005	SK	J

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Project title
Land North of Thaxted Road, Saffron Walden

Drawing title
Tree Retention & Removal Plan

Scale	1:400 @ A0	Drawn	BV
Date	04.12.2025	Checked	LB/WS

Drawing number: 14764_P12
Revision: -

LEAP Children's Play Area.
See MLLA drawing
PR162-02REVA

N

0 m 10 m 20 m 30 m 40 m 50 m
Scale

KIER

Client: KIER GROUP	Drawing Title: SKETCH SITE LAYOUT					Project No:	Class	Dwg No:	Status	Rev
Project: LAND SOUTH OF SAFFRON WALDEN SITE	Scale: 1:500 @ A1	Revision	Drawn	Check	Date	3119	C	1005	SK	J

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CLASS: C - COLOURED, A - BLACK & WHITE
STATUS: SK - SKETCH, PR - PRELIMINARY, PL - PLANNING, WD - WORKING DRAWING

REGISTERED COMPANY DETAILS: Omega Architects Limited, UK registered Company Number 2972784. Registered Address: Assets, 48 High Street, Esher, Surrey, KT10 9QY

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Tyler Grange

Landscape | Ecology | Arboriculture