

Arboricultural Planning Report For:

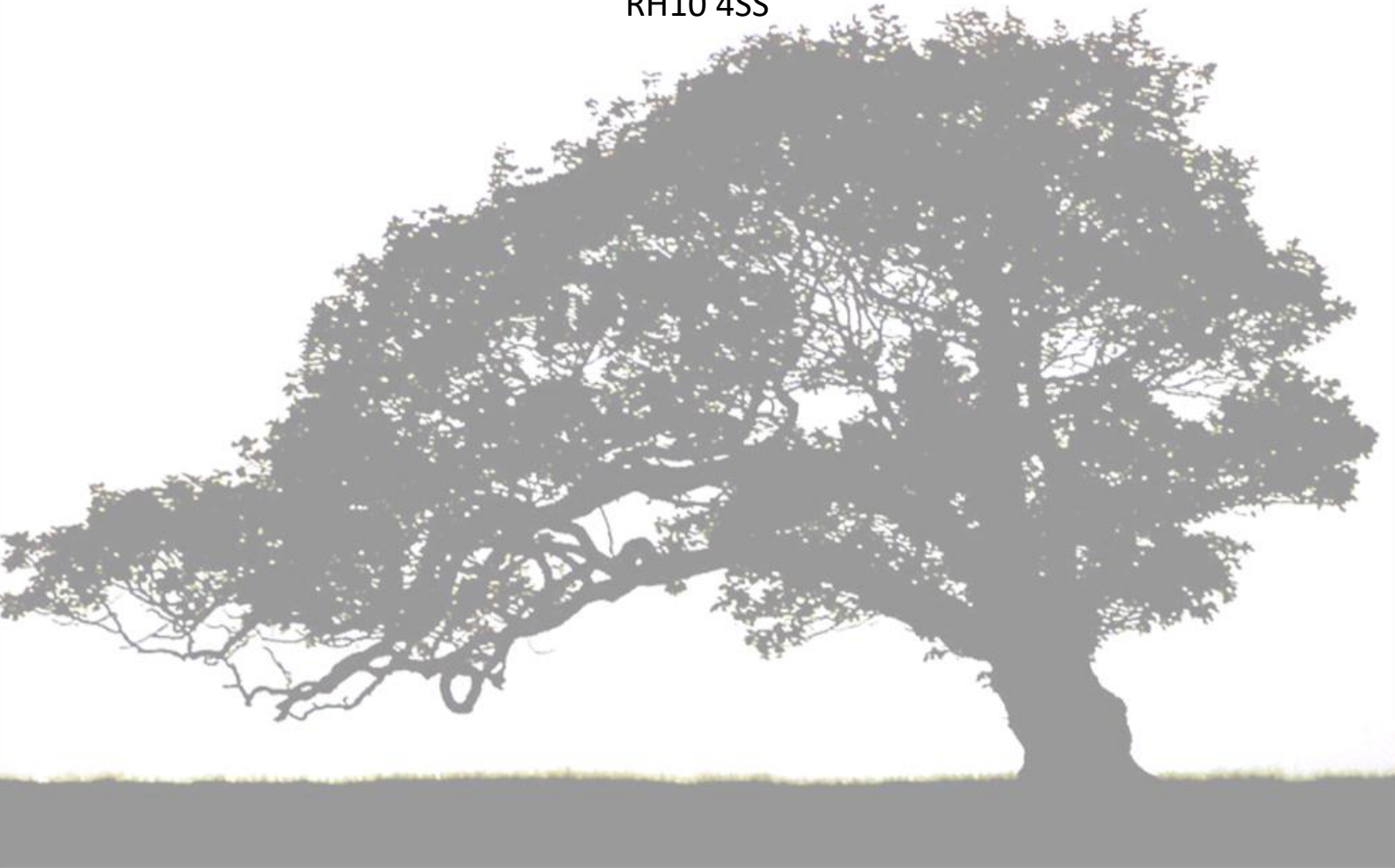
Proposed Padel Courts

Crabbet Park

Turners Hill Road

Crawley

RH10 4SS



Client:	Padel Centric Ltd
Report Date:	10/08/2026
Survey Date:	13/11/2025
Report Ref.:	26 3080 Crabbet Park Padel Courts Rev 1
Rev. No.:	1
Checked By:	AH

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Document Details

Site address:	Proposed Padel Courts, Crabbet Park, Turners Hill Road, Crawley, RH10 4SS
Ref:	26 3080 Crabbet Park Padel Courts Rev 1
Site visit undertaken by:	Keith Macgregor MSc, Dip.Arb(RFS), M.Arbor.A
Date of site survey:	13/11/2025
Report prepared by:	Rob Davidson BSc, HND ARB, M.Arbor.A
TPP Ref:	26 3080 - 001
Revision:	1

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1 Introduction

1.1 Instructions and Terms of Reference

- 1.1.1 Arb Consultancy Ltd was instructed by Padel Centric Ltd to survey the subject tree(s) in order to assess their general condition and to provide an arboricultural report relating to the proposed development at Proposed Padel Courts, Crabbet Park, Turners Hill Road, Crawley, RH10 4SS.
- 1.1.2 The purpose of this arboricultural report is to assess the direct and indirect effects of the proposed development on the surveyed tree(s) and to recommend such measures as are necessary to safeguard them in a sustainable manner.
- 1.1.3 An electronic copy of the existing site layout and proposal was provided, and this formed the basis of the Tree Protection Plan.
- 1.1.4 As stated above this Report and Survey is intended for planning purposes only and in no way constitutes a safety inspection of any of the trees onsite. We recommend that all trees undergo a full safety inspection to fulfil the owner's duty of care as defined by both civil law and the Occupiers' Liability Acts of 1957 & 1984.

1.2 Documents Used

Topographical Survey/Existing Site Layout: Existing Site Plan.dwg

Proposed Site Layout: Proposed Site Plan.dwg

1.3 Contact Details

Role	Contact Name	Company
Client	Ashis Gorecia	Padel Centric Ltd
Architect /Agent	Luke Farmer	Union 4 Planning
Project Arboriculturist	Keith Macgregor MSc, Dip.Arb(RFS), M.Arbor.A	Arb Consultancy Ltd
LPA Tree Officer	tbc	Mid-Sussex District Council



1.4 Abbreviations

The following abbreviations will be used throughout this report:

BS 5837	British Standard – ‘BS 5837:2012 Trees in relation to design, demolition, and construction – Recommendations’
AIA	Arboricultural Implications Assessment
AMS	Arboricultural Method Statement
LPA	Local Planning Authority
VTA	Visual Tree Assessment
RPA	Root Protection Area
TPP	Tree Protection Plan
TPO	Tree Preservation Order
CA	Conservation Area
CEZ	Construction Exclusion Zone
CCS	Cellular Confinement System
BNG	Biodiversity Net Gain

2 The Site

2.1 Site Appraisal

- 2.1.1 Proposed Padel Courts (the ‘site’) is a vacant grazing field between the Nuffield Fitness and Wellbeing Centre to the north and a similar field to the south.
- 2.1.2 The site was found to be gently sloping down from south to north.
- 2.1.3 The tree stock was deemed to be of average to high amenity/landscape value, with most trees appearing in average health and vigour at the time of the assessment.
- 2.1.4 It is not always possible to fully assess the trees, e.g.; where access is restricted. For further details please see the Appendix 4 Tree Schedule.
- 2.1.5 An aerial photograph of the site is included below:



Aerial image of site with indicative red line boundary (© Google Maps 2026)

2.2 Soils

- 2.2.1 Reference to the [BGS Geology Viewer \(BETA\)](#) indicates that the underlying geology of the site forms part of the Upper Tunbridge Wells Sand.
- 2.2.2 Regardless of the BGS geological data, site investigations should confirm the exact makeup of the soil as pockets of clay can occur in unexpected locations.
- 2.2.3 The presence of a clay element within the soil is significant in terms of both tree protection and foundation design.
- 2.2.4 Clay soils are susceptible to significant compaction when wet, which can result in root asphyxiation leading to tree death, often over a period of years after the soil damage has occurred.



- 2.2.5 On this basis it is essential that all recommended tree protection measures are implemented in full and are not relaxed at any point throughout the course of the development.
- 2.2.6 Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground. Any foundations should also be designed in accordance with the recommendations contained within NHBC Chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.

3 The Trees

3.1 Categorisation, Assessment and Summary

- 3.1.1 The trees have been assessed according to the criteria set out in BS 5837.
- 3.1.2 The trees are generally of average arboricultural, landscape and ecological value.
- 3.1.3 The trees are located as a small woodland block to the east and a strip of trees to the west of the site that comprise predominantly of a lapsed hedge with occasional previously unpruned trees within.

3.2 Protection Status

3.2.1 Tree Preservation Orders and Conservation Areas (Town and Country Planning Act 1990)

- 3.2.2 Our basic online searches using the Mid-Sussex District Council website suggest there to be TPO's on Turner's Hill Road pertaining to trees/vegetation on or adjacent to the site, and that the site is not located within a Conservation Area.
- 3.2.3 Further to the above, it must be stated that searches undertaken by Arb Consultancy Ltd with specific regard to the statutory protection status of trees are preliminary in nature and collated with information obtained from the respective LPA website. Such information is only a guide as LPA websites and the information provided within them are subject to continual change.
- 3.2.4 It is therefore strongly advised that information pertaining to the statutory protection status of a tree or trees, on and/or adjacent to development sites be fully investigated by contacting the respective LPA directly. Should a TPO or CA status be confirmed then full details should be obtained in writing from the respective LPA.



4 The Proposal

- 4.1.1 The proposal is for the construction of Padel Courts to the east of the site with associated parking and the entrance to the west.
- 4.1.2 Initially the car parking was proposed along the entire western boundary alongside the trees but as this would have necessitated construction (albeit above ground) of the parking spaces within the RPAs of T1 and T5, the parking was re-designed out of the RPAs.
- 4.1.3 The Padel Courts were also moved out of the Ancient Woodland Buffer (AWB) in a further re-design.



5 Arboricultural Impact Assessment

5.1 Arboricultural Implications

- 5.1.1 A summary list of the arboricultural impacts associated with this development are provided below and intended to be read in conjunction with the attached combined Arboricultural Method Statement and Tree Protection Plan ref: 26 3080 - 001

5.2 Recommended Tree Works

- 5.2.1 A schedule of tree works is provided below:

Tree No.	Proposed/Recommended Works	Reason for Works
T2, G4 (part)	Remove	To allow construction of access road
T3	Remove	Tree is structurally unsound and/or in terminal decline

Table 1: Recommended Tree Works

5.3 Mitigation / Biodiversity Net Gain

- 5.3.1 Only T2 and part of the lapsed hedge G4 are required to be removed to facilitate the new access road.
- 5.3.2 Neither T2 nor the vegetation within G4 are significant arboriculturally, ecologically or within the landscape and can be easily replaced elsewhere on the site should this be required.

5.4 Construction Within RPAs

- 5.4.1 Minor incursions into the RPAs of T1 and T6 will be excavated under arboricultural supervision as outlined within the method statement.
- 5.4.2 Minor incursions into the AWB to construct essential SUDS infrastructure will be excavated under arboricultural supervision as outlined within the method statement. Phased fencing will be implemented to prevent further access within the AWB.

5.5 Drainage and Utilities

- 5.5.1 No drainage or utility runs are expected through any RPAs. As stated above, essential SUDS infrastructure is required within a small area of the AWB.



5.6 Tree Protection Measures

5.6.1 The principle of permitting temporary construction access within the RPA is established in BS 5837 clause 6.2.3. Where the requirement for access is justified then this may be achieved through the setting back of the protective fencing and the use of ground protection measures to protect the underlying soil.

5.6.2 All retained trees will be robustly protected in accordance with BS 5837. Full details of the necessary tree protection measures are provided within the Arboricultural Method Statement which can be found on page 14 of this report. These issues include:

Arboricultural Monitoring and Supervision

General Precautions

Tree Surgery

Tree Protection Fencing

Ground Protection

Hard Landscaping & Fencing – General Precautions

Soft Landscaping – General Precautions within RPA's

6 Conclusions

6.1.1 The proposal has been successfully modified to accommodate the trees and minimize any incursions to acceptable levels while still achieving adequate parking spaces and AWB integrity.

6.1.2 Having considered the arboricultural implications associated with this site, I believe the proposal to be arboriculturally sound.

6.1.3 Subject to full compliance with this report and the TPP, I believe that all retained trees can be adequately protected and will be safeguarded in a sustainable manner.

7 Bibliography

Anon., 1981. Wildlife and Countryside Act (Amended). s.l.:HMSO.

Anon., 2000. Countryside and Rights of Way Act 2000 (Amended). s.l.:HMSO.

British Standards Institute, 2010. Tree work - Recommendations. London: BSI.

British Standards Institute, 2012. Trees in relation to design, demolition and construction - Recommendations. London: BSI Standards Ltd.



National House Building Council, 2010. NHBC Standards Chapter 4.2. s.l.:NHBC.

Roberts, J., Jackson, N. & Smith, M., 2006. Tree Roots in the Built Environment. Norwich: The Stationery Office.

The National Joint Utilities Group, 2007. Volume 4 - NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, s.l.: NJUG Publications.



8 Arboricultural Method Statement

The Arboricultural Implications Assessment highlights the approaches required to mitigate issues raised by the integration of existing trees into the proposed design. The Arboricultural Method Statement defines the site-specific specifications for tree protection and other details required to implement the recommendations in a realistic manner.

This Arboricultural Method Statement must be read in conjunction with the approved Tree Protection Plan Ref: 26 3080 - 001

8.1 Arboricultural Monitoring and Supervision

- 8.1.1 Effective tree protection can only be achieved by adherence to a logical sequence of works combined with effective arboricultural supervision and monitoring. Prior to the commencement of any works the site owner/manager will appoint a project arboriculturist to supervise and monitor the approved works.
- 8.1.2 The project arboriculturist's role is to ensure that all tree protection measures are fit for purpose, are implemented in accordance with the approved details and to the satisfaction of Mid-Sussex District Council. The owner/manager will be responsible for ensuring that all site personnel are made aware of the requirements of this method statement and that any future amendments are known and understood. Copies of the approved AMS will be available onsite, the requirements of which will be incorporated into all relevant site management documents and site induction procedures.
- 8.1.3 A pre-commencement site meeting will be held between the site manager, local authority tree officer and the project arboriculturist. The purpose of this meeting will be to ensure that all aspects of the tree protection measures are clear and understood and that any future sequencing and supervisory arrangements are agreed. The details of this meeting will be recorded and will be circulated to all parties in writing. The pre-commencement meeting also provides the opportunity for discussion between all parties as to the practical implications/challenges that may arise in facilitating the proposals in line with the AMS. Should the meeting identify additional constraints, or a sounder arboricultural approach, a variation encompassing these factors will be submitted to the LPA.
- 8.1.4 Once works commence the project arboriculturist will undertake a programme of monitoring and supervision. This may include phone and email contact with the site manager, regular site visits and direct supervision of sensitive works. The frequency of any monitoring and supervision will be determined by the intensity and proximity of works to trees and will be flexible enough to accommodate changes in the scheduling of tasks as they occur on the site.



- 8.1.5 The project arboriculturist will maintain a record of all aspects of the arboricultural monitoring and supervision and a copy will be sent to Mid-Sussex District Council upon completion of the project or as otherwise agreed. This will provide a record of compliance with any agreed tree protection measures and will assist in the efficient discharge of any relevant planning conditions.
- 8.1.6 A recommended programme of works detailing the necessary arboricultural inputs is included within Table 2 below:

8.2 Table of Arboricultural Supervision

Prior to any Demolition, Site Preparation or Construction Works Onsite	
Stage	Action/Operation
1.	Pre-commencement meeting between site manager, project arboriculturist and local authority tree officer. To discuss the precise location and timing of all tree protection measures.
2.	Completion of approved tree works.
3.	Installation of all protective fencing and ground protection measures.
After any Demolition and During any Site Preparation or Construction Works Onsite	
Stage	Action/Operation
4.	Construction of hard standing (to include a suitable membrane to prevent concrete leachate) within RPAs of T1 and T6.
5.	During all external works which occur within, or immediately adjacent to, the RPA of any retained tree or AWB.
Once All Construction Activities are Complete	
Stage	Action/Operation
6.	Removal of all protective fencing and ground protection measures.
7.	Soft and hard landscaping works.
8.	Sign off by project arboriculturist.

Table 2: Recommended programme of works requiring arboricultural monitoring and supervision

8.3 Importance of Arranging the Pre-commencement Site Meeting

- 8.3.1 Prior to the importation of machinery, materials, and any commencement of groundworks, we advise that a suitable period be allowed for the arrangement of a pre-commencement site meeting with all relevant parties.



- 8.3.2 In our experience, arranging this meeting can vary between a few days to a few weeks and has the potential to delay the start of works onsite. Further guidance on this matter should be sought from the respective LPA.

8.4 General Precautions

- 8.4.1 All trees which are being retained onsite will be protected by protective fencing and/or ground protection as detailed in the following sections. Protective fencing will be erected before any materials or machinery is brought onto the site and before any demolition, development or stripping of soil commences. Once erected fencing will be regarded as sacrosanct and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the LPA.
- 8.4.2 Care will be taken to avoid damage in the following ways:
- 8.4.3 Oil, bitumen, cement, or other material likely to be injurious to a tree will not be stored or mixed within 10m of any trunk unless contained within a bunded structure. Concrete mixing will not be carried out within 10m of a tree unless undertaken within a bunded container. Any spillage shall be immediately reported to the project arboriculturist who will determine what mitigation is required.
- 8.4.4 Fires will not be lit nearer than 5m from the limit of the crown spread, will be downwind of the tree and will be prevented from becoming so large as to affect the tree.
- 8.4.5 Notice boards, telephone cables or other services will not be attached to any part of the tree. Trees to be retained will not be used as anchors for equipment used to remove stumps, roots, other trees or for any other purposes.
- 8.4.6 Care will be exercised when using cranes or similar equipment near the spread of the canopy of a tree.
- 8.4.7 It is essential that allowance be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- 8.4.8 Stumps within the RPA will not be dug or pulled out but are to be ground out. Where possible, and with the agreement of all parties involved, standing stumps and debris should be left as a habitat for wildlife if circumstances allow. (British Standards Institute, 2012) (National House Building Council, 2010) (Wildlife and Countryside Act (Amended), 1981).

8.5 Tree Surgery

- 8.5.1 Tree works shall be carried out in accordance with BS3998:2010 *Recommendations for tree work* (British Standards Institute, 2010), industry best practice and in line with any works already agreed with Mid-Sussex District Council.



- 8.5.2 If during the course of these operations the need for other work becomes apparent, then the advice of the project arboriculturist will be sought. No works other than those detailed within the report will be carried out without the prior written consent of Mid-Sussex District Council.
- 8.5.3 Attention is paid to the common law right to prune overhanging trees back to boundaries. Should this be required then all efforts will be made to contact the tree owner prior to the commencement of works and all work will be undertaken without access onto third party land.
- 8.5.4 The statutory protection afforded by the Wildlife and Countryside Act 1981 (Amended) (Wildlife and Countryside Act (Amended), 1981) and Countryside and Rights of Way Act 2000 (Amended) (Countryside and Rights of Way Act 2000 (Amended), 2000) will also be adhered to. Where there is evidence that bats, nesting birds or other protected species are present then specialist advice will be obtained prior to the commencement of work. Further advice on bats is available from the Bat Conservation Trust (www.bats.org.uk) and on birds from the Royal Society for the Protection of Birds (www.rspb.org.uk).
- 8.5.5 All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.



8.6 Tree Protection Fencing

- 8.6.1 Tree protection fencing will be used to prevent access to the RPAs of retained trees and AWB. A strategy of phased fencing will be erected within the locations shown on TPP ref. 26 3080 - 001. Unless agreed in writing by the project arboriculturist and/or Mid-Sussex District Council the following shall apply:
- 8.6.2 Protective fencing will be erected prior to any works onsite including demolition, groundwork or the importation of plant and materials.
- 8.6.3 Once erected protective fencing shall remain in situ until all construction activities are complete and shall only be varied with the written consent of the project arboriculturist and/or Mid-Sussex District Council. The exceptions being the removal of phased fencing to allow SUDS construction within the AWB and phased fencing to allow working space within the RPAs of T6 and T5.
- 8.6.4 The area to the rear of the protective fencing shall be considered to form a CEZ. No construction activities, storage of materials or pedestrian or vehicular access shall take place within the CEZ without the written consent of Mid-Sussex District Council.
- 8.6.5 Confirmation that the protective fencing has been correctly installed will be sought from the project arboriculturist prior to the start of any demolition works, construction activities or the importation of any plant or materials.
- 8.6.6 Protective fencing will comply fully with BS 5837 and will be erected to the standard described in Figure 1. All weather notices will be attached to the protective fencing at suitable intervals, an example of which is given in Figure 2.
- 8.6.7 Regular daily checks will be carried out by the site manager to ensure that the barriers are still in place and functioning and any damage will be rectified without delay.

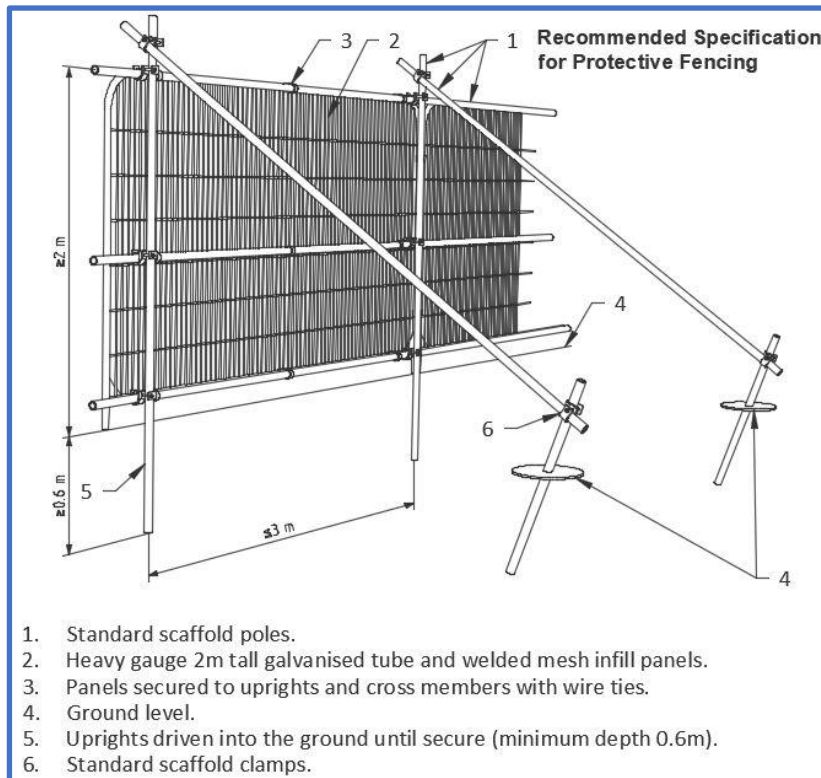


Figure 1: Example of protective fencing (BS 5837:2012)



Figure 2: Example signage to be securely attached to fencing



8.7 Ground Protection

- 8.7.1 Ground protection will be used to protect the RPAs of retained trees and will be installed within the locations shown on TPP ref. 26 3080 - 001. Unless agreed in writing by the project arboriculturist and/or Mid-Sussex District Council the following shall apply:
- 8.7.2 Ground protection will be installed prior to any works onsite including demolition, groundwork or the importation of plant and materials. Areas of ground protection are highlighted in orange on the TPP.
- 8.7.3 Ground protection will be sufficiently robust to prevent damage occurring to the structure of the underlying soil. In order to accord with BS 5837 temporary ground protection will be installed in accordance with the following specification:
- 8.7.4 For pedestrian activities and plant up to 2 tons in weight, proprietary interlinked ground protection boards will be used and placed on top of 150mm depth of compression resistant material (e.g., woodchip) laid onto a geotextile membrane.
- 8.7.5 For wheeled or tracked equipment exceeding 2 tons in weight a structural engineer will design an alternative system. This may include the use of temporary CCS, reinforced concrete slabs or track board systems, details of which are to be approved before construction commences.
- 8.7.6 Once installed ground protection shall remain in situ until all construction activities are complete and shall only be varied with the written consent of the project arboriculturist and/or Mid-Sussex District Council.

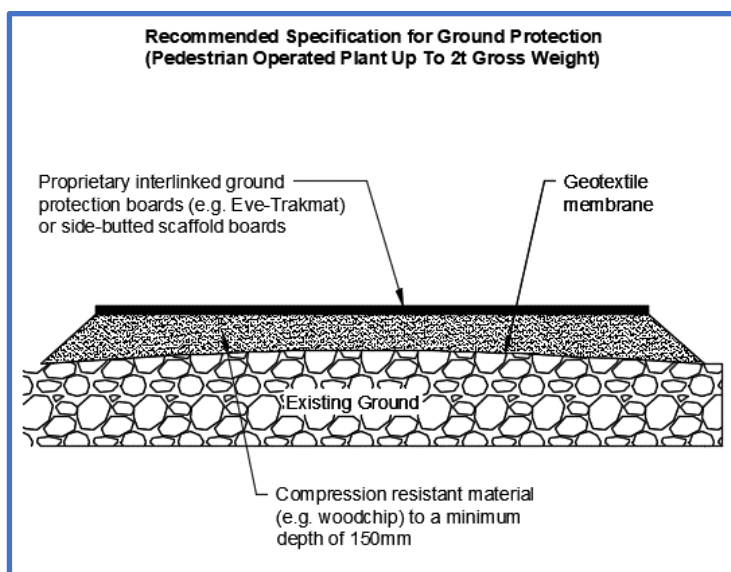


Figure 3: Example of ground protection (pedestrian operated plant up to a gross weight of 2t)



8.8 Hard Landscaping & Fencing – General Precautions

- 8.8.1 In order that damage to nearby trees is avoided during demolition and construction it is essential that existing ground levels are maintained and that the soil remains undisturbed. This will be achieved by adherence to the following methodology of work:
- 8.8.2 The RPAs of all nearby trees are to be marked out using water-soluble marker paint.
- 8.8.3 All staff involved will be made aware of this working methodology.
- 8.8.4 All works to be undertaken using hand tools only. At no point will any heavy machinery be permitted to operate within the RPA unless it is positioned on appropriate ground protection or areas of existing hard surfacing.
- 8.8.5 Any mixing of concrete or cement will be undertaken outside of the RPAs.
- 8.8.6 All works will be monitored and/or supervised by the project arboriculturist.
- 8.8.7 At no point will any reduction in soil levels occur.

8.9 Soft Landscaping – General Precautions within RPA's

- 8.9.1 After development soft landscaping operations have the capacity to cause damage to retained trees if not carried out correctly. In order to avoid unacceptable damage to trees it is essential that all works within the RPA of retained trees is planned and executed in accordance with the following guidelines:
- 8.9.2 Ground preparation will be carried out sensitively to ensure root damage is mitigated as much as is practicable and at no time will heavy machinery or a rotavator be used within any RPA.
- 8.9.3 There shall be no excavation or lowering of soil levels within any RPA.
- 8.9.4 Depressions may be levelled through infilling with a maximum depth of 150mm of loosely compressed good quality topsoil or other porous material.
- 8.9.5 Herbicide applications should be restricted to the use of translocated products such as glyphosate. These will be applied according to the manufacturer's instructions and drift onto non-target plants avoided.
- 8.9.6 Existing vegetation will be removed by hand. Turf will be removed using a mechanical turf stripper where necessary.
- 8.9.7 Compacted areas of soil will be broken up by inserting a garden fork into the soil to a depth of 300mm and gently moving it back and forth. This will be carried out only when



the soil is dry and friable and in a manner which avoids damage to any underlying tree roots.

- 8.9.8 No works will be carried out within any RPAs if the soil moisture is of a level likely to allow compaction.

8.10 Soft Landscaping - General Specifications

- 8.10.1 All native species shall be certified as being of local provenance (Forestry Commission Practice Note 8).
- 8.10.2 Unless otherwise stated all planting stock shall comply with the Horticultural Trade Association National Plant Specification where applicable.
- 8.10.3 All plants will be supplied, handled, planted and maintained in accordance with CPSE 'Code for Handling and Establishing Landscape Plants' unless stated otherwise.
- 8.10.4 All existing trees and hedges shall be protected in accordance with BS 5837 for the duration of the works.



Appendices



Appendix 1 Site Photographs



Photograph 1: Trees along western boundary



Photograph 2: Area of boundary through which access road will be installed. T1 Oak to left in full leaf



Photograph 3: Trees to eastern boundary



Photograph 4: Trees to northern corner



Photograph 5: T6 Lime



Appendix 2 Glossary of Terms and Abbreviations

TO (Tree Officer)	Representative officer of the LPA for tree related matters within the area of the authority.
LPA (Local Planning Authority)	The local government body that deals with all planning related issues within the area of the authority.
RPA (Root Protection Area)	Layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m ² .
TPP (Tree Protection Plan)	Scale drawing prepared by an arboriculturist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the AMS, which can be shown graphically.
CEZ (Construction Exclusion Zone)	Area based on the RPA (in m ²), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection, fit for purpose to ensure the successful long-term retention of a tree.
AIA (Arboricultural Implications/Impacts Assessment)	Study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.
AMS (Arboricultural Method Statement)	Methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree.
TPO (Tree Preservation Order)	A TPO is an order made by the LPA in respect of trees or woodlands. The principal effect of a TPO is to prohibit the: • cutting down, • uprooting, • topping, • lopping, • wilful damage, or • wilful destruction of trees without the LPAs consent. The cutting of roots, although not expressly covered in (1) – (4) above, is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent.
CA (Conservation Area)	The law relating to CAs is in Part II of the Planning (Listed Buildings and Conservation Areas) Act 1990. CAs are areas of special architectural or historical interest the character or appearance of which it is desirable to preserve or enhance. They are designated by LPAs and are centred on listed buildings. Other buildings and landscape features, including trees, may also contribute to the special character of a CA.
NJUG (National Joint Utilities Group)	Trade Association for street works issues. Promotes best practice, self-regulation and a two-way relationship with Government and other relevant stake holders.



Appendix 3 Tree Survey

Scope and Method of Survey

- The report is concerned with the arboricultural aspects of the site only.
- The survey has been carried out in accordance with BS 5837: 2012 *Trees in relation to design, demolition, and construction - Recommendations*.
- The reference numbers of surveyed trees and tree groups are shown on the TCP/TPP, which is based on the scale drawings supplied.
- The tree survey was carried out from ground level only.
- No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- Tree heights were estimated to the nearest 1m.
- Trunk diameters have been measured in accordance with Annex C of BS 5837: 2012. Diameters of single stem trees on level ground have been measured at 1.5m above ground level. The diameters of other commonly encountered stems have been measured where most appropriate and this is recorded within the schedule.
- The combined stem diameters for multi-stemmed trees have been calculated in accordance with BS 5837: 2012 paragraph 4.6.1. RPAs are calculated as an area equivalent to a circle with a radius 12 times the stem diameter.
- Tree canopies have been measured either by use of a laser range finder, tape measure or estimated where access has not been possible.
- No access was made onto third party property. Dimensions for trees on adjacent property, and those that at the time of the survey were inaccessible due to dense vegetation or adverse topography, have been estimated.
- The positions of trees not included on a topographical survey have been measured as accurately as possible. These positions must be considered approximate only. If the position of these trees is of critical importance, then a surveyor should be engaged to accurately record their location.
- This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.



Summary of Categories BS 5837:2012

Trees unsuitable for retention	
U	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Identified by dark red colouration on the TCP/TPP. These trees should not be a consideration in the planning process.
Trees to be considered for retention	
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years. Identified by light green colouration on the TCP/TPP.
B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Identified by mid blue colouration on the TCP/TPP.
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. Identified by grey colouration on the TCP/TPP. The following subcategories are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.
1: Mainly arboricultural values	
A1	Trees that are of particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups, or of formal or semi-formal arboricultural features (e.g., the dominant and/or principal tree within an avenue).
B1	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., the presence of significant though remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit category A designation.
C1	Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
2: Mainly landscape values	
A2	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.
B2	Trees present in numbers, usually 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.
C2	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
3: Mainly cultural values, including conservation	
A3	Trees, groups, or woods of significant conservation, historical, commemorative, or other value (e.g., veteran trees or wood-pasture).
B3	Trees with material conservation or other cultural value.
C3	Trees with no material conservation or other cultural value.

Table 3: Categories and descriptions as described in BS 5837:2012 Table 1



Explanation of Tree Survey Schedule

TREE No:	Allocated tree number, this may or may not be tagged onsite.
HEIGHT:	Height of tree in metres.
DBH:	Diameter of the tree at 1.5m from ground level or as otherwise described within Annex C of BS 5837:2012.
CROWN SPREAD:	Shown as compass points N, E, S, W.
CROWN HEIGHT:	Height of lowest branch foliage.
FIRST SIGNIFICANT BRANCH:	Height above ground level of lowest significantly sized branch.
AGE CLASS:	Y Young (less than 1/3 through life expectancy). MA Middle aged (from 1/3 to 2/3 through life expectancy). M Mature (over 2/3 through life expectancy). OM Over-mature (beyond average life expectancy). V Veteran (of biological, cultural, or aesthetic value, usually beyond typical age range).
ESTIMATED REMAINING CONTRIBUTION:	The estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition. (NB. This assumes that there will be no physical changes to its immediate environment).
BS CATEGORY:	(Please refer to the BS 5837:2012 Table 1 for detailed descriptions) U: Trees unsuitable for retention – 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. A: Trees of high quality – with an estimated remaining life expectancy of at least 40 years. B: Trees of moderate quality – with an estimated remaining life expectancy of at least 20 years. 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.
PHYSIOLOGY, STRUCTURE, WORKS REQUIRED:	Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality, and overall structural integrity.
ESTIMATED:	Y/N (Estimated stem dimension).

Table 4: Explanation of Tree Survey Schedule



Appendix 4 Tree Schedule

Site: Proposed Padel Courts

Surveyor: Keith Macgregor MSc, Dip.Arb(RFS), M.Arbor.A

Date of Survey: 13/11/2025

Tree No.	Species	Age	DBH (approx. mm)	No. of Stems	BS Category	Height (approx. m.)	Crown clearance	FSB Height	FSB Directions	Crown Spread N	Crown Spread E	Crown Spread S	Crown Spread W	Condition	Life Expectancy	Comments	Recommendations
T1	Common Oak (Quercus robur)	EM	250	1	C1	11	3	3	N	3.5	3.5	3.5	2	Good	10+	Slightly asymmetrical crown due to adjacent suppression.	
T2	Field Maple (Acer campestre)	EM	330	1	C1	11	5	3	N	3.5	3.5	3.5	3.5	Fair	10+	Previously pollarded at 1.5m.	
T3	Sycamore (Acer pseudoplatanus)	EM	300	1	U	11	6	5	E	3.5	3.5	3.5	3.5	Poor	<10	Twin stem at 2m. Major stem wound at 3m significantly reducing value and longevity of tree.	
G4	Field Maple (Acer campestre)	EM	250	1	C2	11	2	2	E	3	3	3	3	Poor	10+	Approx 12 trees in group along boundary. All previously cut and regrowing at 1.5m where likely to have been a lapsed hedge.	
T5	Horse Chestnut (Aesculus hippocastanum)	EM	470	1	C1	9	2	2	E	4	5	4	5	Fair	10+	Deadwood present including dead branch over road. Some parts of crown showing less vigour than others. Bacterial wetwood exudation evident at 20cm ne.	
T6	Common Lime (Tilia X europaea)	M	560	1	A1	18	2	3	E	7	7	7	7	Good	40+	Some deadwood in crown and basal growth as typical for species. No significant defects.	



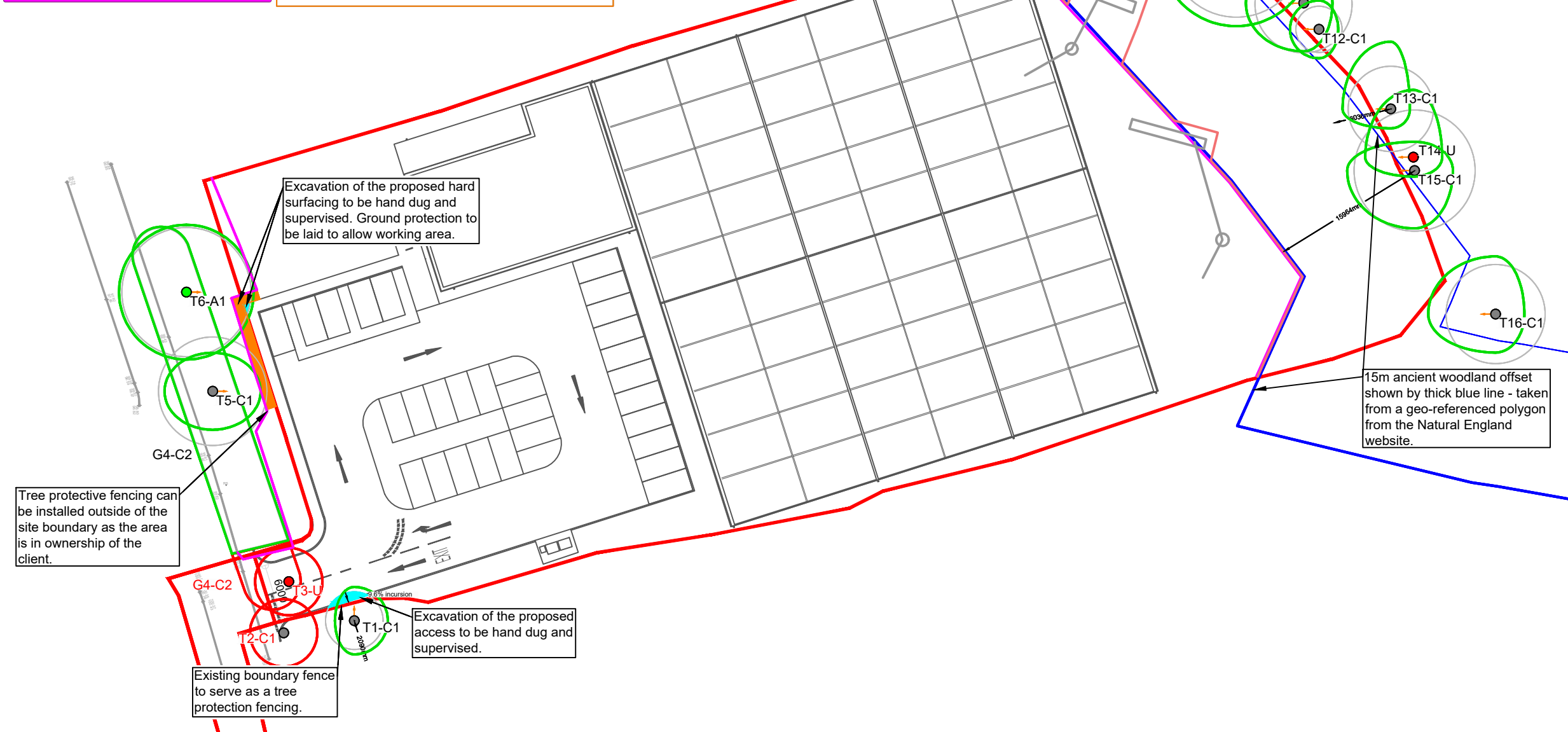
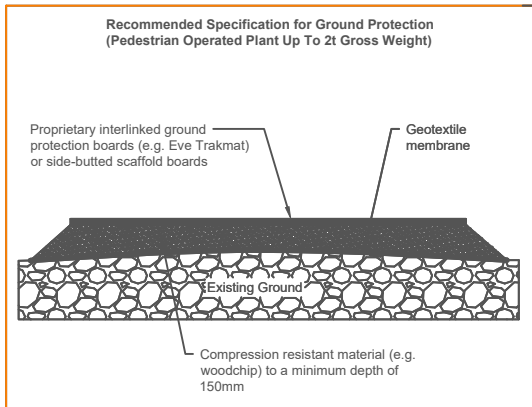
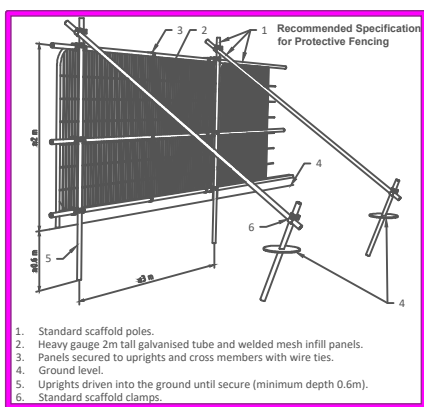
Tree No.	Species	Age	DBH (approx. mm)	No. of Stems	BS Category	Height (approx. m.)	Crown clearance	FSB Height	FSB Directions	Crown Spread N	Crown Spread E	Crown Spread S	Crown Spread W	Condition	Life Expectancy	Comments	Recommendations
T7	Sycamore (Acer pseudoplatanus)	EM	360	1	C1	11	3	1.5	S	4	5	6	4	Fair	10+	Neighbouring tree with swept stem and young oak growing against base.	
T8	Common Oak (Quercus robur)	EM	380	1	C1	9	3	3	W	7	4	2	4	Poor	10+	Suppressed with leaning upper stem.	
T9	Sycamore (Acer pseudoplatanus)	M	500	1	B1	15	2	5	W	7	3	5	8	Fair	20+	Neighbouring tree with young oak growing from base and through canopy.	
T10	Common Oak (Quercus robur)	M	590	1	B1	17	2	5	W	4	8	8	8	Fair	20+		
T11	Common Oak (Quercus robur)	EM	420	1	C1	16	2	3	W	5	3	5	6	Fair	10+	Neighbouring tree. Asymmetrical crown due to adjacent trees. Two dead Birch stems hanging in tree.	Remove dead Birch stems
T12	Common Oak (Quercus robur)	SM	200	1	C1	11	2	1	W	3	2	3	3	Fair	10+	Neighbouring tree.	
T13	Common Oak (Quercus robur)	EM	370	1	C1	14	2	2	W	7	2	2	5	Fair	10+	Neighbouring tree with asymmetrical crown.	



Tree No.	Species	Age	DBH (approx. mm)	No. of Stems	BS Category	Height (approx. m.)	Crown clearance	FSB Height	FSB Directions	Crown Spread N	Crown Spread E	Crown Spread S	Crown Spread W	Condition	Life Expectancy	Comments	Recommendations
T14	Sycamore (Acer pseudoplatanus)	M	270,310,320	3	U	15	3	4	W	7	3	2	5	Fair	10+	Major decay in one stem and stem base.	Fell asap for safety reasons
T15	Sycamore (Acer pseudoplatanus)	M	300,430	2	C1	16	2	3	W	3	4	6	7	Fair	10+	Neighbouring tree with asymmetrical crown.	
T16	Sycamore (Acer pseudoplatanus)	M	430	1	C1	15	3	2	W	6	3	4	7	Fair	10+	Neighbouring tree with asymmetrical crown.	



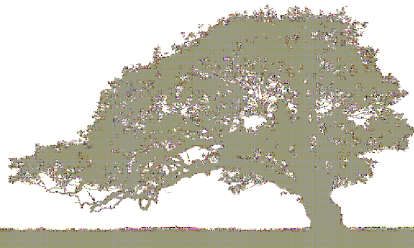
Appendix 5 Tree Protection Plan



KEY

- 1 TREE NUMBER
- TREE
- CATEGORY 'A' TREE
- CATEGORY 'B' TREE
- CATEGORY 'C' TREE
- CATEGORY 'U' TREE
- FIRST SIGNIFICANT BRANCH AND DIRECTION
- ROOT PROTECTION AREA
- SITE BOUNDARY
- PHASE 1 FENCING
- PHASE 2 FENCING
- AREA OF SUPERVISED EXCAVATION
- TEMPORARY GROUND PROTECTION
- ANCIENT WOODLAND AND BUFFER ZONE
- DRAINAGE RUN

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Client
Padel Centric Ltd

Site
Crabbet Park Padel Courts Rev 1

Drawing Title
Tree Protection Plan

Rev.	Details	Date
-	-	-

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Project No 26 3080	Surveyed by KM
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Drawn by LB	Checked by KM
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Date 31/07/2026	Scale 1:500@A3
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Drawing Number 26 3080 TPP 01	Rev -
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General Precautions

All trees which are being retained onsite will be protected by protective fencing and/or ground protection as detailed in the following sections. Protective fencing will be erected before any materials or machinery is brought onto the site and before any demolition, development or stripping of soil commences. Once erected fencing will be regarded as sacrosanct and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the Local Planning Authority.

Care will be taken to avoid damage in the following ways:

- Oil, bitumen, cement or other material likely to be injurious to a tree will not be stored or mixed within 10m of any trunk unless contained within a bunded structure.

- Concrete mixing will not be carried out within 10m of a tree unless undertaken within a bunded container. Any spillage shall be immediately reported to the project arboriculturist who will determine what mitigation is required.
- Fires will not be lit nearer than 5m to the limit of the crown spread, will be down-wind of the tree and will be prevented from becoming so large as to affect the tree.
- Notice boards, telephone cables or other services will not be attached to any part of the tree. Trees to be retained will not be used as anchors for equipment used to remove stumps, roots, other trees or for any other purposes.
- Care will be exercised when using cranes or similar equipment near the spread of the canopy of a tree.

It is essential that allowance be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

- Stumps within the RPA will not be dug or pulled out but are to be ground out. Where possible, and with the agreement of all parties involved, standing stumps and debris should be left as a habitat for wildlife if circumstances allow. (British Standards Institute, 2012) (National House Building Council, 2010) (Anon., 1981).