



Arbor Cultural Ltd. *Providing Expertise on Your Trees*®

**BS5837 Arboricultural Report and
 Arboricultural Impact Assessment**

OUR REFERENCE	AC.2026.1005
CLIENT	Mr Nick Couling, Westcoast Developments
SITE	Commercial Element for Prince Albert Public House, Copthorne Bank, Copthorne, Crawley, RH10 3QX
REPORT BY	I S Thompson (known as Tom) M. Arbor. A., BSc. (Hons) Arb, MSc. eFor
DATE	16th August 2026
DATE OF SITE VISIT	23rd July 2026

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**Commercial Element for Prince Albert Public House, Copthorne Bank,
Copthorne, Crawley, RH10 3QX**

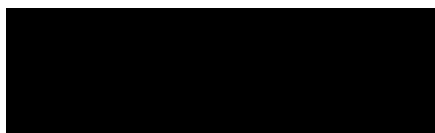
Application Ref No Unknown **Commercial unit in the southeastern area of the site for storage and retail, along with the redesign of the car park with an outside area and a pub garden.**

Report produced by

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Signed



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Date.....16th August 2026.....

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Executive Summary

The proposal is to construct a commercial unit in the southeastern area of the site for storage and retail, along with the redesign of the car park with an outside area and a pub garden at Prince Albert Public House, Copthorne Bank, Copthorne, Crawley, RH10 3QX.

The impact of the retained trees on the proposed building and vice a versa have been assessed and found to be consistent with the long-term health of the retained trees and sustainability of the building provided that build and protection methods in accordance with industry best practice and BS 5837: 2012 (Trees in relation to design, demolition and construction – recommendations), are followed as specified.

This report includes supporting arboricultural information to accompany the planning application. The supporting information demonstrates that there will be no encroachment into the RPAs (Root Protection Areas), of any protected trees as a result of the proposed development. The tree protection measures, and any mitigation measures are also outlined.

The National Planning Policy Framework (NPPF) document further emphasizes the importance of trees and the natural environment.

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- 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,” (NPPF, July 2024).

Possible conflicts are:

There is one tree and one hedge that require their Root Protection areas (RPAs) to be protected during the proposed development.

This is addressed in the Arboricultural Method Statement (AMS) Section 1, Construction Exclusion Zone, as shown on the tree protection plan AC.2026.1005 TPP-01 Rev A.

Site access is addressed in Section 3 of the AMS, Access Details, and on the tree protection plan AC.2026.1005 TPP-01 Rev A.

The AMS addresses Contractors' Car Parking in Section 4, Site Huts and Toilets in Section 5, and Storage Space in Section 6, and on the tree protection plan AC.2026.1005 TPP-01 Rev A.

There are some recommendations for tree work. This is in Section 12 of the AMS, Remedial Tree Work.

The recommendations for supervision are addressed in Section 16 of the AMS, Arboricultural Supervision.

Executive Summary Conclusion

The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the new infrastructures.

Tree size, future growth, light/shading, leaf, and fruit nuisance etc. have received due attention and are not considered to be an issue. This is due to the considerable distance of the retained trees from the development and the protection measures proposed within this report.

Overall, the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors e.g., the positioning of a stout fence is placed between the retained trees and all construction activities and, where access is required, ground protection measures are installed prior to commencement of any works and for it to remain intact and in position throughout the duration of the construction activities.

1 Terms of Reference

1.1 I have been instructed in writing by Mr Nick Couling of Westcoast Developments with regards to a planning application to be made by himself in respect of the above development at Prince Albert Public House, Copthorne Bank, Copthorne, Crawley, RH10 3QX and report on the following in accordance with BS 5837 Trees in Relation to Design, Demolition and Construction - Recommendations 2012:

- I. Tree survey
- II. Arboricultural Impact Assessment
- III. Arboricultural Method Statement
- IV. Tree Protection Plan

1.2 The site was surveyed by I. S. Thompson (known as Tom) on Thursday 23rd July 2026. The weather was dry and sunny, and visibility was good. The relative quantitative and qualitative tree data was recorded to assess the condition of the trees, their value, and any constraints that they pose to the prospective development and where necessary the tree protection measures, and construction methods required to ensure their safe retention.

1.3 The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any tree work that is required.

1.4 I have based this report on my site observations and investigations, and I have come to conclusions in the light of my qualifications obtained and experience gained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and forestry and list the details in Appendix I.

1.5 Limitations and Use of Copyright:

- 1.5.1** All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of Mr Couling and his associates. It may not be sold, lent out, or divulged to any third party not directly involved in this situation without the written consent of Arbor Cultural Ltd. This report will remain the intellectual property of Arbor Cultural Ltd. until payment has been received in full.
- 1.5.2** This report contains all my advice and opinions and any representation and/or statements that have or may have been made which are not specifically and expressly included in this report should not be relied upon and no responsibility is taken for the accuracy of such statements.
- 1.5.3** The Inspections were conducted based on ground level, Visual Tree Assessment (VTA) examination of external features of each individual tree. Binoculars were used to assess the aerial parts. The report and recommendations relate to the condition of the trees and their relationship to their surroundings at the time of inspection only. All measurements, proportions and assessments of age are approximate.
- 1.5.4** Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), presence of deadwood and die back, fractured, and detached limbs, evidence of excessive basal movement and external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

- 1.5.5** Trees are living organisms whose health and condition can change rapidly. The conclusions and recommendations in this report are only valid for one year. This report will be invalidated if there are any changes to the site as it stands at present, e.g., building of extensions, excavation works, importing of soils, extreme weather events etc.
- 1.5.6** The survey findings are of a preliminary nature regarding assessment of risk of direct damage (by contact) from trees to built structures. No soil samples were taken, or trial pits were dug, therefore no risk assessment was conducted regarding subsidence (indirect damage). No parts of the drainage or service systems were inspected on site as I am not qualified to do so.
- 1.5.7** If you, or your advisers, have at your disposal any information to suggest that the existing property is or has been suffering any tree related structural defect, I would ask that you release the information to us. All relevant data is presented within this report together with any recommendations for further analysis, as appropriate.
- 1.6** A principal aspect of tree inspections in relation to proposed developments is an assessment of the risk posed by trees in proximity to people or property. Generally, tree risk will increase with the age of the trees. The benefits afforded by the trees will also increase with age. The management recommendations will be guided by an analysis of the risk posed by the trees and the benefits afforded by them.

1.7 Documentation

1.7.1 The following documentation was provided when the work was commissioned.

- Letter/Email to confirm commission of the work.
- Plan of the site, Ref UAN Copthorne P2-P3 260401, received on the 13th of July 2026, showing the existing and proposed layout.

1.8 Disclaimer

1.8.1 I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

1.8.2 Following an initial site visit to assess the likely position of the proposed development, the following arboricultural information is provided in support of the application.

2. Introduction

2.1 Site

2.1.1 The site of the proposed development is within the current boundary of the Prince Albert Public House, Copthorne Bank, Copthorne, Crawley, RH10 3QX, and will be adjacent to several currently unprotected but significant trees. Following the site meeting the measures identified in this report are designed to minimise any likely impacts of the trees on the new structure and its foundations and any likely impacts of the construction on the retained trees, see plan AC.2026.1005 TPP-01 Rev A attached.

2.2 Trees

2.2.1 The trees are located within the site and along its boundaries. Seven trees (T01, T02, and T04–T08) stand within the site itself; T03 (common walnut) is sited in the adjacent property with its crown extending over the boundary into the site; and H09, a mixed-species boundary hedge, lies on the neighbouring side of the boundary fence. A schedule of the trees, their condition and category of retention is attached as Appendix IV.

2.2.2 An accurate topographical survey of the site was provided. Additional tree locations were measured in relation to the site boundaries and other known features and triangulated and are accurate to +/-1.5m. So, the drawing number AC.2026.1005 TPP-01 Rev A provides a good representation of the tree location in relation to the site and the proposed development.

- 2.2.3** The trees have been assessed and categorised in relation to the methodology in Table 1 of BS 5837 (2012) Trees in Relation to Design, Demolition and Construction, as specified in Appendix II. The results are recorded in Appendix IV.
- 2.2.4** There were a total of 8 individual trees and one boundary hedge surveyed (T01–T08 and H09). T01 is a goat willow *Salix caprea*, see Image 1 in Appendix III. T02 is a silver birch *Betula pendula*, see Images 2 and 3. T03 is a common walnut (*Juglans regia*), see Image 4. T04 and T05 are both Lawson cypress *Chamaecyparis lawsoniana*, see Images 5 and 6. T06 is a pedunculate oak *Quercus robur*, and T07 is a Japanese cherry *Prunus sargentii*, see Image 7. T08 is a plum (*Prunus cerasifera*), see Image 8.
- 2.2.5** The hedge (H09) is a mixed-species boundary hedge comprising predominantly Lawson cypress with hazel and climbers, see Images 9 and 10. Categorised in accordance with BS 5837 (2012), one tree (T02) fell within Category U, three trees (T03, T07 and T08) within Category B, four trees (T01, T04, T05 and T06) within Category C1, and the boundary hedge (H09) within Category C2.
- 2.2.6** Any trees not included individually in the survey were either in groups or had other trees whose constraints exceeded theirs in respect to the proposed development and all associated works.
- 2.2.7** All tree works considered necessary for health and safety reasons or to facilitate the development will be agreed with the Local Planning Authority and undertaken in accordance with the planning conditions attached to the planning consent. They will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works, unless otherwise specified with clear justification for any deviation from the British Standard. This will be undertaken by an arboricultural contractor approved by the Local Authority Tree Officer.

2.2.8 If at any time additional pruning works are required permission must be sought from the Local Planning Authority first and then conducted in accordance with BS 3998 Recommendations for Tree Works (2010), unless otherwise specified with clear justification for any deviation from the British Standard. This will be undertaken by an arboricultural contractor approved by the Local Authority Tree Officer.

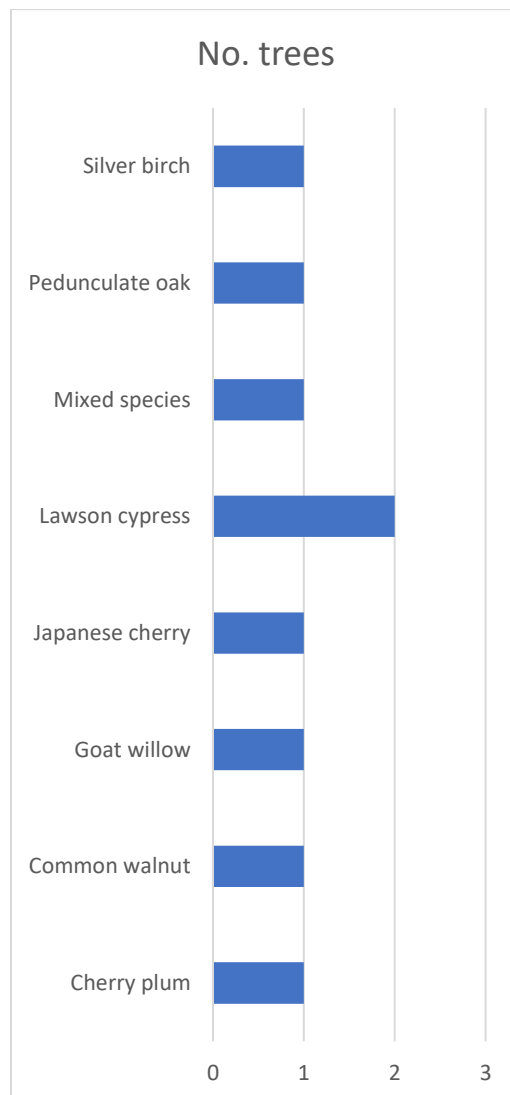


Chart 1 Species Mix

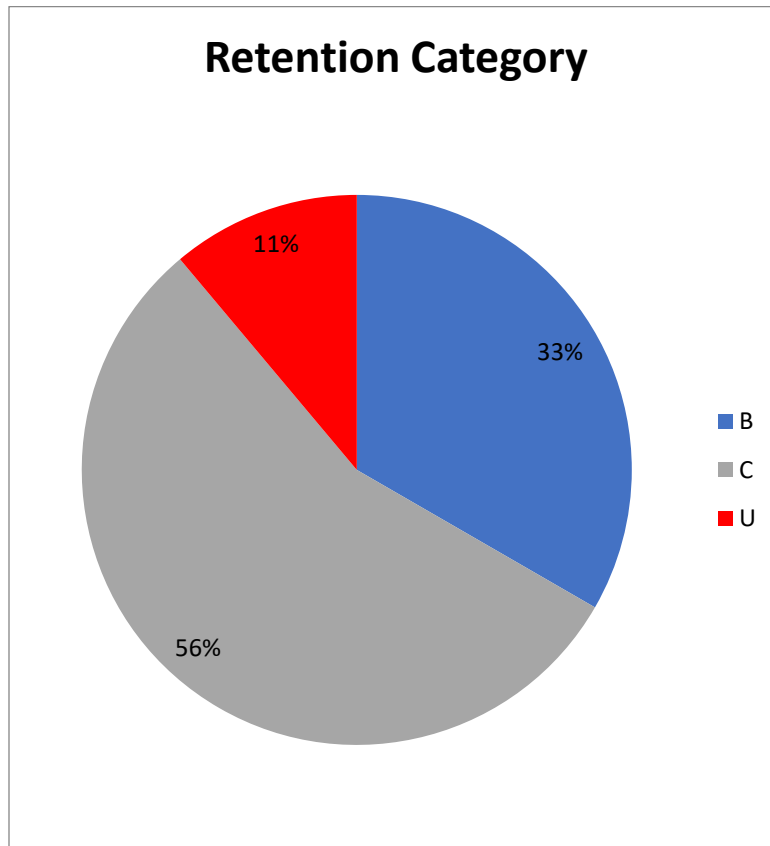


Chart 2 BS5837 Tree Retention Categories

2.3 Proposed Development

2.3.1 The proposed works consist of a commercial unit in the southeastern area of the site for storage and retail, along with the redesign of the car park with an outside area and a pub garden.

2.4 Issues of Light and Shading

2.4.1 There will be some shading of the rear of the commercial building from H09. There are no windows on this side of the building, so it is not a constraint.

2.4.2 It is not anticipated that the proposed development will increase pressure for tree pruning or tree removal due to shading or the loss of natural light.

2.5 Description (including levels)

2.5.1 This is currently a detached public house and car park in the north of the plot with some recreation space in the south. The site is essentially level.

2.6 Soils

2.6.1 There is no information provided about the soils and there was no on-site investigation undertaken but the British Geological Society (BGS) viewer indicates that the sub soil is Upper Tunbridge Wells Sand-Sandstone and siltstone, (BGS Viewer, 2026).

2.6.2 The BGS viewer has no information about the likely drift layer, (BGS Viewer, 2026).

2.6.3 A soil compaction test was undertaken using a Dickey John penetrometer to assess the soil compaction at various locations around the site.

2.6.4 The Dickey John returned readings of up to 100lb/in² for the first 100-200mm. This then increased to greater than 300lb/in² below that level.

2.6.5 It is unlikely that the soil below foundation depth will be of a shrinkable nature but there may still be pockets of shrinkable clay.

3 Arboricultural Impact Assessment

3.1 Presence of Tree Preservation Orders (TPO) or Conservation Area

3.1.1 The Local Planning Authority has not yet been contacted to establish whether any Tree Preservation Order (TPO) covers any of the trees, or to determine if the site is situated within a Conservation Area (CA). It would be necessary to determine whether either of these planning controls are in operation before commencement of any tree works.

3.1.2 The client has informed me that there are no TPOs in place on or adjacent to the property. I have confirmed this using the online TPO checking system, but the Local authority has not been approached to confirm the status or validity of the TPO.

3.1.3 The site is not in a Conservation Area. I have checked using the online mapping system, but this has not been verified with the LPA.

3.1.4 Exemptions

There are two exemptions when this notification or permission are not required. They are detailed below:

- Removal of an imminent threat to people or property
- Removal of deadwood or dead trees

3.2 Effects on Amenity Value of Trees by Development and Facilitation Pruning

3.2.1 There are seven that are proposed for removal as part of this application. T02 the silver birch tree is due to its declining and unsafe condition. The other six, T01, T04, T05, T06, T07, and T08 are due to conflicts with the proposed design. These are poor quality or small trees with limited amenity value and there is a significant landscaping scheme including replacement trees. Consequently, there will be a minimal effect to the amenity value of the area.

3.3 Potential incompatibilities between layout and trees proposed for retention.

3.3.1 There is no proposed construction of foundations within the RPA of any retained trees.

3.3.2 There will not be any services installed within any Root Protection Area (RPA). The services will be taken of the existing supply to the public house.

3.3.3 The crowns of all retained trees will remain unaffected by the proposed development. All tree surgery works will be undertaken prior to construction activity and in accordance with the Arboricultural Method Statement Section 12 Remedial Tree Works.

3.3.4 Site access will be from the northern end of the site, which is the existing car park entrance.

3.4 Infrastructure requirements – Highway Visibility, Lighting, CCTV, Services

3.4.1 There is no requirement for any tree removal or pruning to create adequate highway visibility. There will be no requirement for street lighting or CCTV visibility, or services close to any of the trees.

3.4.2 No services or other infrastructure requirements will have any impact on the retained trees.

3.5 Mitigating tree loss and new planting

3.5.1 There is limited space for new tree planting, but the garden area is being re-landscaped to improve the general appearance of the site.

3.5.2 The landscaping is being addressed in a separate plan and methodology.

3.6 Proximity of trees to structures

3.6.1 The impact of trees on buildings and vice versa and allowance for future growth have all been considered in the siting of the new buildings and structures. Tree size, future growth, light/shading, leaf, and fruit nuisance etc. have received due attention and are not considered to be an issue. This is due to the considerable distance of the retained trees from the development and the protection measures proposed within this report.

- 3.6.2** The structure has been placed well outside of the RPAs of trees and therefore exceeds the recommendations of BS 5837.
- 3.6.3** Overall, the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are adhered to at all times by the contractors e.g., the positioning of a stout fence is placed between the retained trees and all construction activities prior to commencement of any works and for it to remain intact and in position throughout the duration of the construction activities.

3.7 Issues to be addressed by the arboricultural method statement.

- **Protective fencing to be established around the retained trees.**
- **Site access**
- **Contractor's parking, welfare facilities, and storage areas**
- **Remedial tree work**

References and Bibliography and Glossary of Terms

References and Bibliography

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- Mercer G., Reeves A., and O'Callaghan D. (2012) The Relationship between Trees, Distance to Buildings and Subsidence Events on Shrinkable Clay Soil, Arboricultural Journal: The International Journal of Urban Forestry, 33:4, 229-245
- National House Building Council, (1992) Building near trees. NHBC Standards, Chapter 4.2
- Town & Country Planning Act Part VIII (1990). Issued by the Secretary of State for the Environment, HMSO.

Glossary of Terms

Bacterial canker	Has lesions on the stems that can exude a gum like exudate that carries the bacteria.
Brash	Thin wood removed from trees.
Chlorosis/Chlorotic.	An abnormal yellowing or blanching of the leaves due to lack of chlorophyll.
Canopy/Crown	Foliage bearing part of the tree.
Crown lifting.	The removal of the lower branches of the tree.
Crown thinning.	The complete removal of selected limbs/lateral branches to thin the density of the crown.
Dysfunctional wood	Woody tissue no longer functions.
Epicormic growth	Young, vigorous shoots arising from the external tissues of a stem. Epicormic growth is usually induced if a limb is removed or is broken off and the light factor changes (sprouts) or if a woody plant is coppiced or pollarded.
Flush cut	A pruning cut close to the parent stem which removes part of the branch bark ridge.
Heartwood	The heartwood is the dark area in the centre of the tree.
Lateral branch	A side branch which arises from a main stem.
Mulch	A layer of bulky organic material placed around the stem.
Occlusion (Occluded)	The process of wound wood closing a wound.
Parasitic	Organisms that live off other organisms, or hosts, to survive
Pathogen	A micro-organism which causes disease in another organism.
Reaction Wood	Additional wood that is put on by a tree to address increased loads.
Reaction Zone	An area where reaction wood is formed.

Glossary of Terms Continued

Saprotrophic	Organisms that at obtain their nutrition from non-living organic materials.
Soft rot	A kind of wood decay in which a fungus degrades cellulose within the cell walls, without causing overall degradation of the wall.
Stem	Principal above ground structural component(s) of a tree that supports its branches.
White rot	Various kinds of wood decay in which lignin, usually together with cellulose and other wood constituents is degraded.
Wound	Injury in a tree caused by a physical force.
Wound Wood	Additional wood that it put on by a tree is reaction to damage or wounding, with the aim of healing over the wound.

Appendix I Abridged CV: Qualifications and Experience

I S Tom Thompson BSc (Hons Arb), MSc eFor, MArborA Cert Arb

1 Qualifications

Subjects	Level	Dates
Bond Solon Expert Witness Training (CUBS)	Pass	2017
International Society of Arboriculture Certified Arborist	Pass	May 2012
Professional Tree Inspection Course (LANTRA)	Pass	April 2011
BSc Hons Arboriculture	(2.1)	2008 2009
FdSc Arboriculture	Distinction	2004 2007
MSc. Environmental Forestry (MSc eFor)	Pass	2001 2002
BSc. Hons Env Science (Conservation Management)	(2.2)	1997 2000
Environmental Studies	Access Course	1996 1997
Forestry & Practical Environmental Skills	NVQ I & II	1996 1997

2 Career Summary

Tom Thompson is a professional member of the Arboricultural Association (AA), an International Society of Arboriculture (ISA) Certified Arborist, Chairman of the Consulting Arborist Society (CAS).

He has worked in the private and public sector, before setting up Arbor Cultural in 2014, to promote the value and benefits of trees.

He currently heads up the BIM4Arb group promoting Building Information Modelling (BIM) to the arboricultural industry.

He then spent five years working in new woodland creation, firstly for ADAS in the National Forest and then for 18 months with the Forestry Commission in Cobham, Kent. During this time, he began a degree in Arboriculture through Myerscough College.

This course enabled him to make the transition from forestry to arboriculture where he spent 5 years as a tree officer, firstly at St Albans and then more recently at King's Lynn and West Norfolk. He joined Connick Tree Care in May 2012, where he worked as their Principal Arboricultural Consultant.

Having worked as the principal tree consultant at Connick tree care for two years he established Arbor Cultural Ltd. in 2014, with the intent to provide professional advice in all aspects of tree consultancy, to enable clients to obtain planning permission, house purchase completion, and successfully address all tree related health and safety matters. He is passionate about trees, and he is keen to promote the economic value and benefits of the urban forest.

3 Areas of Competence

- Tree hazard risk assessments for tree owners
- Decay assessment and mapping.
- Mortgage and Insurance reports to assess the influence of trees on buildings.
- Pre-development site surveys and arboricultural implication studies
- Tree management reports to prioritise maintenance programs.
- Tree related insurance claims
- Diagnosis of tree disorders
- Arboricultural Expert Witness

4 Selected Continual Professional Development

Tom continually keeps up to date with regular in person and online training to exceed the requirements of all his professional membership.

These are UK, European, and American based trainings.

He regularly attends conferences, and networking events to share and discuss current and future developments on the arboricultural industry and associated industries.

Subjects covered include:

- Tree Risk Assessment
- Decay Detection Equipment
- Tree Biomechanics
- Tree Pull Testing
- Expert Witness
- Pest and Diseases
- Tree Valuation and Economics
- Veteran Tree Management
- Tree Population Management
- Building Information Modelling
- Digital Practice
- Business Management
- Trees and Buildings
- Tree Law and Policy
- Soil and Tree Interaction
- Tree Pruning Practices
- Biodiversity and Wildlife
- Designing with Trees
- Young Tree Establishment

Training Providers Include but are NOT Limited to:

- Arboricultural Association
- Consulting Arborist Society
- International Society of Arboriculture
- Municipal Tree Officers
- London Tree Officers
- LANTRA
- Rinntech
- Claus Mattheck / IML
- Frank Rinn / Rinntech
- Landscape Institute

5. Professional Affiliations

Arboricultural Association (AA) Professional Member	since 2008
International Society of Arboriculture (ISA) Certified Arborist	since 2012
Consulting Arborists Society (CAS) Professional Member	since 2014
Royal Forestry Society	since 1999

Appendix II Key to BS5837 Tree Survey Records

Tree No. Tree numbers applied as T1 etc. to each tree are as per the Tree Survey Plan and subsequent drawings, where trees occur as a cohesive group these are suffixed with a G, they are assessed as such, with all size data being given as mean figures unless otherwise stated. Any trees on-site and off-site that are appropriate to be included but are omitted from the topographical survey supplied are included in the schedule, though their positions are shown only indicatively.

The measurement conventions are as follows.

- a) Height, crown spread, and crown clearance are recorded to the nearest half metre (crown spread is rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m.
- b) Stem diameter is recorded in millimetres, rounded to the nearest 10 mm (0.01 m).
- c) Estimated dimensions (e.g., for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g., suffixed with a “#”).

Height (m) Tree height measured in metres.

Stem Diameter (mm) Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS 5837 Annex C.

Branch Spread (m) Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

Height of Lowest Branch (m)

& Direction of growth Height above ground in metres of the lowest branch and use of the four cardinal points of the compass.

Life Stage:

- Y Young** A recently planted or establishing tree that could be transplanted without specialist equipment, i.e., up to 12-14cm stem diameter.
- SM Semi-Mature.** An establishing tree which is still exhibiting apical dominance and has significant growth potential.
- EM Early Mature.** A tree that has reaching its ultimate potential height and has lost its apical dominance, and whose growth rate is slowing down but will still has potential for a significant increase in stem diameter and crown spread and has a significant safe life expectancy remaining.
- M Mature** A tree with limited potential for any increase in size but with reasonable safe useful life expectancy.
- OM Over Mature** A senescent or moribund specimen with a limited safe useful life expectancy.
- V Veteran** A tree of great age for species with important biological, aesthetic, conservation, or cultural value. Trees are in a state of decline due to old age.

Condition of Trees

Physiological Condition (P) An assessment of the physiological condition (i.e., health/vitality) of the tree categorised into:

- Good** A tree in a healthy condition with no significant problems
- Fair** A tree generally in good health with some problems that can be remediated.
- Poor** A tree in poor health with significant problems that cannot be remediated.
- Dead** A tree without enough live material to sustain life.

Structural Condition (S) An assessment of the structural/safe condition of the tree categorised into:

- Good** A tree in a safe condition with no significant defects.
- Fair** A tree in a safe condition at present but with defects or with significant defects that can be remediated.
- Poor** A tree with significant defects that cannot be remediated.

Notes related to both physiological and structural condition follow the categorization in order support the statement and give greater detail on the true quality and value of the tree.

Preliminary Management Recommendations

These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal, or pruning works when access is a non-moveable aspect etc. (NB this is not intended to be a specification for tree work and further advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.

Estimated Remaining Life Contribution

This is an estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context. The following bands are used:

- <10** Tree is dead or dying and unlikely to contribute beyond 10 years.
- 10+** Tree is assessed as being able to contribute to the site for 10+ years.
- 20+** Tree is assessed as being able to contribute to the site for 20+ years.
- 40+** Tree is assessed as being able to contribute to the site for 40+ years.

Quality and Value Category Grade

U	Trees that cannot be realistically retained	Dark red
A	Those trees of HIGH value quality to retain	Light green
B	Those trees of MODERATE quality to retain	Mid blue
C	Those trees of LOW quality to retain	Grey

Deadwood Categorisation

Minor Deadwood Less than 50mm in diameter or less than 3m in length

Major Deadwood Greater than 50mm in diameter or greater than 3m in length

Appendix III Images



Image 1 T01 a bushy multi stemmed goat willow.



Image 2 T02 a declining silver birch tree.



Image 3 **Base of silver birch T02 with decay.**



Image 4 **The crown of T03 a walnut tree in the adjacent property.**



Image 5 T04 a multi stemmed cypress tree on the site boundary.



Image 6 T05 a multi stemmed cypress tree on the site boundary.



Image 7 T06 an oak and T07 a cherry on the edge of the car park.



Image 8 T08 a multi stemmed plum tree on the edge of the car park.



Image 9 H09 a mixed species hedge along the southern boundary of the site.



Image 10 H09 a mixed species hedge along the southern boundary of the site.

Appendix IV - Tree Survey Records
Date of Survey - 23rd July 2026

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
T01	Goat willow (<i>Salix caprea</i>)	Height (m): 3 3 stems (mm): 90, 80, 80 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	Growing out of the side of a trench. Multi stemmed from the ground. Low spreading crown. Poor form.	C1	Radius: 1.7m. Area: 9 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Poor Bat Habitat: None	N/A
T02	Silver birch (<i>Betula pendula</i>)	Height (m): 11 Stem Diam(mm): 470 Spread (m): 4N, 5E, 2S, 5W Crown Clearance (m): 5 Life Stage: Over Mature Rem. Contrib.: <10 years	N:4 E:5 S:2 W:5	Damaged and decayed buttress roots. Major deadwood and dieback in the crown.	U	Radius: 5.6m. Area: 99 sq. m.	Remove this tree due to reduced safety.	Physiological Cond: Poor Structural Cond: Decaying Bat Habitat: Low	N/A
T03	Common walnut (<i>Juglans regia</i>)	Height (m): 7.5 Stem Diam(mm): 200# Spread (m): 4N, 4E, 5S, 4W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:5 W:4	On the adjacent property. Crown extending into the site and hanging down.	B1	Radius: 2.4m. Area: 18 sq. m.	Retain and install tree protection fencing during the construction work.	Physiological Cond: Good Structural Cond: Good Bat Habitat: Low	3 Yrs.
T04	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Height (m): 8 Stem Diam(mm): 180 Spread (m): 1N, 0.5E, 1S, 2.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:1 E:0.5 S:1 W:2.5	Leaning main stem. Secondary stem growing vertically.	C1	Radius: 2.2m. Area: 15 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	N/A

Appendix IV - Tree Survey Records
Date of Survey - 23rd July 2026

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
T05	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Height (m): 9.5 10 stems, avg.(mm): 100# Spread (m): 3.5N, 2E, 3S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3.5 E:2 S:3 W:2	Multi stemmed from the ground. Ivy covered stems. Also has some juniper growing within it.	C1	Radius: 3.8m. Area: 45 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	N/A
T06	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 5.5 Stem Diam(mm): 90 Spread (m): 3N, 2.5E, 3S, 3W Lowest Branch (m): 1 Life Stage: Young Rem. Contrib.: 10+ Years	N:3 E:2.5 S:3 W:3	No significant observations.	C1	Radius: 1.1m. Area: 4 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Good Bat Habitat: None	N/A
T07	Japanese cherry (<i>Prunus sargentii</i>)	Height (m): 4 Stem Diam(mm): 170 Spread (m): 3N, 2E, 2S, 2W Crown Clearance (m): 1.5 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:2 W:2	Three stemmed from around 1.7 m. Low spreading crown.	B1	Radius: 2.0m. Area: 13 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Good Bat Habitat: None	N/A
T08	Cherry plum (<i>Prunus cerasifera</i>)	Height (m): 8 1 stems Spread (m): 5N, 5E, 3S, 4W Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:3 W:4	Multi stemmed from around 0.5 m. Tight unions and included bark. Low spreading crown.	B1	3.8m. RPA Area: 45 sq. m.	Remove due to conflict with the proposed work.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: Low	N/A

Appendix IV - Tree Survey Records
Date of Survey - 23rd July 2026

Ref	Species	Measurements	Spread	General Observations	Retention Category	RPA	Recommendations	Condition	Reinspect
H09	Mixed species (Mixed species)	Height (m): 4 Stem Diam(mm): 50 Spread (m): 6N, 0.5E, 6S, 0.5W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:6 E:0.5 S:6 W:0.5	Boundary hedge just the other side. Of the boundary fence. Mostly cypress but with some hazel and some climbers in it. Probably planted for screening.	C2	Area: 154 sq. m.	Retain and install tree protection fencing during the construction work.	Physiological Cond: Good Structural Cond: Fair Bat Habitat: None	3 Yrs.