



July 2025
CBA11670 v2

Carter Lauren Construction Ltd

ARBORICULTURAL DEVELOPMENT STATEMENT

Site: Copthorne
Care Home
Copthorne
Crawley
RH10 3LQ



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The Complete Arboricultural Consultancy



ARBORICULTURAL DEVELOPMENT STATEMENT

Arboricultural Implications Assessment and Method Statement
guided by recommendations within BS5837:2012

Client:	Carter Lauren Construction Ltd
Site:	Copthorne Care Home, Crawley
Arboricultural Consultant:	Stefan Rose <i>BSc (Hons), TechCert (Arbor.A)</i>
Date:	July 2025

SUMMARY

The proposal is for the demolition of the existing care home and provision of a new care home, revised car parking arrangements and landscaping works at the site of Copthorne Care Home, Crawley RH10 3LQ.

This Arboricultural Development Statement (ADS) demonstrates the protection measures for the retained trees and should be read in association with the Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS), which identifies tree retention measures. It follows the initial tree survey and the implications of the proposals upon the existing tree stock.

The emphasis of the report is predominantly that of preservation and tree protection. It identifies methodologies to provide protection for trees, to ensure their healthy and safe retention during and post development, as guided by BS5837:2012 and current best practice.

A total of 18 (eighteen) individual trees and 8 (eight) groups of trees can be retained. Sixteen individual trees and 3 (three) groups of trees will be removed to facilitate development. A further two groups of trees will be partially retained/removed.

Of the trees and groups to be removed, only 2 (two) individual trees and 1 (one) group of trees are considered to be of moderate quality and the remaining trees and groups for removal are considered to be of low quality. Four trees (T3, T6, T14 and T24) will be removed due to their poor health or limited useful life expectancy and therefore these trees do not form part of the full assessment.

The project is mindful of the dominant Cedar (T1) on site and has sought to retain the existing driveway entrance and parking immediately around this tree to reduce and limit the impact on this tree. In addition, the new care home is set further away from this tree than the current home.

CBA Trees believes that the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

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SUPPORTING INFORMATION/APPENDICES:

CB1	Tree Survey Schedule and Tree Survey Plan (CBA11670.01 TSP)
CB2	Root Protection Area Schedule
CB3	Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS)
CB4	Pre-Commencement Tree Works Schedule

GUIDING PRINCIPLES/APPENDICES:

CB5	Tree Protection Guidance Leaflet
	Construction Exclusion Zone Site Notice
	Common Causes of Damage During Construction Works
CB6	Qualifications and Experience

1.0 INTRODUCTION

1.1 Care UK is proposing to develop a state-of-the-art care home at this site, the proposed development comprises:

- Demolition of the existing care home and construction of one purpose built residential care home (use class C2) with: 78 single bedrooms with en-suite wet rooms; management and administration areas; communal dining and socialising areas including cafe, hairdressers, hobby room and cinema; and
- reconfiguration of the remaining site area to include landscaped gardens, parking bays, cycle shelter and service areas.

The site has an access and egress point from Bowers Arms Road in the south, with an additional access from Cophorne Bank in the north, which will be used by service vehicles.

The impact of these works has been assessed broadly in accordance with BS5837:2012 “Trees in Relation to Design, Demolition and Construction – Recommendations.”

1.2 Document disclosure provided:

- Topographical Plan: 31736
- 5289 - AL01A - Proposed Site Plan - Planning Approval

1.3 The client provided the original site plans and locations of the trees, and these have been the basis for the production of subsequent plans. The proposal broadly conforms to the requirements of BS5837:2012 “*Trees in Relation to Design, Demolition and Construction – Recommendations*” and current best practice advice.

1.4 Our advice has been sought on the principles of the development in relation to the potential impact on the existing tree stock, to inform and to facilitate the development layout that is acceptable in arboricultural terms.

2.0 CLIENT'S BRIEF

2.1 In line with our written quotation and verbal instructions, information has been compiled in accordance with BS5837:2012 and current best practice advice.

- To undertake a Tree Survey (schedule appended at CB1).
- To produce a schedule of Root Protection Areas in accordance with BS5837:2012 Annex D (appended at CB2).
- To produce a Tree Survey Plan that relies on the accuracy of the topographical survey provided by the client (plan CBA11670.01 TSP appended with the Tree Survey schedule at CB1).
- To undertake an Arboricultural Implications Assessment (AIA) of the proposed development layouts provided by the client to identify which trees will be lost,

which can be retained and suggest mitigating build techniques in order to retain trees.

- Based on the above and further on-going discussions, to provide an Arboricultural Method Statement detailing the methodologies for the retention of the tree stock where feasible, in relation to the proposed development layout including a Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS) appended at CB3.

2.2 The advice provided is in support of the current planning application and has been formulated without discussion with the main construction contractors who at this stage have not been appointed. Once the main contractors are appointed, amendments to this statement may be required for construction purposes. All amendments will be assessed by the retained arboricultural consultant and approved in writing by Mid Sussex District Council.

3.0 DESCRIPTION OF THE SITE

- 3.1 The site is an existing care home that is located on the western side of the plot.
- 3.2 The site is accessed from the southern side off Borers Arms Road with in and out access points. There is also an access on the northern side of the site off Copthorne Bank.
- 3.3 Car parking dominates the central area of the plot with a large open space to the eastern side of the plot.
- 3.4 There is a dominant group of offsite trees to the western side and dominant trees to the eastern side of the site. Numerous trees are located around the site that have been planted as part of the existing site landscaping.
- 3.5 Immediately to the east of the existing care home is a dominant mature Cedar tree (T1).

4.0 THE TREE STOCK

4.1 A tree survey was undertaken by CBA Trees on 20th September 2022 that identified 38 (thirty-eight) individual trees and 13 (thirteen) groups of trees. The Tree Survey Schedule and Tree Survey Plan CBA11670.01 TSP are appended at CB1.

4.2 Tree Categorisation Method

Category U = Trees in such a condition that any value would be lost within 10 years, or should be removed for reasons of sound arboricultural management. There was 4 (four) individual tree classified as 'U' grade trees at the time of surveying.

Individual Trees: 3, 6, 14, 24

Note: BS5837:2012 States

Category U trees are 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."

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There was 1 (one) individual trees classified as 'A' grade woodland at the time of surveying.

Individual Trees: 18

Category B = Trees of moderate quality and value, capable of making a significant contribution for in excess of 20 years. There was 6 (six) individual trees and 2 (two) groups of trees classified as 'B' grade at the time of surveying.

Individual Trees: 1, 13, 15, 17, 33, 35

Groups: Grp 5 and Grp 8

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There was 27 (twenty-seven) individual trees and 11 (eleven) groups of trees classified as 'C' grade at the time of surveying.

Individual Trees: 2, 4, 5, 7, 8, 9, 10, 11, 12, 16, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38

Groups: Grp 1, Grp 2, Grp3, Grp 4, Grp 6, Grp 7, Grp 9, Grp 10, Grp 11, Grp 12, Grp 13

Note:

Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively.

- 4.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

5.0 TREE PRESERVATION ORDER/CONSERVATION AREA

- 5.1 Mid Sussex District Council has provided the Tree Preservation Order document (reference: TPO WP/01/TPO/95) which indicates that some of the trees are protected by a TPO (T1, T6, T7, T8, T10 and T13). However, due to the age of the Order, the site conditions and previous tree removals it is difficult to ascertain with any certainty which trees are protected and therefore it is advised to seek confirmation from the LPA prior to undertaking any tree works.
- 5.2 It is advised that if it is intended to carry out works to any of the trees prior to the granting of Full Planning Consent and Discharge of Planning Conditions or, in excess of those shown within this statement that contains details of specific tree works, that checks are made with Mid Sussex District Council to ascertain the legal protection status of trees prior to works commencing as online mapping information may not be fully up to date at the time the check was made and legal protection to the trees could have been served after the compiling of this report.

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ARBORICULTURAL IMPLICATIONS ASSESSMENT

6.0 PROPOSED TREE RETENTION AND TREE LOSS

- 6.1 In accordance with the recommendations contained within BS5837:2012, an experienced arboriculturist has assessed the requirements for tree protection and the Root Protection Area (RPA). The implications of the proposed development are detailed below, along with any mitigating measures to ensure the retention of these trees.
- 6.2 As part of the assessment, dimensions have been scaled from the proposed design layout drawing which has been prepared and modified, to include the relevant Tree Survey data and the information as shown on Plan (CBA11670.02A TPP DEMO AND CBA11670.03C TPP CONS), appended at CB3.
- 6.3 A total of 18 (eighteen) individual trees and 8 (eight) groups of trees can be retained. Sixteen individual trees and 3 (three) groups of trees will be removed to facilitate development.
- 6.4 A further two groups of trees will be partially retained/removed.
- 6.5 Of the trees and groups to be removed, only 2 (two) individual trees and 1 (one) group of trees are considered to be of moderate quality and the remaining trees and groups for removal are considered to be of low quality.
- 6.6 Four trees (T3, T6, T14 and T24) will be removed due to their poor health or limited useful life expectancy and therefore these trees do not form part of the full assessment.

7.0 SUMMARY OF ARBORICULTURAL IMPLICATIONS

- 7.1 The following summary of implications relates to only those trees that will require mitigation measures to allow for construction operations.
- 7.2 As part of the assessment, dimensions have been scaled from drawing no. reference ref: 5289 - AL01A - Proposed Site Plan - Planning Approval, modified to include the relevant tree survey data.
- 7.3 The potential for damage to trees comes from a general lack of onsite awareness and the need to protect not just the physical tree but also the area where the trees grow either in soft ground or ground that is covered by existing hard standing.
- 7.4 Damage to the trees may be in the form of direct damage where roots are cut, ripped, snapped or shattered for ground works such as drainage, services, hard surface removal, foundation removal or foundation excavation or alternatively where the trunks/branches are struck by plant machine movements or snapped by contractors where branches are in close proximity to the build.
- 7.5 Trees can also be damaged through indirect causes such as through compaction of the soft ground from the moving of plant machinery or the storage of materials as well as through phototoxic damage from mixing of materials or run off of mixed materials damaging and compromising the tree's roots and rooting environment.

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ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 7.6 The works to complete the demolition phase can damage trees through site operations, removal and storage of materials if precautions are not taken by the appointed contractors to work around and protect trees to be retained.
- 7.7 Revisions to and upgrading drainage and utility routes can also damage tree roots and their rooting environment if not fully planned to account for tree roots or where existing runs could be utilised.
- 7.8 Items such as contractor compound, parking and welfare offices, delivery of materials, storage of materials, mixing of concrete/mortar will all need to be considered prior to any commencement of works on site so that any potential damage to trees from these are removed or reduced. The tree protection measures within this statement will need to be incorporated into the Demolition and Construction Environmental Plans.
- 7.9 The proposed car parking will require that, where there are existing car parking surfaces, that this is retained and resurfaced/dressed to avoid damage to the roots of T1. These works will need to be arboriculturally supervised.
- 7.10 The proposed new car parking that is in the southern side of the root protection area of T18 will be constructed to be above the existing ground levels and be porous to reduce the impact on this Oak. These works will need to be arboriculturally supervised.
- 7.11 The proposed new car parking that is in the northern side of the root protection areas of trees T7 and T8. This section of car parking will be constructed to be above the existing ground levels and be porous to reduce the impact on these two Lawson Cypress trees. These works will need to be arboriculturally supervised.
- 7.12 A new footpath is proposed within the root protection area of T1. To reduce the impact on this tree, the footpath will be of a no dig construction with a resin bound surface. Works to construct the footpath will need to be arboriculturally supervised.
- 7.13 Trees T1, T7, T8, T9, T10 and T12 are potentially impacted upon from proposed new drainage within the footprint of the existing road. The proposal will require the careful removal of the existing surface and subbase for it to be replaced with gravel/stone and a pipe along with a permeable surface. Works to implement this will need to be arboriculturally supervised and completed in such a way that damage to and loss of tree roots is minimised. The use of a soil vac, compressed air tools and handheld tools will need to be used for this purpose once the road surface has been carefully removed. The pipes will need to be fed in and under retained tree roots.
- 7.14 The trees of poor quality or health and trees that are considered to have a short useful life expectancy listed below, are not considered worthy of retention and therefore will be removed on grounds of health and safety:

Individual trees: 3, 6, 14, 24

Groups: None

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- 7.15 Where trees are under the footprint of development, where the rooting areas are significantly impacted upon by the proposal or where trees are removed to improve the general setting of the care home and provide for a comprehensive landscape scheme, they will be removed, these are:

Individual trees: 4, 5, 19, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37* and 38*

Groups: 3**, 7** 8, 12 and 13

- 7.16 Trees that can be retained within the current layout with minimal impact to them if correct tree protection measures are established are:

Individual trees: 1, 2, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 22, 23, 25 and 26

Groups: 1, 2, 3**, 4, 5, 6, 7**, 9, 10 and 11

*37 and 38 will require confirmation of ownership and written permission from the owner if required before being removed.

**Group 3 and 7 will have small sections removed to allow for the new outdoor living space and provision of the new car parking area.

- 7.17 Retained trees and groups are clearly shown on the Indicative Tree Protection Plans CBA11670.02A DEMO and CBA11670.03C TPP CONS.

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ARBORICULTURAL/CONSTRUCTION METHOD STATEMENTS

8.0 PRE-COMMENCEMENT SITE MEETING

- 8.1 It is recommended that a pre-commencement site meeting is held prior to any works commencing on site to agree all proposed processes with the arboricultural consultant, the construction personnel and Mid Sussex District Council. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work.
- 8.2 **General Site Management:** It is the appointed contractor's responsibility to ensure that the details of this arboricultural statement and any agreed amendments are known, understood and carried out by all site personnel with tree protection details specified within the construction management programme.

9.0 ADDITIONAL ARBORICULTURAL ADVICE FOR SITE PERSONNEL

- 9.1 To provide site personnel with additional information regarding the requirements of Tree Protection, a leaflet (appended at CB5) shall be issued to all staff at the time of their site induction. Spare copies of this leaflet shall be available in the site office as replacements.
- 9.2 In order to inform site personnel of the purpose of the barriers, information notices shall be fixed to the barriers at 5m intervals. These notices shall be of all-weather construction and shall be in the form of the specimen provided at appendix CB5 and replaced as and when necessary.

10.0 PRE-COMMENCEMENT TREE WORKS

- 10.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.
- 10.2 **All permitted or proposed tree work** should be carried out in accordance with the British Standard "*Recommendations for Tree Work*" BS3998:2010, by suitably qualified and experienced professional Tree Surgeon. Under no circumstances shall site personnel undertake any tree pruning operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.
- 10.3 If any works are required to the retained trees protected by a Tree Preservation Order and/or Conservation Area prior to full planning permission being granted, a written notification of the works should be provided to Mid Sussex District Council with the consultation periods observed.
- 10.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 10.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also

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be given to the potential for nesting birds. Therefore if tree work is to be carried out within these months the project ecologist must be consulted to:

- Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contractors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.

10.6 Should additional tree works become apparent during the construction process; written consent will be required from Mid Sussex District Council prior to these additional works being undertaken.

10.7 All tree works that are required to facilitate the development are detailed within the Tree Works Schedule appended at CB4.

11.0 SITE MONITORING AND SUPERVISION

11.1 It is recommended that on-going arboricultural site monitoring takes place for the duration of the proposed development, to be carried out by a qualified and experienced arboriculturist at pre-determined and agreed time intervals, and governed by the type, timing, location and intensity of site works. It is for Mid Sussex District Council to impose a planning condition for site monitoring if required.

11.2 If conditioned, it will take the form of regular inspections (to be agreed, but at least one visit per month during the construction phase of the development is advised, together with additional visits to supervise works with the CEZ of retained tree/s), the aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Mid Sussex District Council and its Tree Officer.

11.3 Any defects requiring rectification shall be notified to the Contractor/Site Manager and the client.

11.4 In addition, a site logbook for tree protection measures is kept recording all stages of the development from the erection of the protective barriers, right through to the completion of the project. This will be made available to the arboricultural consultant and Mid Sussex District Council if required, to show evidence of continuous site monitoring.

Example pro-forma

Date	Activity	Checked	Comments/ damage noted	By whom	Signed	Action taken
	Erection of protective barriers					
	Inspection of protective barriers					

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- 11.5 The Mid Sussex District Council Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

12.0 REPORT DAMAGE TO TREES AND TREE PROTECTION BARRIERS

- 12.1 Should any damage be caused to trees noted for retention, either by the above works or as the result of any other action, the damage should be reported to the site supervisor immediately. The site supervisor shall report up the chain of responsibility to the retained consultant arboriculturist, or in the absence of such an appointment, to an appropriately qualified arboriculturist, to enable remedial measures to be implemented as necessary and as agreed with Mid Sussex District Council.
- 12.2 Should protective barriers become damaged so as to impair its function in protecting trees, all work shall cease in the vicinity of the damage, until the fence has been returned to standard.

13.0 TREE PROTECTION MEASURES

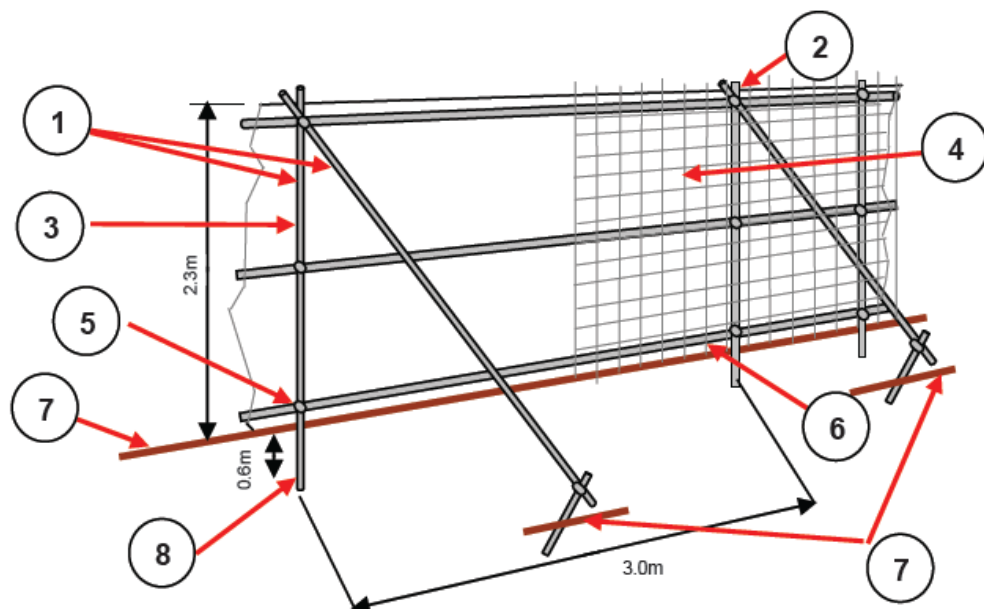
- 13.1 Once planning approval has been granted, contractors **will be made aware** that the barriers are located to restrict their movements and that the area beyond this is sacrosanct. All site operations will be planned, implemented and supervised to prevent the following unless otherwise agreed within this report or within specific arboricultural method statements for site works per phase or per site operation:
- Unplanned root severance
 - Damage to the bark, branches and trunks
 - Compaction of the soil within the Construction Exclusion Zone
 - Alterations in soil level
 - Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives
- 13.2 Before starting site works, tree protection (both barriers and ground protection) will be installed in accordance with Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS) (appended at CB3). It is recommended that a copy of the Tree Protection Plan is displayed in the site office/canteen as a point of reference for all site operatives.
- 13.3 All retained trees adjacent to the area of site works, contractor compound, parking or material storage/mixing will be protected by installing two types of protective barriers and fit for purpose ground protection in the locations specified on the Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS). At all times the barriers will be fit for purpose, i.e., it will exclude from the protected area all site clearance, ground work, construction works, delivery and storage of materials associated with the works.

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- 13.4 It is recommended that the appropriate barriers adjacent to the area of the build and where contractor movements will be high will consist of a robust barrier where it (the barrier) is resistant to impact and requires a positive or considered movement/adjustment by contractors.
- 13.5 The robust barrier as indicated on the Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS) (by the dotted solid line) will consist of a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps.

Figure 1: Protective Barrier



1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on inside face of barriers to avoid easy dismantling
7. Ground level
8. Approximately 0.6m driven into the ground

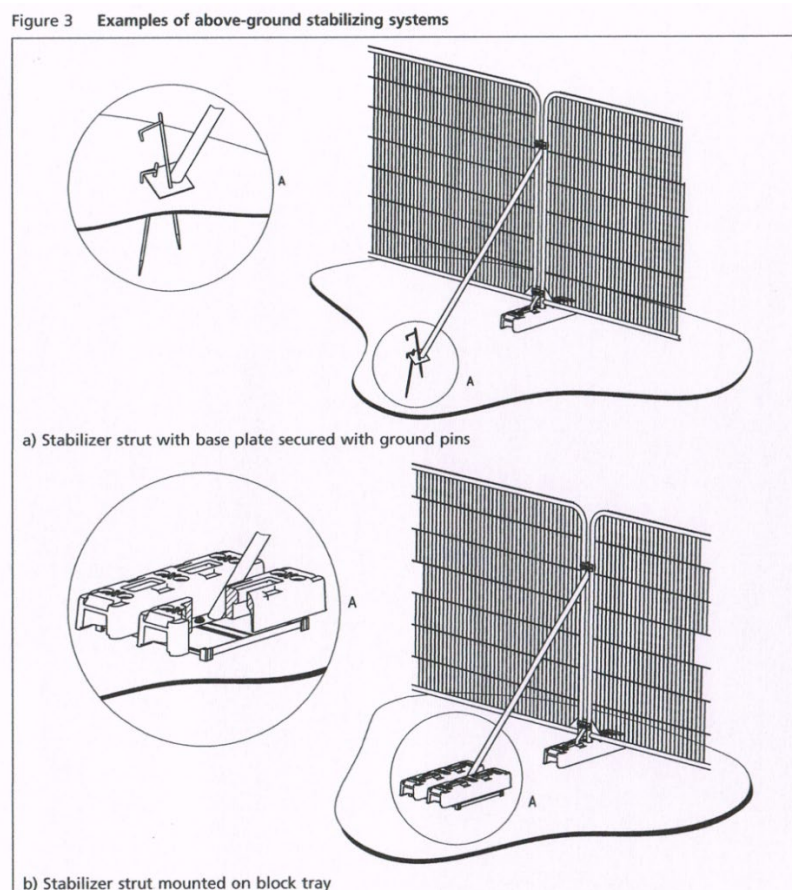
Example of protective barriers:



Temporary Tree Protective Barriers

- 13.6 Where temporary tree protection barriers are proposed, this can be of a lesser specification than that as detailed above but must still be fit for purpose and established in the correction locations. Weldmesh panels mounted on rubber feet, securely clasped together and braced in our view should be acceptable. The weld mesh panels will be stabilised by supporting struts secured in position with ground pins (see Figure 2).
- 13.7 The barrier as indicated on the Tree Protection Plan (CBA11670.02A TPP DEMO and CBA11670.03C TPP CONS) (by the solid line).

Figure 2: Tree Protective Barrier example (taken from BS5837:2012, Figure 3)



- 13.8 Tree protection measures will remain *in-situ* for the duration of the project. The areas protected by barriers will be regarded as **sacrosanct**, and the tree protective barriers shall not be taken down or relocated at any time without the prior written approval of the Tree Officer of Mid Sussex District Council.
- 13.9 Where construction activity is limited, the tree protection barrier will be positioned on the sides of the existing driveway to ensure that contractor parking and material storage does not occur on the soft ground.

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13.10 Once the barriers and ground protection are in place they must remain *in-situ* throughout the following:

- Contractor occupancy
- Plant and Materials delivery
- Construction works
- Completion of site works

13.11 The area within the Tree Protection Barriers shall be known as the Construction Exclusion Zone (CEZ) and will be regarded as **sacrosanct**. The tree protective barriers shall not be taken down or relocated at any time without the written approval of Mid Sussex District Council. An example of a CEZ notice is appended at CB5.

14.0 DEMOLITION

14.1 Demolition of existing building and removal of surface structures will be carried out so as to prevent damage to existing retained trees and their rooting environment.

14.2 Demolition of the structures in close proximity to the retained trees must be done with due care and attention, in order to adequately respect overhanging canopies of all retained trees. To this end, the following rules will apply:-

- Site personnel are to undergo an induction session prior to being allowed to work on site. The induction will introduce the contractors to the requirements of the Protection Method Statement. A copy of the Method Statement will be made available as a point of reference in respect of tree protection requirements. In addition, a copy of the Tree Protection Plan will be provided or pinned up in the site hut. During the induction, trees which are to be retained and protected will be highlighted to the demolition personnel and they will be physically shown which trees are to be protected on site. In this way, it is hoped that unnecessary damage, by root disturbance and collision of machinery booms and operating arms with tree crowns can be avoided.
- All walls, foundations and basements are to be pulled in on themselves towards the centre of the site and away from retained trees. This will be done in a direction away from the tree protective barriers and all large machinery to be operated at least 2.5-3.0 metres outside the line of the tree protective fence line from where it is erected for the site preparation works.
- Any machinery used for this purpose is to stand and operate over existing hard surfaces wherever possible, but always outside the CEZ as defined by the protective barriers.
- Lightweight structures will be demolished and removed by hand. Work will be carried out from existing hard surface.
- Removal of road surfacing and any subbase to be completed with the use of a soil vac or similar rather than machine bucket. Compressed air tools and handheld tools will also need to be used for this purpose.

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- Any exposed roots will need to be protected from damage from continued work and from drying out in the sun/daylight. Wrapping roots temporarily in hessian material will be required.
- Where dust is created and deposited on adjacent retained trees, provision will be made to wash down the crowns of retained trees weekly to prevent excessive dust affecting the photosynthetic capacity of retained trees.

15.0 EXISTING SERVICES

- 15.1 No information has been provided on the location and size of existing services and it is considered unlikely that any are within the area of CEZ. However, any existing services that may be found within these areas will not be chased out but cut at the edge of any structure and left *in-situ*.
- 15.2 Cabling will only be recovered from beneath a CEZ where it is located in ducting and can be removed by winching from an existing service manhole beyond the CEZ.
- 15.3 Service pipes and ducts, where they are located within the CEZ or RPA of retained trees, will be made redundant either by pipe bursting or by filling with an inert material such as foamed concrete.

16.0 AVOIDING DAMAGE TO STEMS AND BRANCHES

- 16.1 Care shall be taken when planning site operations, to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

17.0 SITING OF TEMPORARY OFFICES, TOILETS AND MATERIAL STORAGE COMPOUNDS

- 17.1 It is anticipated that all storage materials and deliveries shall make use of the existing access points and parking areas that exist on site.
- 17.2 The locations for the delivery, storage and movement of all essential facilities, as well as aspects such as temporary contractor vehicle parking and site location of chemical mixing (e.g. concrete), will be outside of the RPAs, and avoid areas where 'run off' of chemicals may flow into RPAs.
- 17.3 **Site Huts**

All site huts (if required) shall have appropriate footings and be located on the existing car parking surface.

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17.4 Material Storage

This shall be accommodated on the existing car parking surface outside of the CEZ, particularly to avoid harmful spillages of fuel, or phytotoxic substances that may damage the health of retained trees.

18.0 VEHICULAR MOVEMENTS

- 18.1 It is not anticipated that there will be a need for excess vehicular movement near the retained trees, given that there is established access / areas of existing hard surface within the site which are suitable for the purpose.

19.0 GENERAL CONSIDERATIONS WITHIN AND OUTSIDE THE CONSTRUCTION EXCLUSION ZONE

- 19.1 Inside the CEZ formed by the protective barrier and ground protection measures, the following prohibitions shall apply:

- No construction activity will occur within the CEZ unless otherwise stated in this report or agreed in writing with Mid Sussex District Council prior to the specific activity-taking place.

- 19.2 In addition to the above, further precautions are necessary adjacent to trees outside the CEZ:

- Materials which will contaminate the soil e.g. concrete mixing, diesel, oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site, to avoid liquids such as concrete washings running downhill towards any retained trees.
- Fires shall not be lit in a position where their flames can extend to within 10 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- Notice boards, telephone cables or other services shall not be attached to any part of the tree (see appendix CB5 Common Causes of Damage During Construction Works).

20.0 UTILITY SERVICE CONNECTIONS

- 20.1 Details of all service location proposals have not been forwarded to CBA Trees at the time of compiling this assessment. Given the locations of the retained trees, full consideration to the trees and their rooting areas needs to be accounted for in the design, location and installation of all services.
- 20.2 It is assumed, given the location of the retained trees, that all other services will be installed outside the root protection areas of retained trees, and connected to the existing where practicable. This will avoid disturbance of tree roots and ensure their healthy retention.

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21.0 FOUNDATION DESIGN AND CONSTRUCTION

- 21.1 Foundations to the proposed care home are clear of any retained trees and can therefore be constructed in an appropriate manner without detriment to the trees.
- 21.2 Sections of footpath and car parking will be required to be built up and use a no dig method of construction near to trees T1, T7, T8 and T18.

22.0 INSTALLATION OF HARD SURFACING IN CLOSE PROXIMITY TO RETAINED TREES

- 22.1 Tree Protection Plan CBA11670.03C TPP CONS indicates where no-dig hard surfaces are to be installed within the RPA of retained trees T1, T7, T8 and T18. These surfaces must comply with the following requirements:

- The proposed hard surface will consider site-specific factors and will be designed in accordance with advice from a structural engineer drainage engineer and arboricultural consultant. This will result in a design which is fit for purpose, adequate for the task and sympathetic to the biological requirements of the trees.
- If ground levels are to be raised, this should be achieved with a granular material which does not inhibit gaseous exchange (such as no-fines gravel, washed aggregate or cobbles).
- Sub-base contained within a 3-dimensional cellular confinement system will consist of a non-binding, no fines granular material which does not inhibit water percolation or gaseous exchange. Any load suspension system should only be used in accordance with the manufacturer's guidelines.
- If a substantial area of fill is to be installed, provision will be made for the installation of irrigation and aeration system within the RPA of retained trees. Distance between pipes will not exceed 400mm, irrigation pipes will be connected to the surface water drainage system. Aeration pipes will be installed in between and will be protected by paving mounted grills.
- If the proposed area of no-dig hard surfacing is greater than 3 metres wide on one side of the tree, or it covers more than 20% of the RPA, it will be finished with a surface treatment which is permeable to gaseous and water movements.
- If water logging is likely to be a concern on a site, any proposed no-dig hard surfacing should be designed to direct water away from the base of the tree or provision made for the inclusion of surface water drainage.

- 22.2 Wearing courses which could be installed over the granular material include:

- Washed Gravel – This is particularly useful as it retains its porosity (unless excessively consolidated), and can accommodate irregular shapes and changes in level. It is rarely suitable where vehicle or heavy pedestrian access is expected. Any gravel should have a low fines content to avoid low permeability resulting from consolidation.

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- Paving Slabs and Pavers – These can be installed with infiltration spaces between the slabs, and should be installed dry-jointed and on a sharp sand-foundation.
- In-situ Concrete – This is an impermeable surface, so would require holes of at least 50mm diameter at 300-600mm spacings, (under advice from a structural engineer), which when filled with a no-fines gravel would allow for the movement of both water and gases to the rooting zone.
- Bitumen Paving – If implemented, this must be of a porous construction however, such surfaces will eventually become clogged with silt, and provision must be made for regular vacuum sweeping within the future maintenance of the surface or be installed in a similar way to the in-situ concrete, or be limited to less than 20% of the RPA.
- Other surfaces may be used but the final design of any no-dig hard surface should always be in agreement with a structural engineer and the retained arboriculturist.

If edge supports are required, they will be designed so as not to require any excavation of the existing soil surface, and should be in the form of either wooden or other edging materials, approved by a structural engineer and the retained arboriculturist. These edgings should be pinned in place, and the location of the pins should seek to avoid exposed surface or structural roots exceeding 25mm diameter.

Construction of the surface will be considered at the design stage. All work will need to be completed, either from existing hard surface, or as a rolling construction working from the finished hard surface to avoid the need for additional ground protection. This will prevent damage to the roots and rooting environment of retained trees.

23.0 SOFT LANDSCAPING WORKS

23.1 Tree and shrub planting has been chosen to be appropriate for the site, its setting and use plus the growing conditions so that the planting will establish and mature with the site once constructed.

23.2 All tree and shrub landscaping will accord with following principles:

- Plant machinery used will have wide, low pressure tyres fitted to reduce the impact on soft ground.
- Where landscaping works are to be carried out within the root protection areas of retained trees after the construction has been completed for any particular phase or where landscape works are proposed, tree protection barriers may be taken down. However, the root protection area will remain off limits for all site plant and machinery unless fit for purpose ground protection is installed. Pedestrian traffic must be kept to an absolute minimum and only permitted for the ground preparation and landscape installation works to be completed.
- The landscaping works will need to be undertaken in such a way as to avoid level changes, deep digging or mechanical rotovating in particular within the root protection area.

- Excavation of planting pits within the root protection area can cause serious harm the root system of retained trees. Planting pits within the RPA of retained trees will be excavated by hand to avoid roots greater than 25mm and masses of smaller roots.

Figure 3: Root severance as a result of planting within RPA Planting Trees and Shrubs. Watson G. W. and Himelick E. B. 1997



- If any planting pits are required within the root protection areas of retained trees, these will be dug by hand and with care avoiding roots greater than 25mm diameter or masses of smaller roots.

23.3 Grass improvement works within the CEZ will require that:

- If tilling of the soils is required to provide for grass improvement works, this can be carried out but a method statement and working methodologies to reduce the impact on the ground must be undertaken and approved by the Tree Officer of Mid Sussex District Council prior to the works being completed on site.
- In all cases, existing vegetation will be removed to ground level by hand following treatment with a suitable systemic herbicide (if required) which is not toxic to existing retained trees. This prevents the build-up of methane formed as part of the composition process.
- Stumps will be ground out to 300mm below ground level and resulting holes filled with sharp horticultural sand to provide a stable base for establishing grass improvement works.

23.4 Any surface mulch laid round the base of newly planted trees and shrubs will consist of well-composted material such as bark or wood chips. This is necessary to avoid potential nutrient loss from the soil, such as Nitrogen, as the mulch breaks down, as nutrient loss can be detrimental to the health and longevity of retained trees.

23.5 All work specified in the approved landscaping scheme shall be carried out in accordance with planning conditions which are likely to be before the end of the first planting and seeding season, following the occupation of any completed part of the development.

24.0 REMOVAL OF PROTECTIVE BARRIERS

24.1 When the development phase is complete, all drainage and service runs are in place, all site machinery has been removed and any landscaping for the principal area of the site has been implemented, the protective barriers will be dismantled.

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- 24.2 This barrier dismantling must be undertaken with great care, and will need to be supervised to avoid heavy machinery being used within the root protection areas. Hoarding, scaffolding and other barrier materials will need to be removed from site immediately.

25.0 CONCLUSIONS

- 25.1 Care UK is proposing to develop a state-of-the-art care home at this site, the proposed development comprises:

- Demolition of the existing care home and construction of one purpose built residential care home (use class C2) with: 78 single bedrooms with en-suite wet rooms; management and administration areas; communal dining and socialising areas including cafe, hairdressers, hobby room and cinema; and
- reconfiguration of the remaining site area to include landscaped gardens, parking bays, cycle shelter and service areas.

The site has an access and egress point from Borers Arms Road in the south, with an additional access from Cophorne Bank in the north, which will be used by service vehicles.

The impact of these works has been assessed broadly in accordance with BS5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations."

- 25.2 Within the current design layout a total of 18 (eighteen) individual trees and 8 (eight) groups of trees can be retained. Sixteen individual trees and 3 (three) groups of trees will be removed to facilitate development. A further two groups of trees will be partially retained/removed.
- 25.3 Of the trees and groups to be removed, only 2 (two) individual trees and 1 (one) group of trees are considered to be of moderate quality and the remaining trees and groups for removal are considered to be of low quality.
- 25.4 The project is mindful of the dominant Cedar T1 on site and has sought to retain the existing driveway entrance and parking immediately around this tree to reduce and limit the impact on this tree. In addition, the new care home is set further away from this tree than the current home.
- 25.5 Four trees (T3, T6, T14 and T24) will be removed due to their poor health or limited useful life expectancy and therefore these trees do not form part of the full assessment.
- 25.6 The soft landscaping will enhance and increase the biodiversity on site and the ecological environment whilst providing for trees and shrubs to grow and mature with the new care home.
- 25.7 There is the opportunity for significant damage to occur to tree rooting systems, their rooting environments, trunks and branches of the retained trees and groups if the precautions, tree protection, working principles and methodologies set out within this

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assessment are not adopted, adhered to by any appointed contractor and secured through planning conditions should planning permission be granted.

- 25.8 With this document being provided to contractors at the tendering stage, the appointed contractor will have priced and accounted for the majority if not all the tree protection measures and working methodologies so that they can fully comply with the requirements to reduce the impact on the tree's once planning permission has been granted. This being the case, we would foresee planning conditions attached to a consent to ensure compliance with the tree protection measures.
- 25.9 It is our opinion that the loss of the trees and groups will not have a detrimental effect on the local visual amenity or significantly alter the visual treed character of the local area with the proposed landscaping scheme that includes quality trees, selected to suit the site conditions and the space available, is implemented as part of the planning approval.
- 25.10 Provided the recommendations included within this report are strictly adhered to, CBA Trees believes the trees highlighted for retention within this report can be retained without undue stress on their long-term health.

26.0 CONTACT LIST

- 26.1 It is suggested that points of contact and lines of communication are established prior to commencement of the works on site including:-
- Arboricultural Consultant
 - Project Architect
 - Highways Engineer
 - Structural Engineer
 - Drainage Engineer
 - Landscape Architects
 - Mid Sussex District Council's Tree Officer
 - Mid Sussex District Council's Planning Case Officer
 - Site Supervisor and Foreman
- 26.2 It is advised that the site supervisor establishes their own listing of contact details at the pre-start site meeting and displays this in their office for general use as necessary.

27.0 BIBLIOGRAPHY

- British Standard 5837:2012 –
"Trees in Relation to Design, Demolition and Construction - Recommendations"
- British Standard 3998:2010 –
"Recommendations for Tree Work"
- National Joint Utilities Group Publication Volume 4 –
"Guidelines for the planning, installation and maintenance of utility services in proximity to trees"
- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Town and Country Planning Acts





The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.

- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

Y	=	young trees
SM	=	semi-mature trees
EM	=	early mature trees
M	=	mature trees
OM	=	over-mature trees

- An assessment of a tree's physiological condition is defined as:

Good	=	fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
Fair	=	fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
Poor	=	a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
Dead	=	dead

- An assessment of a tree's structural condition is defined as:

Good	=	no significant structural defects
Fair	=	structural defects which could be alleviated through remedial tree surgery or management practices
Poor	=	structural defects which cannot be alleviated through tree surgery or management practices
Dead	=	dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
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	- 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 other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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			DARK RED
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 down-graded because of impaired condition (e.g. presence of significant though remediable 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 designation	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 value or other cultural value	MID BLUE
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either “*full ground level inspection*” or “*climbing inspection required*”. There may also be a further reference to the need for “*decay detection equipment*” to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

	TREE SURVEY REPORT (BS5837:2012)	
	Site:	Francis Court, Borers Arms Road, Copthorne, Crawley, RH10 3LQ
	Date:	20th September 2022
	Consultant:	Stefan Rose <i>BSc(Hons), TechCert (Arbor A), TechArbor.A</i>
	Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:

Mid Sussex District Council has provided the Tree Preservation Order document (reference: TPO WP/01/TPO/95) which indicates that some of the trees are protected by a TPO (see trees annotated in red). However, due to the age of the Order, the site conditions and previous tree removals it is difficult to ascertain with any certainty which trees are protected and therefore it is advised to seek confirmation from the LPA prior to undertaking any tree works.

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
1 TPO T1	Cedar of Lebanon <i>Cedrus libani</i>	25	S	1030	12.0	11.5	9.0	12.0	4.0	2.5	4.0	2.5	M	Good	Fair Old pruning wounds on trunk Branch tear wounds in crown Three flexible braces in crown - one is slack and one is set poorly Minor deadwood in crown	Aerial inspection of flexible bracing within 2 years	20+	B1+2
2	Goat Willow <i>Salix caprea</i>	8	S	150	2.5	1.5	2.0	2.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Bifurcated at 1.8m above ground level	No works required at time of survey	10+	C2
3	Beech <i>Fagus spp</i>	9	S	150	3.5	3.0	3.0	3.5	2.0	2.0	2.0	2.0	SM	Dead	Dead	Advise removal	-	U
4	Rowan <i>Sorbus aucuparia</i>	4	MS	<75	0.5	1.0	1.0	1.0	0.5	0.5	0.5	0.5	Y	Good	Fair Developing tree Low hanging branches Multi-stemmed by 1m above ground level	No works required at time of survey	10+	C1
5	Fastigate Hornbeam <i>Carpinus betulus 'Pyramidalis'</i>	7	S	150	1.5	1.0	1.5	2.0	2.5	2.5	2.5	2.5	SM	Good	Fair Old pruning wounds on trunk Developing tree Epicormics on trunk and in crown	No works required at time of survey	20+	C1+2
6 TPO T2	Weeping Ash <i>Fraxinus excelsior 'Pendula'</i>	9	S	Est 400	3.0	3.0	4.0	5.5	4.0	3.0	3.0	3.0	EM	Poor	Fair Unable to verify health and safety due to shrubs at base Crown shape distorted due to group pressure Weighted west East side of crown has major dieback Poor quality tree Dieback in west side of crown	Advise removal	<10	U

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
7 TPO T3	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	19	S	650	2.0	2.0	3.5	3.0	1.5	2.0	2.0	1.0	M	Good	Fair Part of linear group Low hanging branches Old pruning wounds on trunk and in crown Crown shape distorted due to group pressure Multi-stemmed at approximately 12m above ground level Minor deadwood in crown Tight forks with included bark	No works required at time of survey	20+	C1+2
8 TPO T4	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	19	S	790	3.5	3.0	3.5	3.0	1.0	1.5	3.0	3.0	M	Good	Fair Part of linear group Low hanging branches Old pruning wounds on trunk and in crown Crown shape distorted due to group pressure Multi-stemmed at approximately 12m above ground level Minor deadwood in crown Tight forks with included bark	No works required at time of survey	20+	C1+2
9	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	11	S	270	4.5	2.0	2.0	2.0	1.0	1.0	1.0	1.0	SM	Good	Fair Developing tree growing between more mature trees Minor deadwood in crown	No works required at time of survey	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
10 TPO T5	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	20	S	1150	5.0	5.0	5.0	5.0	2.0	2.5	3.0	2.0	M	Good	Fair Part of linear group Low hanging branches Old pruning wounds on trunk and in crown Crown shape distorted due to group pressure Subsidiary branches formed multiple secondary leaders Crossing and rubbing branches in crown Minor deadwood in crown Tight forks with included bark	No works required at time of survey	20+	C1+2
11	Japanese Cedar <i>Cryptomeria japonica</i>	12	MS<5	490	5.0	4.0	5.0	4.0	1.0	3.0	3.0	2.0	EM	Fair	Fair Bifurcated at 1m above ground level Old pruning wounds on trunk and in crown Sparse crown due to branch removal Crown shape distorted due to group pressure Minor deadwood in crown	No works required at time of survey	10+	C1+2
12	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	12	MS<5	330	2.0	2.0	2.0	2.0	1.0	0.5	0.5	0.5	SM	Good	Fair Bifurcated at 1m above ground level Tight forks with included bark Ivy on trunks Low hanging branches Minor deadwood in crown	No works required at time of survey	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
13 TPO T15	Purple Beech <i>Fagus sylvatica</i> 'Purpurea'	16	S	Est 1110	9.0	9.0	9.0	9.0	4.0	3.0	3.0	2.5	M	Fair	Fair Offsite Unable to verify health and safety due to no access Previously crown reduced Bifurcated at 5m above ground level Major deadwood in crown	No works required at time of survey	20+	B1+2
14	Purple Leaved Plum <i>Prunus cerasifera</i> 'Atropurpurea'	6	MS>6	120	2.5	2.0	2.5	2.5	2.0	2.0	2.0	2.0	SM	Poor	Fair Multi-stemmed at 1m above ground level Apical dieback Poor quality tree Sparse crown	Advise removal	<10	U
15	Western Red Cedar Zebrina <i>Thuja plicata</i> 'zebrina'	14	S	630	4.0	8.0	7.0	3.0	0.0	0.0	0.0	0.0	M	Good	Fair Grows with T17 Low hanging branches some layered Minor deadwood in crown Bifurcated at 2m above ground level Old pruning wounds on trunk and in crown Lower branches clipped	No works required at time of survey	20+	B1+2
16	Common Holly <i>Ilex aquifolium</i>	7	MS<5	100	2.0	2.0	1.0	2.0	0.0	0.0	0.0	0.0	SM	Good	Fair Trunk and crown shape distorted due to group pressure Low hanging branches Bifurcated at ground level	No works required at time of survey	10+	C1

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
17	Western Red Cedar Zebrina <i>Thuja plicata 'zebrina'</i>	14	S	730	5.0	5.0	7.0	6.0	0.0	0.0	0.0	0.0	M	Good	Fair Grows with T16 Low hanging branches, some layered Minor deadwood in crown Major deadwood in crown but no significant target Lower branches clipped	No works required at time of survey	20+	B1+2
18	Pedunculate Oak <i>Quercus robur</i>	17	S	1010	8.0	6.0	8.0	9.0	3.0	6.0	2.0	2.0	M	Good	Fair Trunk and crown shape distorted due to group pressure Old pruning wounds on trunk and in crown Bifurcated at 6m above ground level Minor deadwood in crown	No works required at time of survey	40+	A1+2
19	Purple Leaved Plum <i>Prunus cerasifera 'Atropurpurea'</i>	6	MS	180	2.5	2.5	3.0	2.0	1.0	1.0	1.0	1.0	SM	Fair	Fair Multi-stemmed at ground level Mostly reverted to green foliage Minor deadwood in crown	No works required at time of survey	10+	C1
20	Common Beech <i>Fagus sylvatica</i>	7	S	160	3.0	2.0	3.0	4.5	2.0	2.0	2.0	2.0	SM	Good	Fair Developing tree Crown shape distorted due to group pressure Weighted west	No works required at time of survey	20+	C1+2
21	Smoke Bush <i>Cotinus Caggygia</i>	5	MS<5	80	1.0	1.5	2.0	1.5	2.0	2.0	2.0	2.0	SM	Good	Fair Bifurcated at 0.5m above ground level Grows by building Previously crown reduced	No works required at time of survey	10+	C1

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
22	Common Yew <i>Taxus baccata</i>	6	MS	260	3.0	3.0	2.5	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Multi-stemmed at ground level Growing on bank Bank retaining wall to south Previously crown reduced	No works required at time of survey	10+	C1+2
23	Common Yew <i>Taxus baccata</i>	12	S	470	3.0	5.5	6.0	3.5	3.0	1.0	3.0	1.0	EM	Good	Fair Retaining boundary wall to south and west Ivy on trunk Epicormics on trunk and in crown Crown shape distorted due to group pressure Trifurcated at 3m above ground level Minor deadwood in crown	No works required at time of survey	10+	C1+2
24	Portugal Laurel <i>Prunus lusitanica</i>	6	S	200	1.0	0.5	5.0	5.0	2.0	1.0	2.5	2.5	EM	Good	Fair Trunk and crown shape distorted due to group pressure Leans and weighted south occluding over wall and beginning to distort wall	Advise removal to prevent further damage to wall	<10	U
25	Common Yew <i>Taxus baccata</i>	14	S	600	5.0	6.0	6.0	4.0	5.0	2.0	5.0	5.0	EM	Fair	Fair Bifurcated at 1.5m above ground level Tight forks with included bark Trunk and crown shape distorted due to group pressure Crossing and rubbing branches in crown Sparse crown Minor deadwood in crown Old pruning wounds on trunk and in crown	No works required at time of survey	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
26	Portugal Laurel <i>Prunus lusitanica</i>	11	MS<5	430	8.0	4.5	4.0	3.0	0.0	1.0	2.0	2.0	M	Good	Fair Multi-stemmed by 1m above ground level Old pruning wounds in crown Leans and weighted north east Minor deadwood in crown	No works required at time of survey	10+	C1+2
27	Apple <i>Malus spp</i>	5	MS<5	160	2.0	3.0	2.5	2.0	2.0	2.0	2.0	2.0	EM	Good	Fair Bifurcated at 0.75m above ground level Old pruning wounds on trunk Low hanging branches Previously crown reduced	No works required at time of survey	10+	C1
28	Smoke Bush <i>Cotinus Caggygria</i>	5	MS<5	120	1.5	0.3	1.5	2.0	2.0	1.5	2.0	2.0	SM	Good	Fair Bifurcated at ground level Grows at base of building	No works required at time of survey	10+	C1
29	Himalayan Birch <i>Betula utilis</i>	8	S	100	2.5	3.0	3.0	2.5	1.5	2.0	2.0	2.0	SM	Good	Good Developing tree Crown shape distorted due to group pressure Low hanging branches	No works required at time of survey	20+	C1+2
30	Himalayan Birch <i>Betula utilis</i>	6	S	60	1.5	1.5	1.5	1.5	2.0	2.0	2.0	2.0	SM	Good	Fair Developing tree Crown shape distorted due to group pressure	No works required at time of survey	20+	C1
31	Himalayan Birch <i>Betula utilis</i>	8	S	120	3.0	2.5	3.0	2.0	2.0	2.0	2.0	2.0	SM	Good	Fair Developing tree Branches close to building	Prune south side of crown to provide 1.5m separation to branch tips	20+	C1+2
32	Goat Willow <i>Salix caprea</i>	9	MS<5	370	5.0	4.0	5.5	4.0	3.0	3.0	3.0	3.0	EM	Good	Fair Trifurcated at ground level Grows against boundary wall	Consider removal to avoid/reduce opportunity of damage to wall	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
33	Himalayan Birch <i>Betula utilis</i>	8	S	150	3.0	2.5	2.5	2.5	3.0	3.0	3.0	3.0	SM	Good	Good Developing tree	No works required at time of survey	20+	B1+2
34	Himalayan Birch <i>Betula utilis</i>	7	S	90	2.5	2.0	1.0	1.5	3.0	3.0	3.0	3.0	SM	Good	Fair Trifurcated at 1.5m above ground level Developing tree Crown shape distorted due to group pressure	No works required at time of survey	20+	C1+2
35	Himalayan Birch <i>Betula utilis</i>	6	S	150	2.5	2.5	2.5	2.5	2.0	2.0	2.0	2.0	SM	Good	Fair Stake and tie in place Developing tree	Remove stake and tie	20+	B1+2
36	Himalayan Birch <i>Betula utilis</i>	6	S	90	2.0	1.5	2.0	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Stake and tie in place Developing tree	Remove stake and tie	20+	C1+2
37	Goat Willow <i>Salix caprea</i>	6	MS<5	260	3.0	3.0	3.0	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Offsite, to north side of wall Grows adjacent to boundary wall Bifurcated at 1.2m above ground level	No works required at time of survey	10+	C1+2
38	Goat Willow <i>Salix caprea</i>	6	MS<5	180	4.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	SM	Good	Fair Offsite Trifurcated at ground level Grows at base of wall	No works required at time of survey	10+	C1+2
Grp 1	Rhododendron Pheasant Berry Common Yew Common Holly Lawson Cypress	5	S	150	-	-	-	-	-	-	-	-	SM	Good	Fair Trunk and crown shapes distorted due to group pressure Low hanging branches Minor deadwood in crowns	No works required at time of survey	20+	C2

Tree No	Species	H't (m)	Single/ Multi- Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio- logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 2	Bay Laurel Rhododendron Elder Rhus	4	MS	150	-	-	-	-	-	-	-	-	SM	Good	Fair Trunk and crown shapes distorted due to group pressure Low hanging branches	No works required at time of survey	10+	C2
Grp 3	Rhododendron Common Hazel Lawson Cypress Common Holly Bay Laurel Elder Common Ash Portugal Laurel	4	MS	200	-	-	-	-	-	-	-	-	SM	Good	Fair Group grows beneath more mature trees some natural regeneration within Low hanging branches Trunk and crown shapes distorted due to group pressure	No works required at time of survey	20+	C2
Grp 4	Mixed Conifers	5	MS<6	140	-	-	-	-	-	-	-	-	SM	Good	Fair Previously topped Low hanging branches Stems beginning to lean out	No works required at time of survey	10+	C2
Grp 5	Portugal Laurel Rhododendron	6	MS	150	-	-	-	-	-	-	-	-	SM	Good	Fair Trunk and crown shapes distorted due to group pressure Low hanging branches	No works required at time of survey	20+	B2
Grp 6	Rhododendron Common Hazel	6	MS	150	-	-	-	-	-	-	-	-	SM	Good	Fair Low hanging branches Multi-stemmed at ground level	No works required at time of survey	10+	C2
Grp 7	Common Yew Elder	5	MS<5	180	-	-	-	-	-	-	-	-	SM	Good	Fair Low hanging branches Trunk and crown shape distorted due to group pressure Previously crown reduced Lapsed hedging	Remove Elder and reduce Yew to bring into hedge management	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 8	Rhododendron Spotted Laurel Elder	5	MS>6	226	-	-	-	-	-	-	-	-	EM	Good	Fair Linear group growing along site boundary Low hanging branches Trunk and crown shapes distorted due to group pressure One Elder of natural regeneration within group	Remove Elder	20+	B2
Grp 9	Pedunculate Oak Common Beech Sycamore	18	S	600	-	-	-	-	-	-	-	-	M	Good	Fair Offsite Trunk and crown shape distorted due to group pressure Old pruning wounds on trunk and in crown Minor deadwood in crown	No works required at time of survey	20+	C1+2
Grp 10	Common Yew Eleaegnus Sycamore	5	MS>6	230	-	-	-	-	-	-	-	-	SM	Good	Fair Trunk and crown shape distorted due to group pressure Low hanging branches Natural regeneration of Sycamore	No works required at time of survey	20+	C1+2
Grp 11	Variated Holly Flowering Cherry Apple	4	MS<5	140	-	-	-	-	-	-	-	-	SM	Good	Fair Grows between boundary wall and retaining wall Developing trees Trunk and crown shapes distorted due to group pressure Low hanging branches	No works required at time of survey	20+	C1

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m)				H't of Crown AGL (m)				Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
					N	E	S	W	N	E	S	W						
Grp 12	Leyland Cypress x7	9	S	170	-	-	-	-	-	-	-	-	SM	Good	Fair Linear group growing along site boundary Old pruning wounds on trunks and in crowns	No works required at time of survey	10+	C1+2
Grp 13	Goat Willow x 2	5	S	90	-	-	-	-	-	-	-	-	SM	Good	Fair Two trees growing against boundary wall	Remove to avoid potential damage to wall and to improve setting for T35 and T36	10+	C1

TREE PRESERVATION ORDER:
Mid Sussex District Council has provided the Tree Preservation Order document (reference: TPO W/P/01/TPO/95) which indicates that some of the trees are protected by a TPO (T1, T6, T7, T8, T10 and T13). However, due to the age of the Order, the site conditions and previous tree removals it is difficult to ascertain with any certainty which trees are protected and therefore it is advised to seek confirmation from the LPA prior to undertaking any tree works.

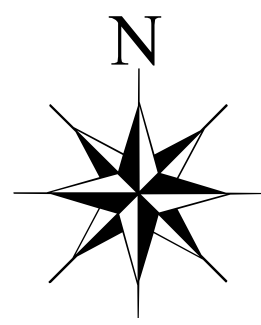


CBA TREES

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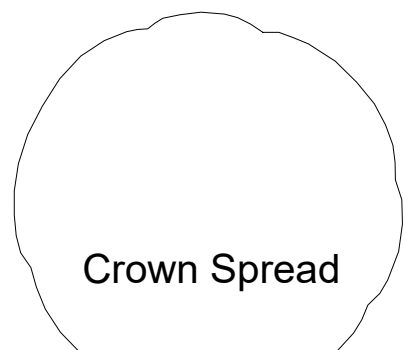
CBA11670
Francis Court, Borer Arms Road, Crawley, RH10 3LQ
Tree Survey Plan

SCALE : 1 : 200	@ A0	DATE : 27/09/2022
MAP FILENAME : CBA11670.01 TSP	BASE PLAN: 31736	



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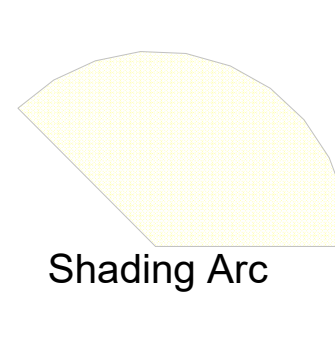
- 1. Shading Arcs not shown on this plan.
- 2. Root Protection Areas are shown as a theoretical polygon and at this stage do not take into account site features and constraints.
- 3. Trees marked with * and group outlines are indicatively plotted.



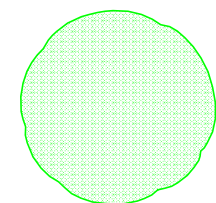
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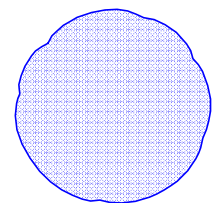
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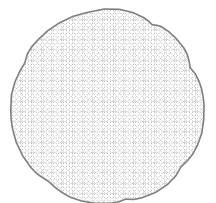
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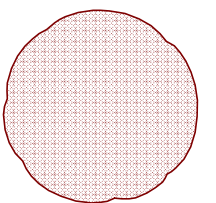
Category 'A'



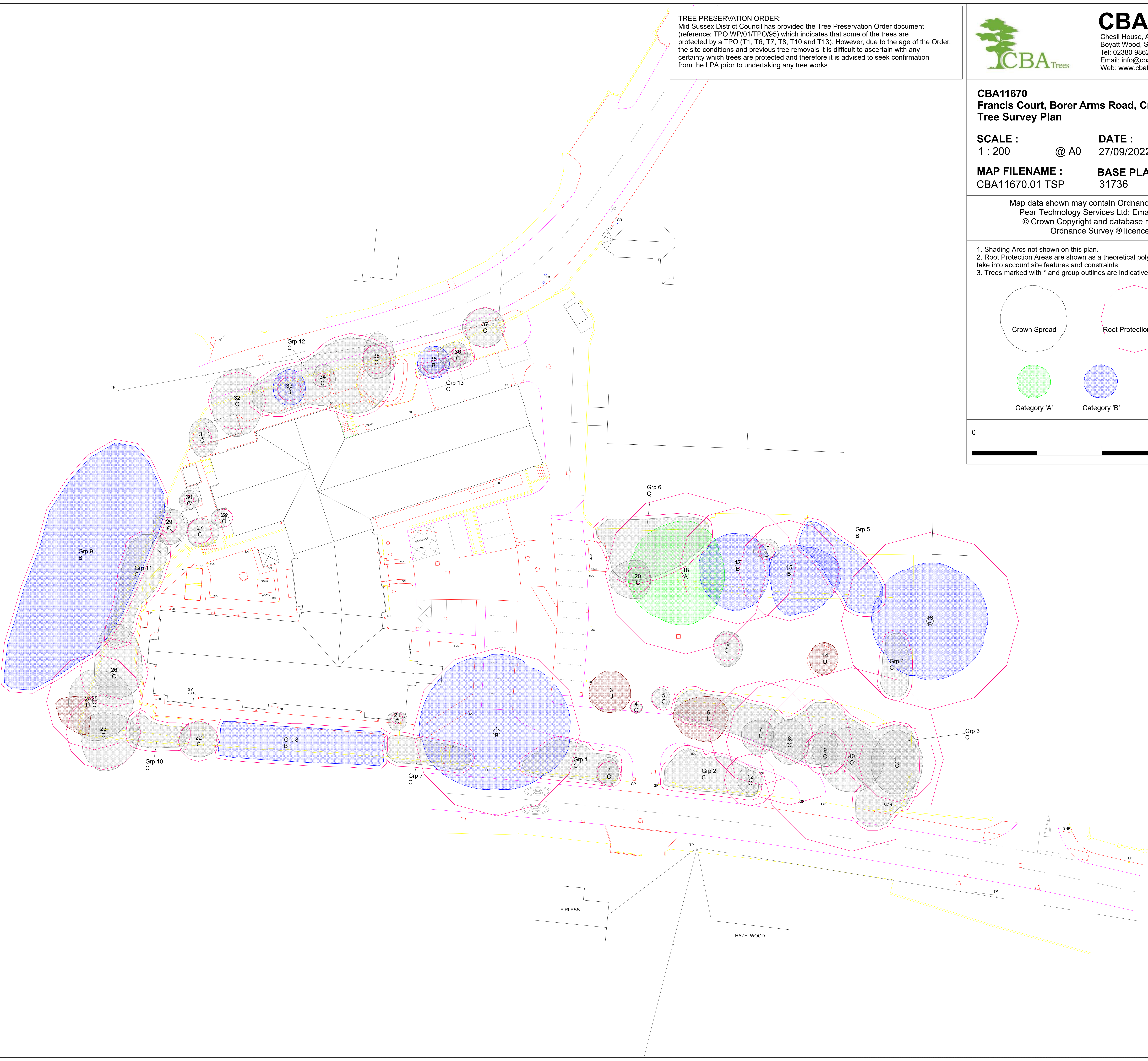
Category 'B'



Category 'C'



Category 'U'





		BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE					
		Site:	Francis Court, Borers Arms Road, Copthorne, Crawley, RH10 3LQ				
		Date:	20th September 2022				
		Consultant:	Stefan Rose BSc(Hons), TechCert (Arbor A), TechArbor.A				

Notes:
1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012.
2. For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837:2012.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
Mid Sussex District Council has provided the Tree Preservation Order document (reference: TPO WP/01/TPO/95) which indicates that some of the trees are protected by a TPO (see trees annotated in red). However, due to the age of the Order, the site conditions and previous tree removals it is difficult to ascertain with any certainty which trees are protected and therefore it is advised to seek confirmation from the LPA prior to undertaking any tree works.

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1 TPO T1	Cedar of Lebanon Cedrus libani	B1+2	S	1030	12.4	480
2	Goat Willow Salix caprea	C2	S	150	1.8	10
3	Beech Fagus spp	U	S	150	-	-
4	Rowan Sorbus aucuparia	C1	MS	75	0.9	3
5	Fastigate Hornbeam Carpinus betulus 'Pyramidalis'	C1+2	S	150	1.8	10
6 TPO T2	Weeping Ash Fraxinus excelsior'Pendula'	U	S	400	-	-
7 TPO T3	Lawson Cypress Chamaecyparis lawsoniana	C1+2	S	650	7.8	191

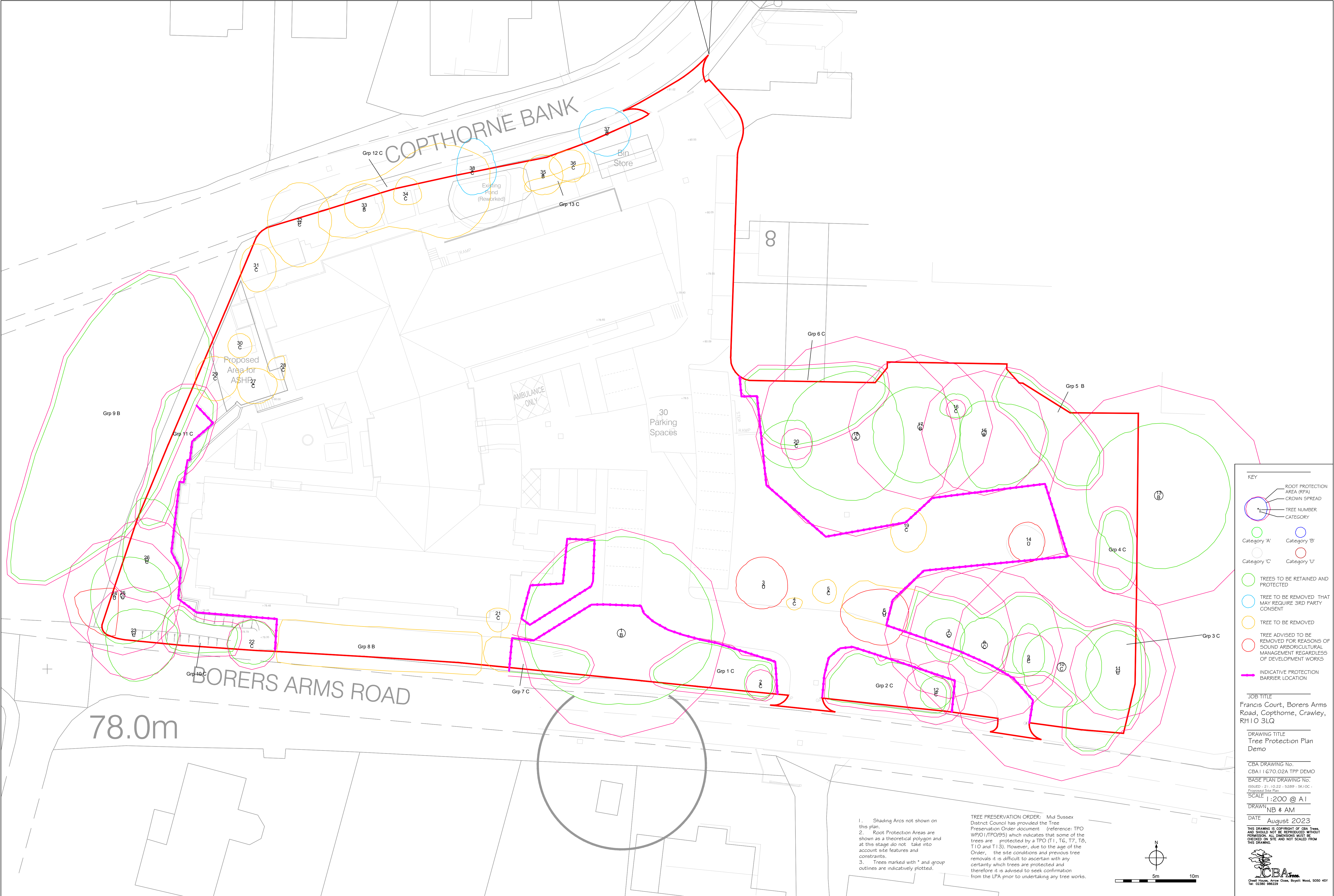
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
8 TPO T4	Lawson Cypress Chamaecyparis lawsoniana	C1+2	S	790	9.5	282
9	Lawson Cypress Chamaecyparis lawsoniana	C1+2	S	270	3.2	33
10 TPO T5	Lawson Cypress Chamaecyparis lawsoniana	C1+2	S	1150	13.8	598
11	Japanese Cedar Cryptomeria japonica	C1+2	MS<5	490	5.9	109
12	Lawson Cypress Chamaecyparis lawsoniana	C1+2	MS<5	330	4.0	49
13 TPO T15	Purple Beech Fagus sylvatica 'Purpurea'	B1+2	S	1110	13.3	557
14	Purple Leaved Plum Prunus cerasifera 'Atropurpurea'	U	MS>6	120	-	-
15	Western Red Cedar Zebrina Thuja plicata 'zebrina'	B1+2	S	630	7.6	180
16	Common Holly Ilex aquifolium	C1	MS<5	100	1.2	5
17	Western Red Cedar Zebrina Thuja plicata 'zebrina'	B1+2	S	730	8.8	241
18	Pedunculate Oak Quercus robur	A1+2	S	1010	12.1	462
19	Purple Leaved Plum Prunus cerasifera 'Atropurpurea'	C1	MS	180	2.2	15
20	Common Beech Fagus sylvatica	C1+2	S	160	1.9	12
21	Smoke Bush Cotinus Caggygria	C1	MS<5	80	1.0	3
22	Common Yew Taxus baccata	C1+2	MS	260	3.1	31
23	Common Yew Taxus baccata	C1+2	S	470	5.6	100

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
24	Portugal Laurel <i>Prunus lusitanica</i>	U	S	200	-	-
25	Common Yew <i>Taxus baccata</i>	C1+2	S	600	7.2	163
26	Portugal Laurel <i>Prunus lusitanica</i>	C1+2	MS<5	430	5.2	84
27	Apple <i>Malus spp</i>	C1	MS<5	160	1.9	12
28	Smoke Bush <i>Cotinus Caggygria</i>	C1	MS<5	120	1.4	7
29	Himalayan Birch <i>Betula utilis</i>	C1+2	S	100	1.2	5
30	Himalayan Birch <i>Betula utilis</i>	C1	S	60	0.7	2
31	Himalayan Birch <i>Betula utilis</i>	C1+2	S	120	1.4	7
32	Goat Willow <i>Salix caprea</i>	C1+2	MS<5	370	4.4	62
33	Himalayan Birch <i>Betula utilis</i>	B1+2	S	150	1.8	10
34	Himalayan Birch <i>Betula utilis</i>	C1+2	S	90	1.1	4
35	Himalayan Birch <i>Betula utilis</i>	B1+2	S	150	1.8	10
36	Himalayan Birch <i>Betula utilis</i>	C1+2	S	90	1.1	4
37	Goat Willow <i>Salix caprea</i>	C1+2	MS<5	260	3.1	31
38	Goat Willow <i>Salix caprea</i>	C1+2	MS<5	180	2.2	15

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
Grp 1	Rhododendron Pheasant Berry Common Yew Common Holly Lawson Cypress	C2	S	150	1.8	10
Grp 2	Bay Laurel Rhododendron Elder Rhus	C2	MS	150	1.8	10
Grp 3	Rhododendron Common Hazel Lawson Cypress Common Holly Bay Laurel Elder Common Ash Portugal Laurel	C2	MS	200	2.4	18
Grp 4	Mixed Conifers	C2	MS<6	140	1.7	9
Grp 5	Portugal Laurel Rhododendron	B2	MS	150	1.8	10
Grp 6	Rhododendron Common Hazel	C2	MS	150	1.8	10
Grp 7	Common Yew Elder	C1+2	MS<5	180	2.2	15
Grp 8	Rhododendron Spotted Laurel Elder	B2	MS>6	226	2.7	23
Grp 9	Pedunculate Oak Common Beech Sycamore	C1+2	S	600	7.2	163
Grp 10	Common Yew Eleaagnus Sycamore	C1+2	MS>6	230	2.8	24

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
Grp 11	Variated Holly Flowering Cherry Apple	C1	MS<5	140	1.7	9
Grp 12	Leyland Cypress x7	C1+2	S	170	2.0	13
Grp 13	Goat Willow x 2	C1	S	90	1.1	4







EXISTING POND RETAINED AND ENHANCED WITH MARGINAL PLANTING AS ECOLOGICAL FEATURE.

COPTHORNE BANK

Bin Store

Existing Pond (Reworked) 02/09/22

Existing boundary wall will act as tree protection barrier

AREA IMPROVED AS SPECIES RICH GRASSLAND WITH INFORMAL MOWN PATH LEADING TO SEATING SHELTERS WITH INTEGRATED SEDUM ROOF.

29 Parking Spaces + Ambulance and Delivery Bay

EXISTING RETAINED TREE AND SHRUB PLANTING TO BE PROTECTED DURING WORKS AND ENHANCED TO IMPROVE BIODIVERSITY VALUE.

PROPOSED 'BUTTERFLY & INSECT GARDEN' TO PROVIDE VISUAL INTEREST AND IMPROVE BIODIVERSITY

MINIMAL INTERVENTION WITHIN ROOT PROTECTION AREA OF RETAINED TPO TREE.

NO-DIG FOOTPATH CONSTRUCTION WITHIN TREE ROOT PROTECTION AREA

KEY
ROOT PROTECTION AREA (RPA)
CROWN SPREAD
TREE NUMBER
CATEGORY
Category 'A'
Category 'B'
Category 'C'
Category 'U'

TREES TO BE RETAINED AND PROTECTED
TREE TO BE REMOVED THAT MAY REQUIRE 3RD PARTY CONSENT
TREE TO BE REMOVED
TREE ADVISED TO BE REMOVED FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT REGARDLESS OF DEVELOPMENT WORKS
INDICATIVE PROTECTION BARRIER LOCATION
TEMPORARY TREE PROTECTION BARRIER
NO DIG CONSTRUCTION

JOB TITLE
Francis Court, Borens Arms Road, Copthorne, Crawley, RH10 3LQ

DRAWING TITLE
Tree Protection Plan Cons

CBA DRAWING No.
CBA11670.03C TPP CONS
BASE PLAN DRAWING No.
5289 - ALO1A

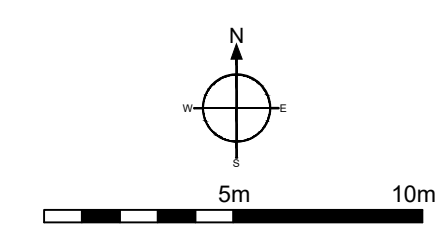
SCALE
1:200 @ A1
DRAWN
NB & AM

DATE
July 2025
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CBA Trees
Orest House, Arrow Close, Boylott Wood, S050 45Y
Tel: 02380 966229

TREE PRESERVATION ORDER: Mid Sussex District Council has provided the Tree Preservation Order document (reference: TPO WPO1/TPO95) which indicates that some of the trees are protected by a TPO (T1, T6, T7, T8, T10 and T13). However, due to the age of the Order, the site conditions and previous tree removals it is difficult to ascertain with any certainty which trees are protected and therefore it is advised to seek confirmation from the LPA prior to undertaking any tree works.

1. Shading Arcs not shown on this plan.
2. Root Protection Areas are shown as a theoretical polygon and at this stage do not take into account site features and constraints.
3. Trees marked with * and group outlines are indicatively plotted.





	TREE WORKS SCHEDULE		
	Site:	Francis Court, Borers Arms Road, Copthorne, Crawley, RH10 3LQ	
	Date:	August 2023	Consultant: Stefan Rose <i>BSc (Hons), Tech Cert ArborA, TechArborA</i>

Tree No.	Species	Recommended Works
1 TPO T1	Cedar of Lebanon <i>Cedrus libani</i>	None required for planning application
2	Goat Willow <i>Salix caprea</i>	None required for planning application
3	Beech <i>Fagus spp</i>	Fell to ground level and remove stump
4	Rowan <i>Sorbus aucuparia</i>	Fell to ground level and remove stump
5	Fastigate Hornbeam <i>Carpinus betulus 'Pyramidalis'</i>	Fell to ground level and remove stump
6 TPO T2	Weeping Ash <i>Fraxinus excelsior 'Pendula'</i>	Fell to ground level and remove stump
7 TPO T3	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	None required for planning application
8 TPO T4	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	None required for planning application
9	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	None required for planning application
10 TPO T5	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	None required for planning application
11	Japanese Cedar <i>Cryptomeria japonica</i>	None required for planning application
12	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	None required for planning application
13 TPO T15	Purple Beech <i>Fagus sylvatica 'Purpurea'</i>	None required for planning application
14	Purple Leaved Plum <i>Prunus cerasifera 'Atropurpurea'</i>	Fell to ground level and remove stump
15	Western Red Cedar Zebrina <i>Thuja plicata 'zebrina'</i>	None required for planning application
16	Common Holly <i>Ilex aquifolium</i>	None required for planning application
17	Western Red Cedar Zebrina <i>Thuja plicata 'zebrina'</i>	None required for planning application
18	Pedunculate Oak <i>Quercus robur</i>	None required for planning application
19	Purple Leaved Plum <i>Prunus cerasifera 'Atropurpurea'</i>	Fell to ground level and remove stump
20	Common Beech <i>Fagus sylvatica</i>	None required for planning application
21	Smoke Bush <i>Cotinus Caggygria</i>	Fell to ground level and remove stump
22	Common Yew <i>Taxus baccata</i>	None required for planning application
23	Common Yew <i>Taxus baccata</i>	None required for planning application

Tree No.	Species	Recommended Works
24	Portugal Laurel <i>Prunus lusitanica</i>	Fell to ground level and remove stump
25	Common Yew <i>Taxus baccata</i>	None required for planning application
26	Portugal Laurel <i>Prunus lusitanica</i>	None required for planning application
27	Apple <i>Malus spp</i>	Fell to ground level and remove stump
28	Smoke Bush <i>Cotinus Caggygria</i>	Fell to ground level and remove stump
29	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
30	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
31	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
32	Goat Willow <i>Salix caprea</i>	Fell to ground level and remove stump
33	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
34	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
35	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
36	Himalayan Birch <i>Betula utilis</i>	Fell to ground level and remove stump
37	Goat Willow <i>Salix caprea</i>	Fell to ground level and remove stump (subject to confirmed ownership)
38	Goat Willow <i>Salix caprea</i>	Fell to ground level and remove stump (subject to confirmed ownership)
Grp 1	Rhododendron Pheasant Berry Common Yew Common Holly Lawson Cypress	None required for planning application
Grp 2	Bay Laurel Rhododendron Elder Rhus	None required for planning application
Grp 3	Rhododendron Common Hazel Lawson Cypress Common Holly Bay Laurel Elder Common Ash Portugal Laurel	Fell to ground level and remove stumps in section shown on plan CBA11670.02A TPP DEMO
Grp 4	Mixed Conifers	None required for planning application
Grp 5	Portugal Laurel Rhododendron	None required for planning application
Grp 6	Rhododendron Common Hazel	None required for planning application
Grp 7	Common Yew Elder	Fell to ground level and remove stumps in section shown on plan CBA11670.02A TPP DEMO
Grp 8	Rhododendron Spotted Laurel Elder	Fell to ground level and remove stump
Grp 9	Pedunculate Oak Common Beech Sycamore	None required for planning application
Grp 10	Common Yew Eleaagnus Sycamore	None required for planning application

Tree No.	Species	Recommended Works
Grp 11	Variated Holly Flowering Cherry Apple	None required for planning application
Grp 12	Leyland Cypress x7	Fell to ground level and remove stump
Grp 13	Goat Willow x 2	Fell to ground level and remove stump

- It is advised that all remedial tree works such as pruning is carried out between July and September or November and February. Tree works should also avoid the season for nesting birds.
- All tree works should be carried out in accordance with current best practice guidelines and BS3998: 2010 – Tree Works. Only natural target pruning method to be used.
- We recommend the use of an Arboricultural Association Approved Contractor or an ISA Certified Arborist/Tree Worker suitably insured and experienced to carry out the tree works.





SUMMARY OF TREE PROTECTION MEASURES

Introduction

This leaflet shall be issued to all site personnel as part of their induction briefing.

It describes in summary form, the precautions that site personnel shall at all times follow, to ensure that the existing trees on the site come to no harm.

The precautions described are neither arbitrary nor reducible and must be adhered to in full.

These precautions are necessary because unprotected trees are very vulnerable to damage during demolition and construction works.

Furthermore, many of the trees on the site are under LEGAL PROTECTION and damaging them can result in heavy fines.

Two common misconceptions about trees:

MYTH: Trees have deep taproots and so shallow excavations will not harm the tree.

FACT: 90% of all tree's roots are found in the top 600mm of soil; all excavations near to trees are likely to cause root damage which can kill the tree.

MYTH: Trees will quickly heal over any bark wound, with no ill effect.

FACT: Bark wounds take years to heal and larger ones never do; missing bark can lead to disease and even the death of the tree.

Tree Protection

All trees adjacent to unsupervised work areas have been protected by fencing.

This fencing must be respected at all times and no attempts shall be made to damage, bypass or ignore it.

In areas designated for supervised working, no works shall be undertaken without the supervisor being present or without him/her issuing a "carry on" chit.

Prohibitions Adjacent to Trees

Inside the exclusion area of the tree protection, the following prohibitions shall apply.

- No digging or scraping
- No storage of plant or materials
- No vehicular access
- No fire lighting
- No handling, discharge or spillage or any chemical substance
- No water-logging

In addition to the above, further precautions shall be taken near to trees.

- A 10m separation distance shall be observed between trees and any substance injurious to their health, including fuels, oil, bitumen, cement (including washings) builders' sand, concrete mixing and other chemicals.
- No fire shall be lit such that flames come within 5m of any foliage; this shall be taken to mean a fire separation distance to the leaves of 20m.

Avoiding Damage to Stem and Branches

Care shall be taken when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights, can operate without coming into contact with trees.

Consequently, any transit or traverse of plant in proximity to trees shall be conducted under the supervision of a spotter to ensure that adequate clearance is at all times maintained.

In some circumstances, it may be impossible to achieve this, necessitating the pruning of the tree.

If this is necessary, a specialist team shall be called in following referral to the project Arboriculturist.

No tree pruning shall be undertaken by demolition or construction personnel.

Asking for Help

If you see any damage to a tree or its protective fencing, or if you need a tree pruning for plant clearance, contact **CBA Trees** as follows:

Office Telephone: 02380 986229

**REMEMBER:
ALL TREE DAMAGE
IS AVOIDABLE –
SO AVOID IT!**



**PROTECTIVE BARRIERS.
THESE BARRIERS MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



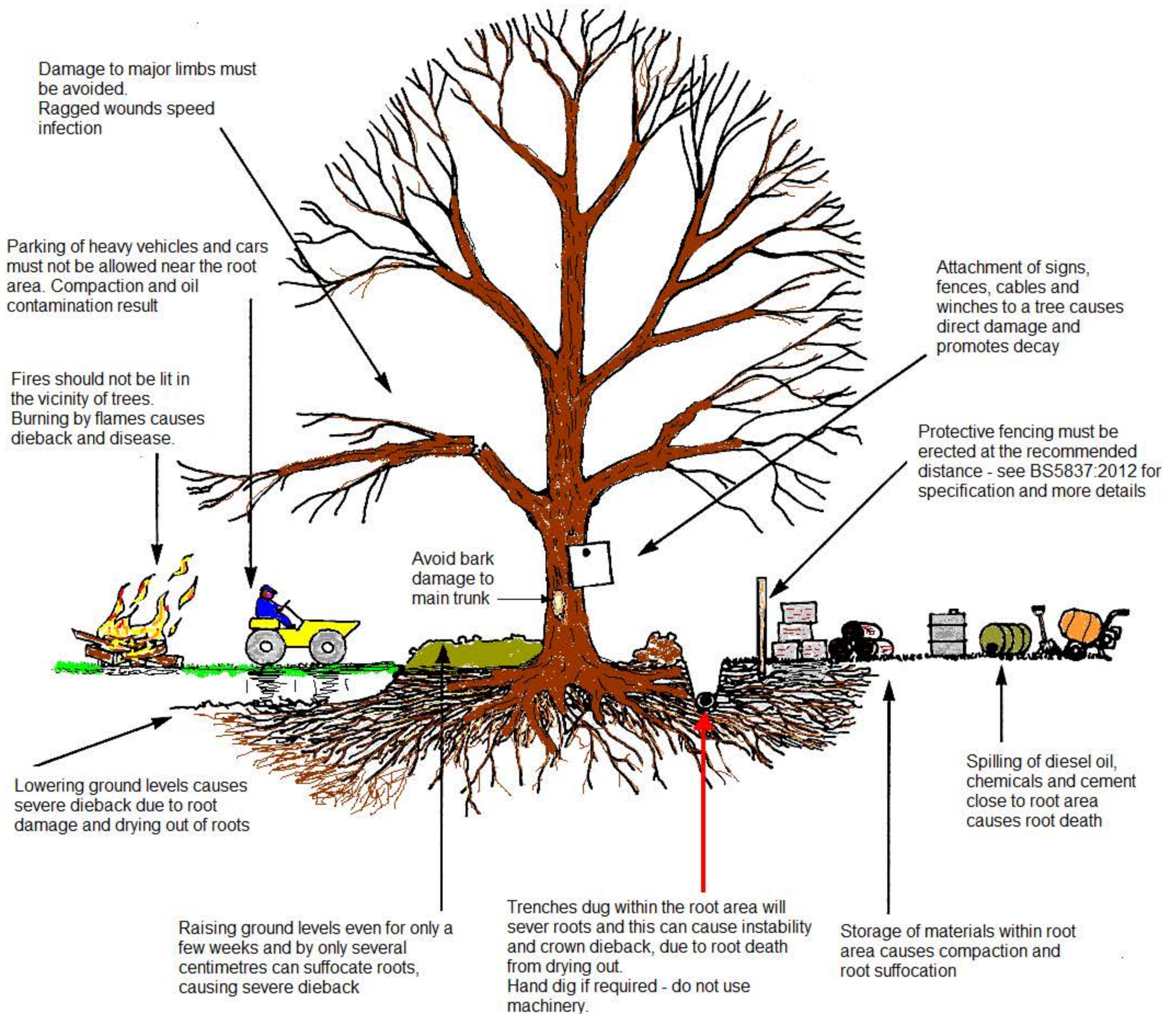
**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

COMMON CAUSES OF TREE DEATH

The use of properly positioned protective barriers can prevent tree deaths occurring.







The Professional Arboricultural Consultancy

Qualifications of Stefan Rose Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*, joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.