



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert  
(ArborA), RCArborA. (Operations)

# **Arboricultural Implications Report**

## **Proposed Log Cabin at**

### **Phoenix Unit**

### **Wokingham Hospital**

### **41 Barkham Road**

### **Wokingham**



**June 2024**

**Ref. SJA air 24061-01**

## **SUMMARY**

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of two dead plums trees will represent no alteration to the main arboricultural features of the site or to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards. \*

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. As the proposed development will not result in the removal of ancient or veteran trees, or those trees which are of significant local amenity or landscape value, and will not have any material impact on the local Green Infrastructure Network, it complies with Policies CP7, TB21 and CC03 of the Wokingham Borough Council Core Strategy and Managing Development Deliver Plan respectively.

## CONTENTS

|                                                  |    |
|--------------------------------------------------|----|
| 1. INTRODUCTION AND BACKGROUND INFORMATION ..... | 4  |
| 2. PLANNING CONTEXT .....                        | 7  |
| 3. THE TREES .....                               | 12 |
| 4. TREES TO BE REMOVED .....                     | 15 |
| 5. TREES TO BE PRUNED .....                      | 17 |
| 6. ROOT PROTECTION AREA INCURSIONS.....          | 19 |
| 7. CONCLUSIONS.....                              | 22 |

## APPENDICES

1. Methodology
2. Outline arboricultural method statement
3. Tree survey schedule (SJA tss 24061-01)
4. Tree protection plan (SJA TPP 24061-041)

© Simon Jones Associates Ltd. 2024

All rights in this document are reserved. No part of it may be amended or altered, reproduced or transmitted, in any form or by any means, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of Berkshire Healthcare NHS Foundation Trust in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved with this site without the written consent of Simon Jones Associates Ltd. However, it may be reproduced, without amendment, by the Local Planning Authority (LPA), and be posted on the LPA website, to assist in consideration of an application for the proposed development referred to in Section 1.

# 1. INTRODUCTION AND BACKGROUND INFORMATION

## 1.1. Instructions

1.1.1. SJAtrees has been instructed by Berkshire Healthcare NHS Foundation Trust to visit the Pheonix Unit at Wokingham Hospital, 41 Barkham Road, Wokingham, and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed application to install a log cabin within the grounds; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

## 1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification<sup>1</sup>”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction<sup>2</sup>”. It doesn’t form part of planning policy, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the installation of log cabin with associated path, service connections and landscaping.

1.2.4. This report summarises and sets out the main conclusions of the baseline data

---

<sup>1</sup> British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

<sup>2</sup> Ibid., p.1, Introduction.

collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

### 1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Southgate of SJAtrees on Wednesday 21<sup>st</sup> February 2024. Weather conditions at the time were overcast, with persistent rain. Deciduous trees were not in leaf.

### 1.4. Site description

1.4.1. The proposed log cabin is proposed in the rear amenity area of the Pheonix Unit, which is located on the north side of Barkham Road (B3349) as shown at **Figure 1** below. The log cabin is enclosed within the grounds of the Pheonix unit with buildings to the north and east and boundary vegetation to the south and west.



**Figure 1: Site location shown on Google aerial image**

## **1.5. Soil type**

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site above a bedrock of London Clay Formation (clay, silt and sand). There is no information on the likely superficial deposits in the area.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that trees may be shallow-rooted and that the soil is unlikely to be highly susceptible to compaction.

## **1.6. Statutory controls**

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

## **1.7. Non-statutory designations**

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

## 2. PLANNING CONTEXT

### 2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals no relevant previous applications for this area of the Hospital.

### 2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')<sup>3</sup> sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed and beautiful places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate**

---

<sup>3</sup> The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 158: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 180, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: “Planning policies and decisions should contribute to and enhance the natural and local environment by:

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

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.2.7. In paragraph 186, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

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

## **2.3. Local planning policy**

2.3.1. Local planning policies are contained in the Wokingham Borough Core Strategy adopted in 2010 and the Managing Development Delivery Plan adopted in 2014.

2.3.2. Core Strategy Policy CP7 – Biodiversity states:

**“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.**

**Development:**

**A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or**

**B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or**

**C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:**

**i) Mitigation measures can be put in place to prevent damaging impacts; or**

**ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”**

**2.3.3. Policy CC03 – Green Infrastructure, Trees and Landscaping** of the Managing Development Delivery Plan includes the following section that is relevant to existing trees:

**“2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:**

**a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development**

**b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways**

**c) Promote the integration of the scheme with any adjoining public open space or countryside**

**d) Protect and retain existing trees, hedges and other landscape features**

**e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.**

**3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.”**

2.3.4. **Policy TB21 - Landscape Character** of the Managing Development Delivery Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

**“1. Proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.**

**2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”**

## **2.4. Neighbourhood planning policy**

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.<sup>4</sup>

## 3. THE TREES

### 3.1. Survey findings

3.1.1. We surveyed 17 individual trees and two groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The trees on site are mostly found growing along the south site boundary, adjacent to Barkham Road. They are predominantly deciduous specimens with several scattered conifers and comprised of semi-naturalised, exotic and native species.

3.1.3. In terms of age class distribution, the semi-mature and mature age classes are well represented but young and over-mature trees are underrepresented. The most common species is hawthorn, although the Lombardy poplars are the most prominent species in the local landscape.

### 3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees that are “**landscape features**.” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the group of trees (G1) growing along the south boundary, which is readily visible from Barkham Road; and
- the Lombardy poplars nos. 30, 31 and 33.

3.2.2. Five individual trees (nos. 25, 26, 31, 48 and 49) are unsuitable for retention, irrespective of the proposals, in that they are 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category ‘U’ and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are three mature trees growing on or immediately adjacent to the site; but two of these (nos. 30 and 33) are of only short-lived species, and which thereby are of only short-term potential. The remaining mature western red cedar is of large ultimate size and long-term potential, but whilst it is readily visible in views from Barkham Road, its contribution is not significant to the character of the road.

3.2.4. There are no category 'A' trees, but there are three category 'B' specimens (Sycamores nos. 20 & 27 and Lombardy poplar no. 33). The remaining nine trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the groups of trees, one has been assessed as category 'B' and the other as category 'C'.

### **3.3. Assessment of arboricultural impacts**

3.3.1. The arboricultural impacts of the proposed site layout have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

3.3.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 2** below.

| Impact     | Description                                                                                                                                                                                            |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High       | Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different                                                      |
| Medium     | Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed                                                        |
| Low        | Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline |
| Negligible | Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation          |

**Table 2: Magnitude of impacts<sup>5</sup>**

---

<sup>5</sup> Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

## 4. TREES TO BE REMOVED

### 4.1. Details

4.1.1. To accommodate the proposed development, the dead plums nos. 48 and 49 are to be removed because they are dead and in poor condition such that their proximity to the log cabin is unsuitable.

### 4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon<sup>6</sup>. Accordingly, the removal of no large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.3. The two plums are dead, and as such they are assessed as category 'U' trees. They are unsuitable for retention, irrespective of the proposals, in that they cannot realistically be retained for longer than 10 years.

---

<sup>6</sup> Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

4.2.4. Furthermore, the proposals incorporate space for replacement tree planting; This could mitigate the tree losses, improve the age class balance of the trees on site, enhance the local landscape, and strengthen the existing arboricultural character of the site.

4.2.5. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, the felling of the trees identified for removal will represent no alteration to the main arboricultural features of the site.

## 5. TREES TO BE PRUNED

### 5.1. Details

5.1.1. The northern canopy extent of the sycamore no. 27 is to be crown lifted to 4m above the proposed log cabin.

### 5.2. Assessment

5.2.1. The proposed crown lifting of the sycamore is required to facilitate the construction of the log cabin and to provide clearance for future tree growth. As a species, sycamore is not intolerant of pruning because have the ability to compartmentalise wounds, so pruning is unlikely to lead to significant dieback or the formation of columns of decay. Furthermore, the sycamore is semi-mature and of average physiological condition, which indicates that the specimen will more readily tolerate the pruning without resulting in any significant impact on the tree's health/

5.2.2. The extent of pruning proposed is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from this tree are few in number and small in size and will result in a maximum wound size no greater than 70mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.3. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the 'damping' of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.4. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the local area.

5.2.5. Following the pruning specified, the proposed dwelling will have 2m of canopy clearance to the sycamore to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

## 6. ROOT PROTECTION AREA INCURSIONS

### 6.1. Details

**6.1.1.** The proposed log cabin and the associated access path will encroach within the RPAs of the Lombardy poplar nos. 30 and 33.

### 6.2. Assessment

6.2.1. The incursions by the log cabin and associated footpath and indicative service connection into the RPAs of the two Lombardy poplars (nos. 30 and 33) are located no closer than 5m to the trunk of the tree. The incursions equate to no more than 48m<sup>2</sup> or 11.7% of individual RPAs and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 58377. Any potential adverse impacts can be satisfactorily mitigated as set out below.

6.2.2. Some degree of excavation will be required to install the slab foundation of the log cabin and the service connection to the existing building; to minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. As a species, Lombardy poplar has been identified as good to moderate at tolerating root pruning and disturbance<sup>8</sup>; as such, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.4. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching,

---

<sup>7</sup> BS 5837, paragraph 7.4.2.3.

<sup>8</sup> MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.5. Taking account of existing ground levels and likely proposed levels of these areas, the design and construction of the new surfaces can be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.6. In this case, as Lombardy poplar trees nos. 30 and 33 are not veterans and are of a species notably tolerant of disturbance, because the hard surfacing will be installed entirely above existing ground levels, will not result in any excavation within their RPAs and will incorporate a suitable cellular confinement system, and because our desktop review highlights that the soil is not a heavy clay and thus susceptible to compaction, there is no reason to suggest that these specimens will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.7. As the proposed structure will not require a drainage connection, only a narrow, shallow trench, no deeper than 300mm, to accommodate the electricity connection will be required. Similarly to the foundation, this excavation can be conducted under arboricultural supervision and any significant rooting can be retained and protected. As such, the proposed service connection will not necessitate the severance of significant roots and, by extension, will not have a significant impact on tree 30 and 33.

6.2.8. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 4**.

6.2.9. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

## 7. CONCLUSIONS

### 7.1. Summary

7.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature, ancient, veteran or notable trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of two dead plums trees will represent no alteration to the main arboricultural features of the site or to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

7.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards. \*

7.1.3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

### 7.2. Compliance with national planning policy

7.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

7.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained wherever possible**”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

7.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

7.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

### **7.3. Compliance with local planning policy**

7.3.1. As the proposed development will not result in the removal of ancient or veteran trees, or those trees which are of significant local amenity or landscape value, and will not have any material impact on the local Green Infrastructure Network, it complies with Policies CP7, TB21 and CC03 of the Wokingham Borough Council Core Strategy and Managing Development Deliver Plan respectively.

### **7.4. Conclusion**

7.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

# **APPENDIX 1**

## **Methodology**

## **A1.1. Tree survey and baseline information**

- A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above<sup>9</sup> growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.
- A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.
- A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally<sup>10</sup>. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.
- A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.
- A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

## **A1.2. Tree constraints**

- A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:
- A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';<sup>11</sup>
- A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and

---

<sup>9</sup> BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

<sup>10</sup> Ibid., 4.4.2.3

<sup>11</sup> The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

- which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;
- A1.2.4. which trees are significant features of the local landscape, such that their removal would be contrary to local planning policies as set out above; and
- A1.2.5. our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.
- A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.
- A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.
- A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**<sup>12</sup>.
- A1.2.9. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**<sup>13</sup>.
- A1.2.10. The 'Root Protection Areas' (RPAs)<sup>14</sup> of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

---

12 BS 5837, 4.5.10.

13 Ibid., 5.1.1.

14 Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

## **APPENDIX 2**

### **Outline Arboricultural Method Statement**

## **A2.1. Tree Protection Plan**

- A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

## **A2.2. Pre-start meeting**

- A2.2.1. Prior to the commencement of any ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

## **A2.3. Site clearance**

- A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.
- A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

## **A2.4. Ground preparation**

- A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

## **A2.5. Tree protection fencing**

- A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that

document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

- A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.
- A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.
- A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

## **A2.6. Trunk boxing**

- A2.6.1. A temporary protective timber box shall be erected around the trunk of the tree situated within the existing patio area, to prevent accidental damage by impacts from materials, machinery, vehicles or pedestrians during demolition/construction. The box (shown by the blue square) shall consist of a 2m high timber framework, constructed around the trunk, surmounted by an outer layer of heavy-duty plywood.
- A2.6.2. To prevent movement, the framework shall include internal cross-members that abut the trunk on four sides immediately above the root flare. Where these abut the trunk, they will first be wrapped in at least six layers of hessian sacking to prevent any scuffing or damage of the bark. The box will not be nailed, screwed or otherwise attached to the trunk.
- A2.6.3. To prevent damage to buttress roots, the boxing will extend beyond the points where these disappear beneath the ground and therefore, may be rectangular rather than square in shape. To provide additional stability, the same arrangement of cross-braced, hessian-wound cross members may be installed at 1.8m; alternatively, two strips of a woven fabric webbing may be attached to two opposite top corners of the framework, be passed around the trunk but not be attached to it and then be attached to themselves with rivets or staples to prevent movement, before being attached to the opposite corner of the framework.
- A2.6.4. Once cut and secured in place, the plywood cladding shall have high-vis tape or signage attached to it to make it readily visible to pedestrians and road users. The boxing shall be retained in place for the duration of demolition and construction operations and shall not be removed until all works are completed, and all equipment and materials are removed from site.

## A2.7. Ground protection

- A2.7.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.
- A2.7.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.
- A2.7.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

## A2.8. Manual excavation within RPAs

- A2.8.1. All excavation required within the RPAs of the trees to be retained (as shown by **bold yellow lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

## A2.9. Proposed hard surfaces within RPAs

- A2.9.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **orange honeycomb-hatching** on the TPP.

## **APPENDIX 3**

### **Tree Survey Schedule**



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE  
DORKING ROAD  
TADWORTH  
SURREY KT20 5SA

Tel: (01737) 813058  
E-mail: [sja@sjatrees.co.uk](mailto:sja@sjatrees.co.uk)

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,  
RCArborA. (Managing)  
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)  
(Operations)

## **Tree Survey Schedule**

**Pheonix Log Cabin, Wokingham Hospital, Barkham  
Road**

**SJA tss 24061-01**

**February 2024**

# Tree Survey Schedule: Explanatory Notes

## Phoenix Log Cabin, Wokingham Hospital, Barkham Road

This schedule is based on a tree inspection undertaken by Tom Southgate of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 21<sup>st</sup> of February 2024. Weather conditions at the time were overcast, with persistent rain. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

### **1. Tree no.**

Given in sequential order, commencing at "15".

### **2. Species.**

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

### **3. Height.**

Estimated with the aid of a hypsometer, given in metres.

### **4. Trunk diameter.**

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

### **5. Radial crown spread.**

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

### **6. Crown break.**

Height above ground and direction of growth of first significant live branch.

### **7. Crown clearance.**

Distance from adjacent ground level to lowest part of lowest branch, in metres.

### **8. Age class.**

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

### **9. Physiology.**

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

### **10. Structure.**

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

### **11. Comments.**

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

### **12. Category.**

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

**Category U:** Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

(1) 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).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) 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.

**Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

**Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor 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.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) Trees with material conservation or other cultural value.

**Category C:** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

# TREE SURVEY SCHEDULE

## Pheonix Log Cabin, Wokingham Hospital, Barkham Road

| No.   | Species                       | Height | Trunk diameter                              | Radial crown spread                | Crown break | Crown clearance | Age class   | Physio -logy  | Structure   | Comments                                                                                                                                                                                                                                                                                                                             | Cate gory |
|-------|-------------------------------|--------|---------------------------------------------|------------------------------------|-------------|-----------------|-------------|---------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 15    | Western red cedar             | 15m    | 615mm                                       | N 2.6m<br>E 2m<br>S 2.5m<br>W 2.5m | 2m          | E 1.9m          | Mature      | Below average | Indifferent | Ivy-covered near ground; slightly leaning trunk; ivy covered trunk and stems; ivy obscures main union; dieback in lower-crown on E side; non-native species, out of character with surrounding area; upper crown readily visible from Barkham Road; inessential component of the group in which it stands.                           | C<br>(1)  |
| 18    | Sycamore                      | 11m    | 2 stems @ 115mm 205mm                       | N 2m<br>E 0m<br>S 3.3m<br>W 5.5m   | 0m          | S 2m            | Semi-mature | Average       | Indifferent | Three trunks growing within close proximity, surveyed as one tree; no significant defects observed at base; one trunk leaning on fence; crossing and rubbing branches throughout structure; asymmetrical crown as suppressed by adjacent specimen; obscured from public view; inessential component of the group in which it stands. | C<br>(1)  |
| 20    | Sycamore                      | 10m    | 485mm ivy                                   | N 6.2m<br>E 6.2m<br>S 4.2m<br>W 6m | 2 m         | E 1.9m          | Semi-mature | Average       | Indifferent | Dead ivy-covered following severance at 0.5m; tensile unions throughout crown; previously crown reduced displaying 1.5m est. regrowth; obscured from public view; significant component of group in which it stands.                                                                                                                 | B<br>(2)  |
| 21    | Yew                           | 6m     | 225mm                                       | N 2.3m<br>E 3.5m<br>S 4m<br>W 4.5m | 1m          | NE 1.5m         | Semi-mature | Average       | Indifferent | Trunk has a 60° est. lean to SW, this is not of short-term structural concern; of low landscape value due to small size; visible only in seasonal glimpses from Barkham Road.                                                                                                                                                        | C<br>(1)  |
| 22    | Silver birch                  | 12m    | 120mm                                       | N 2.7m<br>E 1m<br>S 1m<br>W 1m     | 2m          | E 1m            | Young       | Average       | Indifferent | Trunk has 60° est. lean to N, this is not of short-term structural concern; asymmetrical crown; of low value landscape value, due to small size; visible in narrow, seasonal views from Barkham Road; inessential component of the group in which it stands.                                                                         | C<br>(1)  |
| 23    | English oak                   | 13m    | 225mm                                       | N 3m<br>E 0.5m<br>S 1m<br>W 4m     | 3m          | N 3.5m          | Semi-mature | Average       | Indifferent | Slightly leaning trunk, lean is not of structural concern; asymmetrical crown as suppressed by adjacent specimens; high crown; of low landscape value, due to small size; upper-crown visible in glimpses from Barkham Road; inessential component of the group in which it stands.                                                  | C<br>(1)  |
| 24    | Balsam poplar                 | 15m    | 205mm                                       | N 3.2m<br>E 2m<br>S 1.5m<br>W 2m   | 4m          | 3m              | Semi-mature | Average       | Indifferent | Significant buttress root to NW with 500mm long area of exposed sapwood; slightly leaning trunk, lean is not of structural concern; high crown; upper-crown visible in glimpses from Barkham Road; inessential component of the group in which it stands.                                                                            | C<br>(1)  |
| 25-26 | Hawthorn and flowering cherry | 4m     | #T25 150mm<br>#T26 2 stems @ 125mm all est. | 2m                                 | 0m          | 1m              | Semi-mature | Dead          | Dead        | Dead specimens.                                                                                                                                                                                                                                                                                                                      | U         |

| No.   | Species          | Height             | Trunk diameter                                       | Radial crown spread              | Crown break | Crown clearance | Age class   | Physio - logy | Structure   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Category  |
|-------|------------------|--------------------|------------------------------------------------------|----------------------------------|-------------|-----------------|-------------|---------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 27    | Sycamore         | 15m                | 415mm                                                | N 6.1m<br>E 5m<br>S 5m<br>W 5.5m | 2m          | N 2.3m          | Semi-mature | Average       | Moderate    | No significant defects observed at base; tensile unions throughout crown; readily visible from Barkham Road; significant component of the group in which it stands.                                                                                                                                                                                                                                                                                                                    | B<br>(12) |
| 28-29 | Monterey cypress | #T28 8m<br>#T29 5m | #T28 200mm 3 stems @ 85mm<br>#T29 110mm all ivy est. | 2m                               | 0m          | 1m              | Young       | Below average | Indifferent | Of low landscape value, due to small size; non-native species, out of character with surrounding area.                                                                                                                                                                                                                                                                                                                                                                                 | C<br>(2)  |
| 30    | Lombardy poplar  | 27m                | 955mm ivy                                            | N 3m<br>E 1.5m<br>S 3m<br>W 4m   | 3m          | N 4m            | Mature      | Below average | Indifferent | Heavily ivy-covered trunk and stems; main unions obscured by ivy; slightly sparse bud density throughout crown; formerly "topped" at 18m est. with 9m of regrowth; deadwood up to 100mm dia. est. in crown; asymmetrical crown; readily visible from Barkham Road; significant component of the group in which it stands.                                                                                                                                                              | C<br>(2)  |
| 31    | Lombardy poplar  | 27m                | 460mm                                                | N 1m<br>E 2.5m<br>S 2m<br>W 0.5m | 10m         | 11m             | Semi-mature | Below average | Poor        | Ivy-covered near ground; central stem historically topped at 17m forming pollard head with 10m of regrowth, resulting in a "dog leg" kink at former pruning point; high crown; of slender form with a high possibility of stem failure; slightly sparse bud density throughout crown; asymmetrical crown; recently released from companion support to SW; readily visible from Barkham Road; significant component of group in which it stands.                                        | U         |
| 33    | Lombardy poplar  | 27m                | 1160mm ivy                                           | N 4.2m<br>E 5m<br>S 5.5m<br>W 4m | 3m          | N 4m            | Mature      | Average       | Moderate    | Heavily ivy-covered trunk and main stems; main unions obscured by ivy; recently released from companion support to W; tall, narrow canopy; unions and branching habit typical of species; readily visible from Barkham Road; significant component of the group in which it stands.                                                                                                                                                                                                    | B<br>(2)  |
| 48-49 | Plum             | 5m                 | #T48 190mm<br>#T49 225mm all est.                    | 3m                               | 1m          | 1.4m            | Semi-mature | Dead          | Dead        | Dead trees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | U         |
| G1    | Various          | 15m                | Max 250mm est.                                       | 5m                               | 2m          | 2m              | Semi-mature | Average       | Indifferent | Row of closely growing trees and shrubs along site boundary with Barkham Road; species include Lombardy poplar, ash, cypress sycamore, hawthorn and elder; specimens ivy-covered; individuals of variable quality with several dead or moribund trees; of screening value; readily visible from Barkham Road and contribute to the character of the road; the Lombardy poplars are a significant feature of the local area owing to their tall height and prominence in the landscape. | B<br>(2)  |

| No. | Species | Height | Trunk diameter | Radial crown spread | Crown break | Crown clearance | Age class   | Physio - logy | Structure   | Comments                                                                                                                                                                                                                                     | Category |
|-----|---------|--------|----------------|---------------------|-------------|-----------------|-------------|---------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| G2  | Various | 12m    | Max 400mm est. | 4m                  | 2m          | 1.5m            | Semi-mature | Average       | Indifferent | Group of semi-mature trees growing in open space; species include wild cherry, crab apple and poplar; obscured from public vantage points by boundary vegetation, close board fence and buildings; of low landscape value due to small size. | C (2)    |

## Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

| <i>Tree No.</i> | <i>Species</i>                | <i>RPA</i>          | <i>RPA Radius</i> |
|-----------------|-------------------------------|---------------------|-------------------|
| 15              | Western red cedar             | 171.1m <sup>2</sup> | 7.4m              |
| 18              | Sycamore                      | 31.0m <sup>2</sup>  | 3.1m              |
| 20              | Sycamore                      | 106.4m <sup>2</sup> | 5.8m              |
| 21              | Yew                           | 22.9m <sup>2</sup>  | 2.7m              |
| 22              | Silver birch                  | 6.5m <sup>2</sup>   | 1.4m              |
| 23              | English oak                   | 22.9m <sup>2</sup>  | 2.7m              |
| 24              | Balsam poplar                 | 19.0m <sup>2</sup>  | 2.5m              |
| 25-26           | Hawthorn and flowering cherry | 10.2m <sup>2</sup>  | 1.8m              |
|                 |                               | 14.1m <sup>2</sup>  | 2.1m              |
| 27              | Sycamore                      | 77.9m <sup>2</sup>  | 5.0m              |
| 28-29           | Monterey cypress              | 27.9m <sup>2</sup>  | 3.0m              |
|                 |                               | 5.5m <sup>2</sup>   | 1.3m              |
| 30              | Lombardy poplar               | 412.6m <sup>2</sup> | 11.5m             |
| 31              | Lombardy poplar               | 95.7m <sup>2</sup>  | 5.5m              |
| 33              | Lombardy poplar               | 608.7m <sup>2</sup> | 13.9m             |
| 48-49           | Plum                          | 16.3m <sup>2</sup>  | 2.3m              |
|                 |                               | 22.9m <sup>2</sup>  | 2.7m              |
| G1              | Various                       | 28.3m <sup>2</sup>  | 3m                |
| G2              | Various                       | 72.4m <sup>2</sup>  | 5m                |

## **APPENDIX 4**

### **Tree Protection Plan**

Arboricultural Impacts: Summary  
(For details, see below)

| Impact                                               | No. of Trees |
|------------------------------------------------------|--------------|
| Trees to be removed                                  | 2            |
| Groups of trees to be removed                        | 0            |
| TPO trees to be removed                              | 0            |
| Trees to be pruned                                   | 0            |
| Trees where manual excavation needed within RPAs     | 2            |
| Trees where above soil surfacing needed within RPAs  | 2            |
| Trees with proposed underground services within RPAs | 0            |

Trees to be Removed

| No | Species | Category |
|----|---------|----------|
| 48 | Plum    | U        |
| 49 | Plum    | U        |

Trees to be pruned

| No. | Species  | Works (Outline only)                                                                                |
|-----|----------|-----------------------------------------------------------------------------------------------------|
| 27  | Sycamore | Crown raise northern extent up to 4m via the reduction of lower limbs - maximum cut diameter: 100mm |

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.

Trees that require manual excavation within RPAs

| No. | Species         | Type of structure                         |
|-----|-----------------|-------------------------------------------|
| 30  | Lombardy poplar | Proposed log cabin and service connection |
| 33  | Lombardy poplar | Proposed log cabin and service connection |

Manual Excavation

Within root protection areas all excavation for proposed foundations, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Trees that require above soil surfacing within RPAs

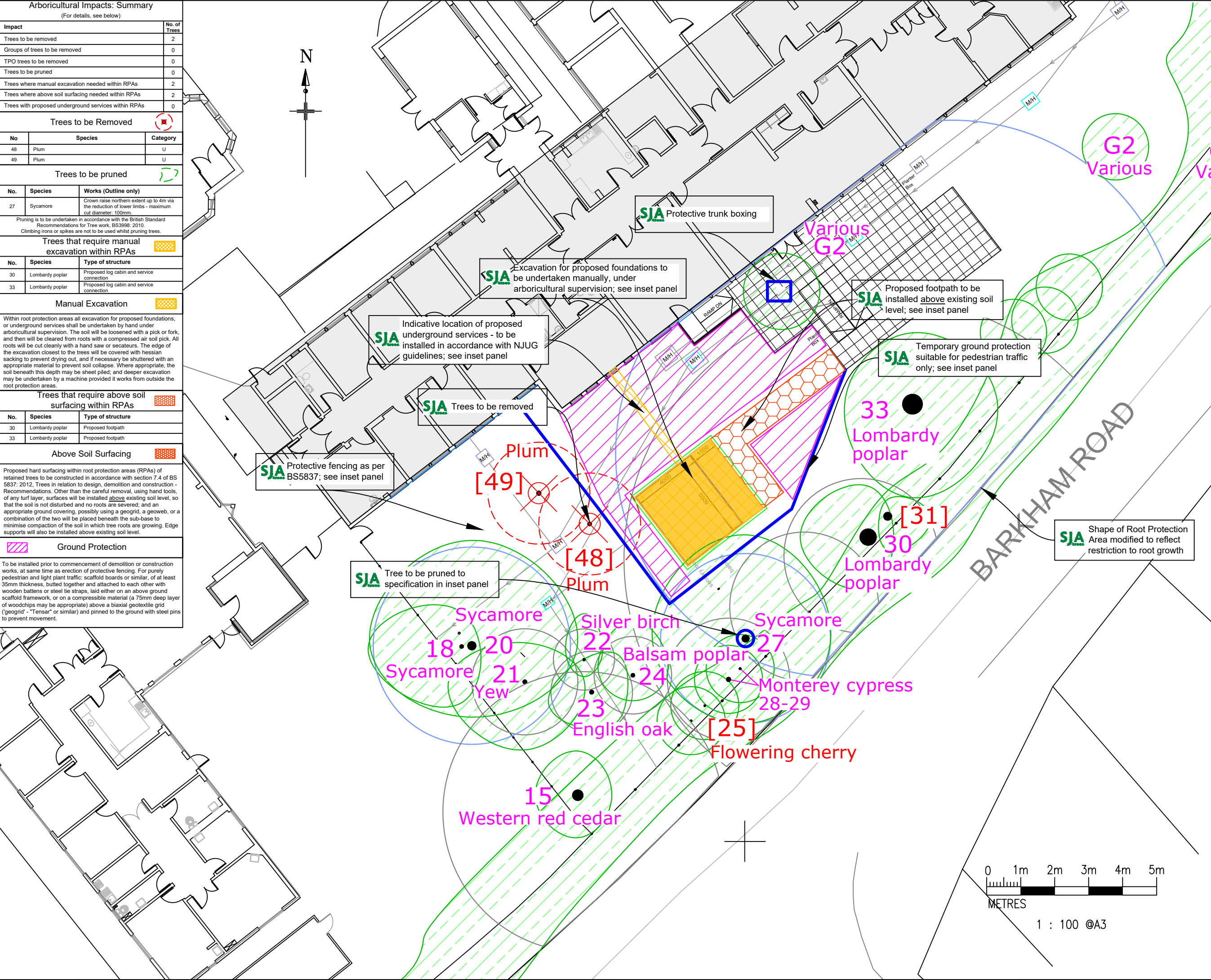
| No. | Species         | Type of structure |
|-----|-----------------|-------------------|
| 30  | Lombardy poplar | Proposed footpath |
| 33  | Lombardy poplar | Proposed footpath |

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian and light plant traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement.



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with baseplate secured with ground pins

b) Stabilizer strut mounted on block tray

Protective trunk boxing

Protective wrappings shall be fitted to the trunks of trees nos. 1 & 3, to prevent accidental damage by impacts from materials or machinery during demolition. The trunk boxes (shown by blue circles) shall consist of a 2m high timber framework, constructed around the trunk, surmounted by an outer layer of heavy-duty plywood. To prevent movement, the framework shall include internal cross-members that abut the trunk on four sides immediately above the root flare. Where these abut the trunk, they will first be wrapped in at least six layers of hessian sacking to prevent any scuffing or damage of the bark. The box will not be nailed, screwed or otherwise attached to the trunk. For further details see SJA arboricultural method statement.

Shape of Root Protection Area modified to reflect restriction to root growth

Heavy duty ply (min 12mm) on outside of boxing

External cross member (100mm x 50mm)

Uprights (100mm x 100mm)

Tree trunk

Internal cross member (100mm x 50mm)

Internal cross member wrapped in hessian sacking (min. six layers)

Internal cross members attached to each other at crossing points

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

|                       |                                |                          |                    |
|-----------------------|--------------------------------|--------------------------|--------------------|
| Project:              | Phoenix Log Cabin              |                          |                    |
| Client:               | Berkshire NHS Foundation Trust |                          |                    |
| Drawing:              | TREE PROTECTION PLAN           |                          |                    |
| Drawing no:           | SJA TPP 24061-041              |                          |                    |
| Based on:             | Proposed layout P001 R1        |                          |                    |
| Drawn by:             | WFH                            | Date of Issue:           | Jun 2024           |
| Checked by:           | FJC                            | Tel: (01737) 813058      | Scale: 1: 100 @ A3 |
| Tree nos.:            | ● 30                           | Category 'U' trees:      | ● [48]             |
| Trees to be pruned:   | ●                              | Category 'B' RPA:        | ●                  |
| Trees to be removed:  | ●                              | Protective fencing:      | —                  |
| Above soil surfacing: | ■                              | Manual excavation:       | ■                  |
|                       |                                | Ground protection:       | ■                  |
|                       |                                | Protective trunk boxing: | ■                  |

For further information refer to the SJA Trees Tree Survey Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024.

This drawing is copyright and may not be used or changed without the written consent of SJA Trees.

This drawing is designed to reflect only the principles of layout and for design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.