

1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at Heathlands Riding Est, Heathlands Road, Wokignham, on the 30th April 2025. Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey schedule and survey plan are in appendix 1.
- 1.3 A tree retention and loss plan is in appendix 2.
- 1.4 Tree protection plans are in appendix 3.
- 1.5 The site proposals are in appendix 4.
- 1.6 The relevant trees were surveyed and a tree survey and protection plan produced.

Arboricultural Resource

- 1.7 The site relates to several small areas of land enclosed by mature trees, in the wider ownership of the public house.
- 1.8 The small manicured grass area immediately south east of the pub has several mature trees located on the western boundary adjacent a stream/ditch and opposite the seating area of the pub. To the north are several mature trees also at the edge of a ditch, with two trees growing internally to the field. There are boundary trees to the south which form the edge of a wider wooded area. The manicured grass field is delineated by a post and rail fence, with a more naturalistic paddock area enclosed by mature tree boundary vegetation to the north, east and west.
- 1.9 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Statutory Tree Protection

- 1.10 The Wokingham Council online mapping (accessed 06.05.25) shows the site is not within a conservation area and that none of the trees are subject to a TPO. The Wokingham District Veteran Tree Association online mapping (accessed 06.05.25) shows there are no ancient, aged or veteran trees identified on site or within close proximity.

Proposals (Appendix 4)

- 1.11 The proposals are for residential development with associated access and landscaping, as shown on the architects site layout.

Tree Removals (Appendix 2)

- 1.12 The proposals require the loss of T6-C1, T8-C1, T1-B1 and T3-B1.
- 1.13 T6 was observed to have major deadwood in the crown, fungus at the base, a thinning canopy, a dead limb to the west and to be suppressed. Its loss is considered justifiable on the grounds of its condition and its loss is not considered a constraint to development. T8-C1 is a suppressed small holly tree growing at the edge of the site. It has bark damage at the base and a suppressed poor form. Its loss is not considered a constraint to development.
- 1.14 T1-B1 and T3-B1 are both mature Oak trees, with abscised branches, large canopies and minor deadwood. Their retention in the current layout would not be practical that in the current arrangement, T3-B1 would entirely occupy the gardens of plot 5 and large parts of plot 6, making them heavily overshadowed and give rise to major overbearing effects, as well as requiring tree work and being in an unsustainable location in the current layout arrangement. T1-B1 would require initial tree works to create space between plot 9 and the tree, and require ongoing tree works, as well as likely giving rise to overbearing effects so close to the rear elevation of plot 9.

- 1.15 The removal of both trees to facilitate the layout will trigger a requirement for replacement planting to mitigate their removal, as part of a landscape plan provided as part of the application.

Tree Protection (Appendix 3)

- 1.16 A tree protection plan has been prepared for both the demolition phase and the construction phase.
- 1.17 Demolition Plan – for the most part, existing site boundary fencing provides protection to existing retained trees located on the boundaries, as does existing hard surfacing which will act as ground protection whilst clearing the site and existing buildings.
- 1.18 Construction protection plan – Existing boundary fencing protects the stems and canopies of G5 and G7 which are located off site. Existing fencing also protects the edge of W10. Heras barriers will be installed in advance of site construction activities commencing, and remain in place until all site works are completed. Heras barriers will be positioned in the alignments shown on the construction protection plan.
- 1.19 In respect of T2-B1, secondary barrier positions are shown as well as two areas of sensitive working. The primary barriers will be re aligned to the secondary positions once most of the other site works are completed, to allow space to install the path and parking areas adjacent the tree.
- 1.20 Within the areas of sensitive working, roots of any size shall be cut back cleanly using sharp cutting tools to the edge of the area required. No diggers are to be used to clear these areas and potentially rip out roots. The area beneath the tree is already heavily poached and churned on account of the existing land use of the site, with horses heavily eroding and poaching the ground within the RPA. These areas of the RPA subject to the sensitive working, are already disturbed and compacted, rutted by horse activity. It is more than likely that these small areas of the RPA don't have any roots within the top surface layer of soil and within the depth required to install the path and parking areas. Impacts to the tree will likely be very minimal if at all.

Overbearing Effects

- 1.21 None anticipated.

Services

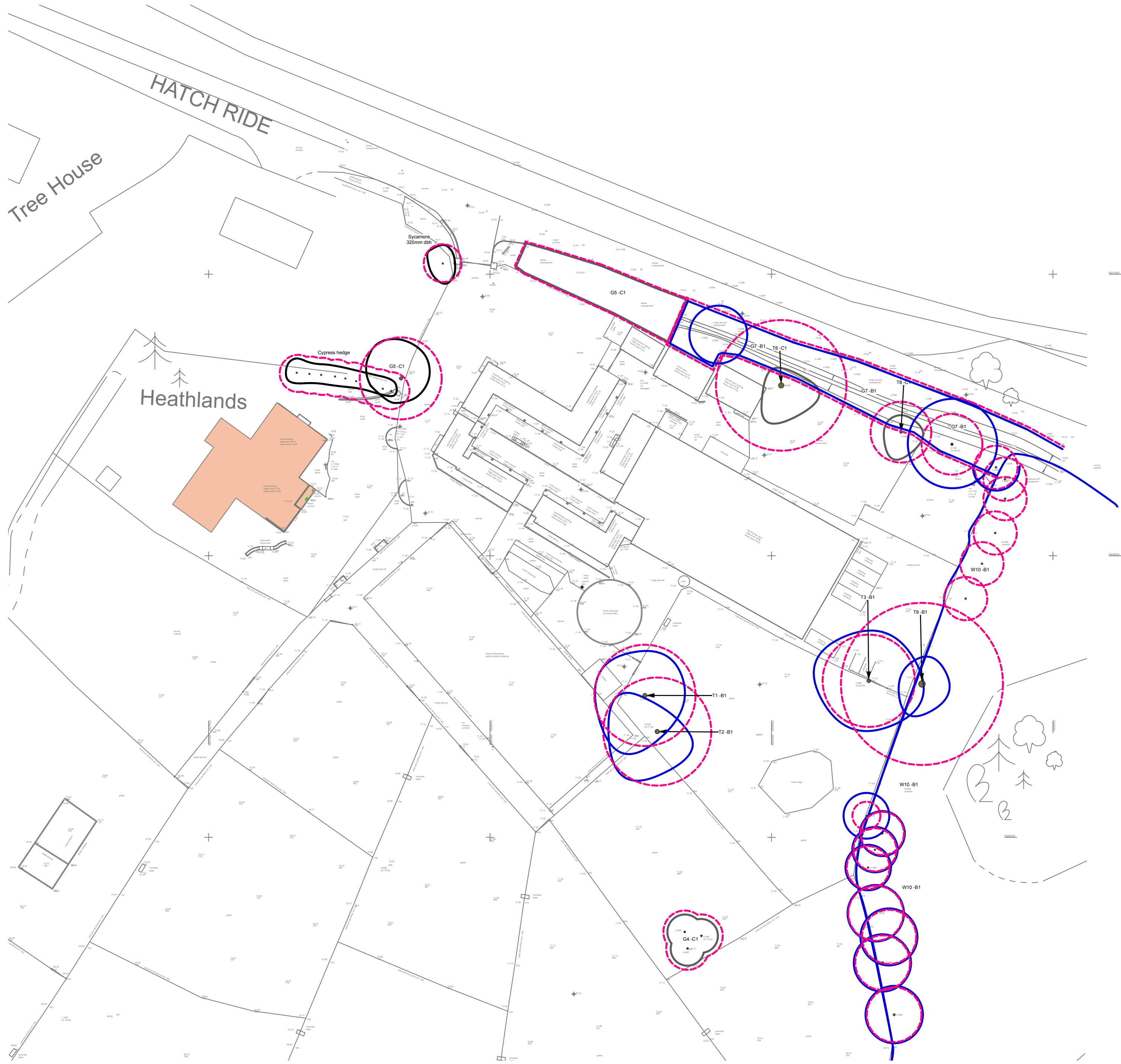
- 1.22 No services information is available at the time of writing. However, there is plenty of space to install drainage and services without impacting retained trees.

General Rules

- 1.23 The following list of activities that must not occur within RPAs of retained trees.
- No raising/lowering of ground levels, deposit or excavation of soil or rubble;
 - Storage of materials.
 - Machinery fuel, chemicals or other materials of any other description must be safely stored if required to be brought to site. There must be equipment to help clean up any spillages that occur, with any chemicals placed on plywood, ground guards or non-permeable sheeting.
 - No parking/use of tracked or wheeled machinery.
 - No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
 - No mixing of cement within RPAs or soft landscape areas.
- 1.24 The methods of construction set out above are proportionate to the proposals.
- 1.25 Provided the measures suggested are implemented, the proposals can be installed without impact to retained trees.

APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Oak	17.0	1	750	9.0	255	B1	8.0	7.0	11.0	9.0	N/A		2.0	M	20+	Fair	Fair	Minor deadwood, abscised branches, exposed heartwood at 5m west, poached land at base.	None at time of survey.
T2	Oak	16.0	1	800	9.6	290	B1	4.0	7.0	10.0	9.5	N/A		2.0	M	20+	Fair	Fair	Lean to south, large hollow in stem at 1.5m, previous limb loss, suppressed to north, abscised branches, deadwood, poached land at base.	Detailed inspection of decay to inform possible tree removal.
T3	Oak	18.0	1	680	8.2	209	B1	9.0	10.0	9.0	10.0	N/A		1.5	M	20+	Fair	Fair	Poached land at base, minor deadwood, abscised branches.	None at time of survey.
G4	Birch	15.0	1	320	3.8	46	C1	As shown				N/A		1.5	M	20+	Fair	Fair	3 trees, suppressed, poached land at base, leaning stems, minor deadwood.	None at time of survey.
G5	Goat willow, privet.	6.0	1	100	1.2	5	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Outside site, self set scrub.	None at time of survey.
T6	Lime	18.0	1	970	11.6	426	C1	3.0	7.0	7.0	3.0	N/A		2.5	M	10+	Poor	Fair	Major deadwood in crown, fungus at base, thinning canopy, a sided branches, dead limb to west.	None at time of survey.
G7	Oak, yew, lime, sycamore.	18.0	1	450	5.4	92	B1	As shown				N/A		2.5	M	20+	Fair	Fair	Outside site, mixed species group, ivy on stems, unable to access.	None at time of survey.
T8	Holly	13.0	1	450	5.4	92	C1	3.0	4.0	5.0	3.0	N/A		1.0	M	10+	Poor	Fair	Bark damage at base, suppressed, poor form.	None at time of survey.
T9	Giant sequoia	30.0	1	1200	14.4	652	B1	5.0	5.0	6.0	4.0	N/A		3.0	M	20+	Fair	Fair	Off site unable access. Tall, large stem, high canopy. Moderate deadwood in upper crown to east.	None at time of survey.
W10	Mixed woodland, sycamore, oak, birch, blackthorn, holly, beech, lime	18.0	1	450	5.4	92	B1	As shown				N/A		1.5	M	20+	Fair	Fair	Unable to access. Off site mixed woodland.	None at time of survey.



KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	1/5/25

LANDARB SOLUTIONS

Project:
Heathlands Riding Est, Heathlands Rd, Wokingham

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:500 @A2

Drawn I Checked
DP MP

Date:
01/05/2025

Job Number:
LAS 927

Drawing Number:
04

Revision:
-



APPENDIX 2: TREE RETENTION AND LOSS PLAN

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Survey Item to be Removed



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	28/7/25

LANDARB SOLUTIONS

Project:
Heathlands Riding Est, Heathlands Rd, Wokingham

Description:
Tree Retention and Loss Plan

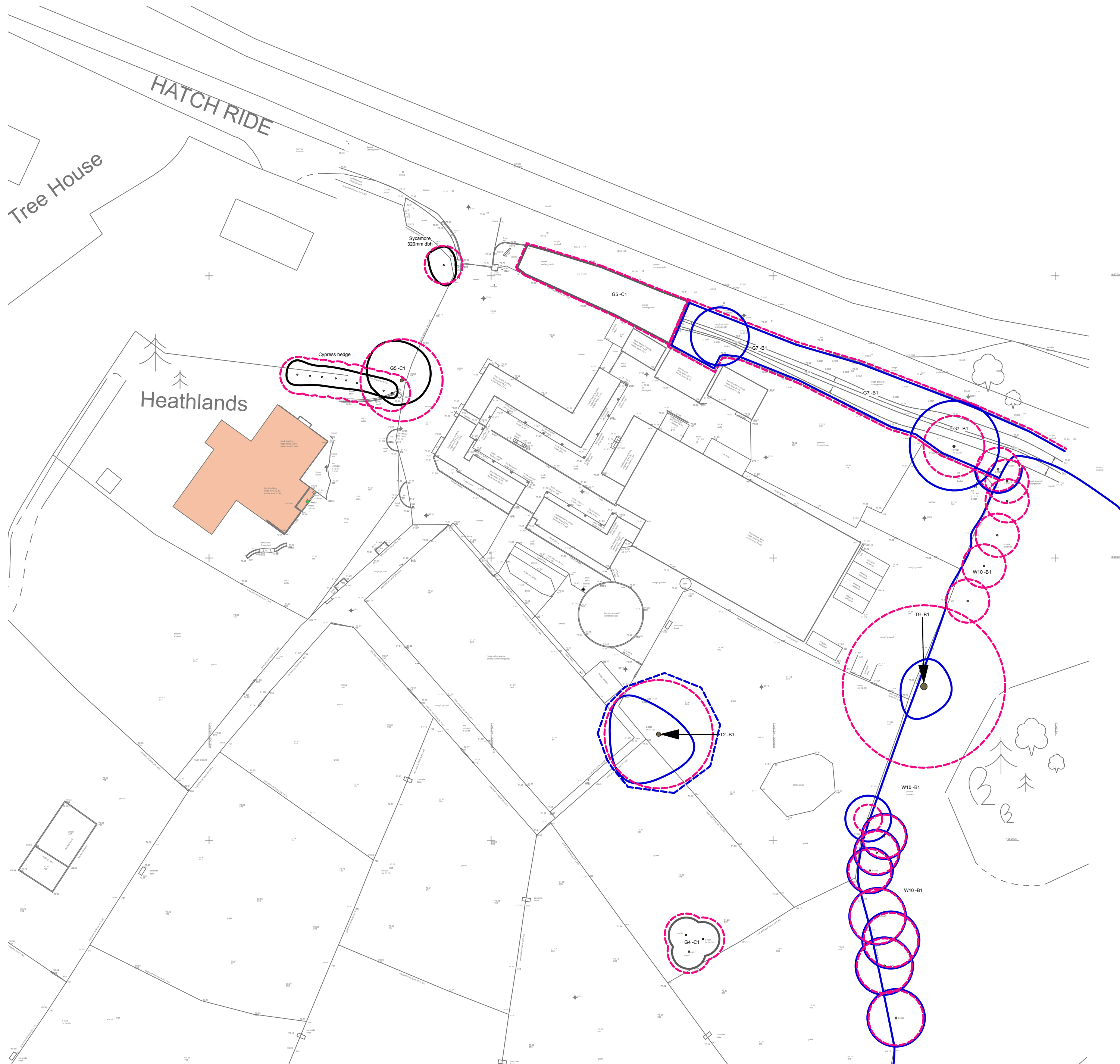
Status:
For Planning

Scale: 1:500 @A2
Job Number: LAS 927

Drawn I Checked
DP MP
Drawing Number:
05

Date:
28/07/2025
Revision:
-

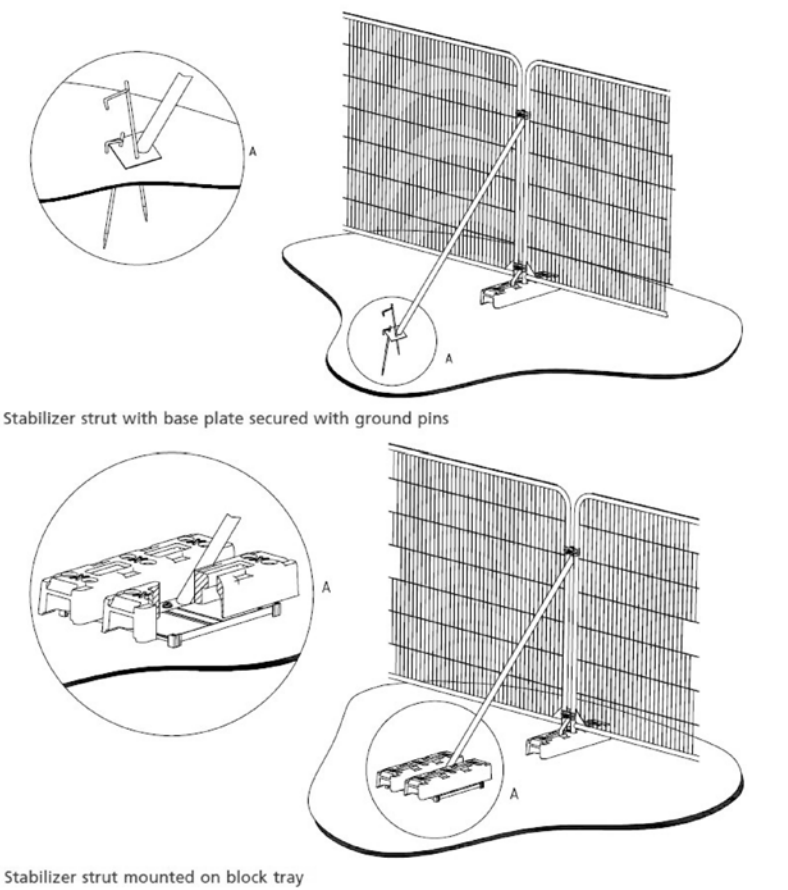
APPENDIX 3: TREE PROTECTION PLANS



KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Tree Protection Barrier to BS:5837:2012 Primary Position

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	4/7/25

LANDARB SOLUTIONS

Project:
Heathlands Riding Est, Heathlands Rd, Wokingham

Description:
Tree Protection Demolition

Status:
For Planning

Scale:
1:500 @A2

Drawn I Checked
DP MP

Date:
04/07/2025

Job Number:
LAS 927

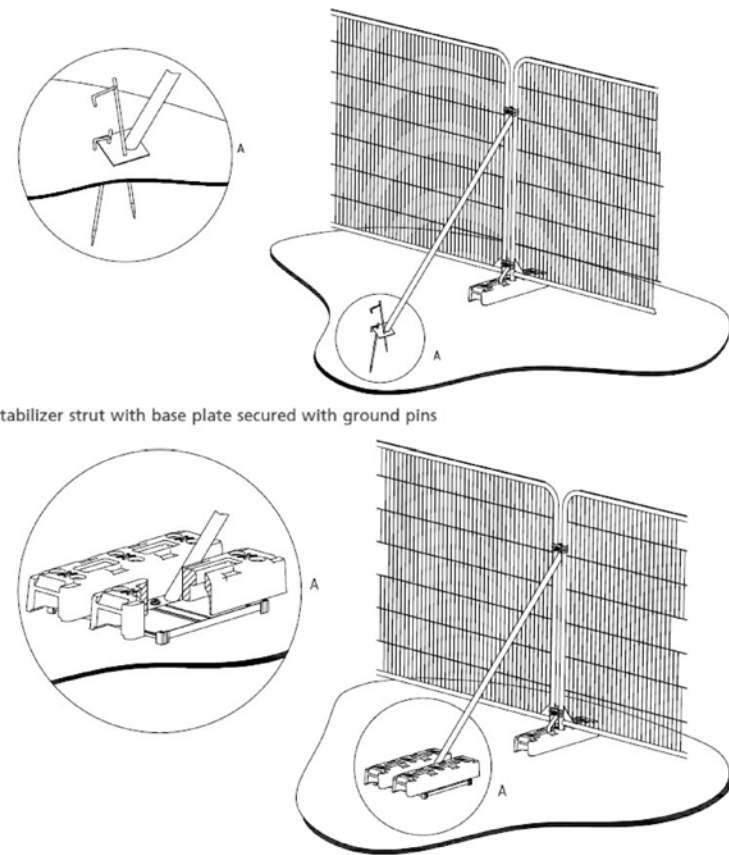
Drawing Number:
06

Revision:
-

KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Tree Protection Secondary Barrier to BS:5837:2012 Secondary Position
- Area of sensitive working

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	4/7/25

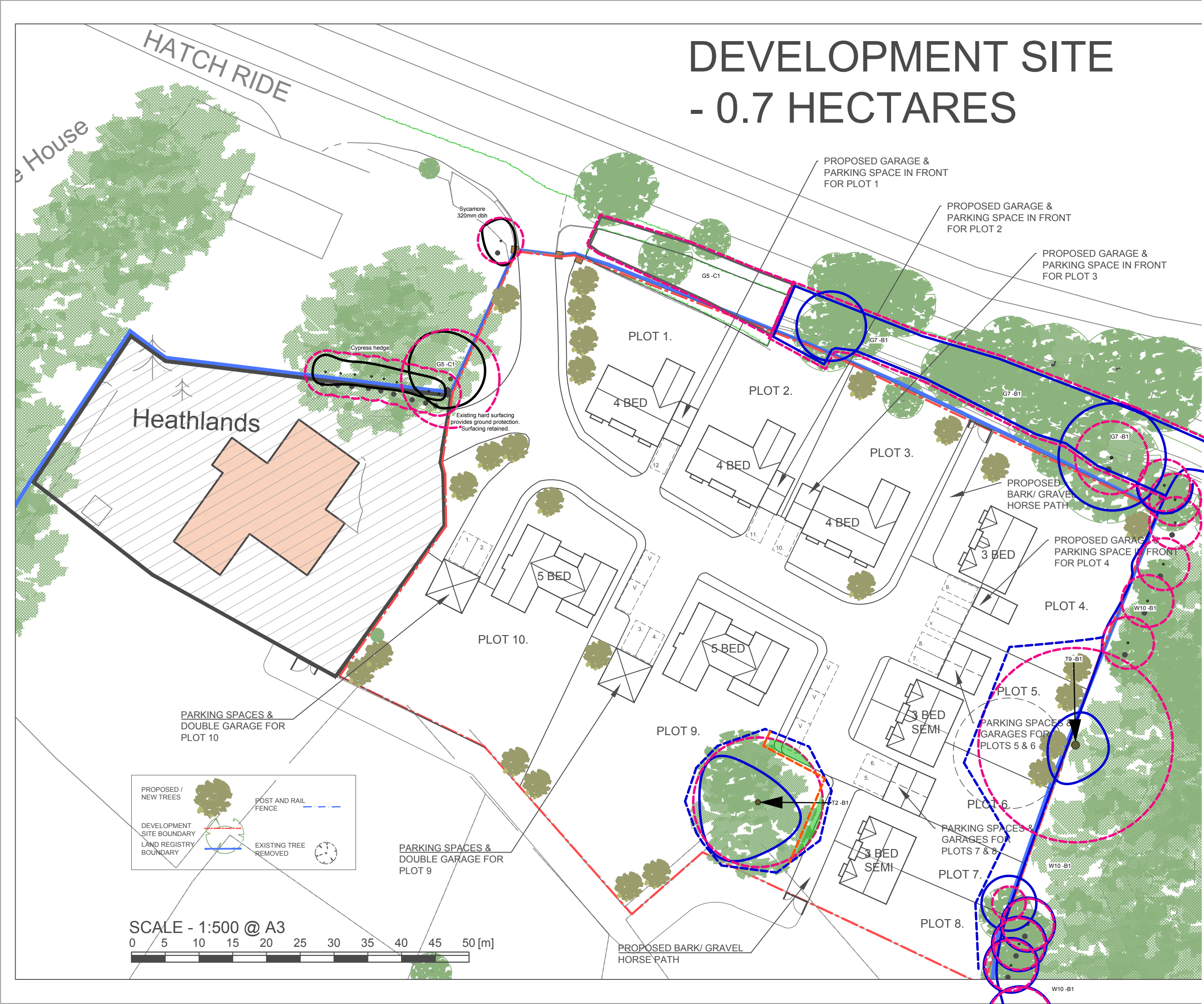
LANDARB SOLUTIONS

Project:
Heathlands Riding Est, Heathlands Rd, Wokingham

Description:
Tree Protection Construction

Status:
For Planning

Scale: 1:500 @A2	Drawn I Checked DP MP	Date: 04/07/2025
Job Number: LAS 927	Drawing Number: 07	Revision: -



APPENDIX 4: SITE LAYOUT

DEVELOPMENT SITE

- 0.7 HECTARES

Notes:

This drawing is a print and must not be scaled from without reference being made to the accompanying scale bar. All dimensions of existing buildings to be verified on site.

This drawing is to be read in conjunction with all other drawings, relevant specifications and preliminary / general conditions associated with the project.

All materials and workmanship to comply with 'Approved Document 7' to support Regulation 7 2013 edition of the Building Regulations 2010.

The Contractor is to check all drawings for dimensional and co-ordination accuracy. Any discrepancy between the details shown and those by others are to be reported to the Client / Contract Administrator.

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N	17.07.25	PARKING ANNOTATED
M	15.07.25	PARKING INDICATED
L	22.06.25	NOTES AND PLOT NUMBERS ADDED
K	19.06.25	INDICATIVE NEW TREES ADDED
J	18.06.25	AMENDED FOLLOWING DESIGN REVIEW
H	22.05.25	AMENDED FOLLOWING DESIGN REVIEW
G	16.05.25	AMENDED FOLLOWING DESIGN REVIEW
F	10.02.25	AMENDED FOLLOWING DESIGN REVIEW
E	05.02.25	AMENDED FOLLOWING DESIGN REVIEW
D	05.12.24	AMENDED FOLLOWING DESIGN REVIEW
C	27.11.24	NEW SCHEME - 7 no HOUSES
B	14.02.24	DRAWING NUMBER REVISED
A	01.11.23	SCHEME REDRAWN
REV	DATE	NOTE

PLANNING			
 KIRSOP Chartered Building Surveyors Architectural Consultants Waxhouse Gate 15 High Street St Albans Hertfordshire AL3 4EH tel: 01727 845411 www.kirsop.co.uk			
CLIENT	J NORMAN		
PROJECT	HEATHLANDS RIDING CENTRE HATCH RIDE WOKIGHAM RG40 3AS		
DRAWING	SITE LAYOUT AS PROPOSED		
SCALE	1:500@A3	PROJECT No.	REVISION
DATE	16/12/22	13956	N
DRAWN	APH	CHECKED BY	TMR
DWG No.	13956 / 03		