



Arboricultural Survey and Impact Assessment

Dukes Field Cottage – School House Application

October 2024

BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS'

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REVISIONS:

Date	Rev	Description	Initials
14.08.24	-	First Issue	DP
29.10.24	A	Second Issue LPA comments	DP

1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed to carry out a tree survey at Dukes Field Cottage, Riseley; herein referred to as the site, to accompany a planning application for one dwelling and associated access and landscaping.

1.2 The scope of the assessment was to visit the site and to survey relevant trees, in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations.*'

1.3 LandArb Solutions Ltd was subsequently instructed to assess the potential impact of development proposals on the site's arboricultural resource and to produce the following:

- Schedule of Tree Survey Data.
- Tree Survey and Constraints Plan.
- Arboricultural Impact Assessment.
- Tree retention and Loss Plan.
- Tree Protection Plan; and
- Heads of terms for an Arboricultural Method Statement.

Wokingham Borough Council Comments 18th October 2024

1.4 The following comments were received from the LPA tree officer at Wokingham BC.

'Our landscape and trees officer finds that the arboricultural submissions have erroneously not adjusted the root protection area of trees for the root impermeable surfaces within and outside the site. It seems likely that the roots of T14, T15, T6 and T7 are within the site and that more than 20% of those will be in the area of built form.'

Twenty percent RPA incursion is the maximum amount stated in the BS5837:2012.

This means the scheme is not tenable in tree terms'.

- 1.5 This report has been revised to address the comments received.

2 REPORT LIMITATIONS

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is 'safe'.
- 2.2 This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.3 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use. Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report. The findings and recommendations of the survey are limited to a period of 24 months from the date of the survey.

3 DOCUMENTS AND INFORMATION RECEIVED

3.1 For the purposes of preparing this Arboricultural Impact Assessment LandArb Solutions was provided with the following information:

1. Topographical Survey 26753cv Survey Solutions 10th July 2020
2. 9332 -211 Proposed Block Plan
3. 9332 School House - Site Plan
4. 9332 -214 -1. Foundation
5. 9332 School House First Floor & Roof
6. 9332 School House Ground Floor
7. 9332 School House Proposed Elevations

APPENDX 6 – PROPOSED PLANS AND ELEVATIONS

4 STATUTORY TREE PROTECTION

- 4.1 Hart District Council have provided the TPO plan and schedule that confirms the trees within the site are not subject to an area tree preservation order (appendix 9). However the TPO does protect the wooded area immediately east of the site.

Tree Preservation Order

- 4.2 Notwithstanding specific exemptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the local planning authority.
- 4.3 Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.
- 4.4 Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined.

Statutory Wildlife Protection

- 4.5 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of this report.
- 4.6 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.

- 4.7 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

5 PROPOSED DEVELOPMENT

5.1 Proposals are to;

- Build one new house with associated access and landscaping.

5.2 Proposals are overlaid with the tree survey as shown on the Tree Protection Plan.

APPENDIX 5 – TREE PROTECTION PLAN

APPENDIX 6 – PROPOSED PLANS AND ELEVATIONS

6 TREE SURVEY FINDINGS

Tree Survey Site Visit

- 6.1 LandArb Solutions Ltd visited the site on the 27th June 2024. Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 6.2 The tree survey was carried out with reference to methodology set out in BS5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*'. Trees were not tagged.

APPENDIX 1 – METHODOLOGY

- 6.3 Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

- 6.4 Within the tree survey schedule, each surveyed Tree (T) and Group (G) on or adjacent to the site is given a reference number which refers to its position on the Tree Survey and Constraints Plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINTS PLAN

- 6.5 The area of interest around the existing building comprises of a row of mature Oak and Ash on the southern boundary delineating the garden from the adjacent right of way. These trees are large spreading and have canopies which favour the south and extend well over the right of way. The trees have combinations of abscised branches and deadwood stemming from overshadowing of lower canopy branches and the ages of the tree.
- 6.6 The eastern boundary abuts a wooded area and is generally low quality with dense holly at the base of the closest vegetation to the building, with self-set Sycamore and Oak located to the north eastern corner. On the northern boundary the site is delineated by a ditch with water running through, with several mature multi stem trees growing from the banks of the ditch. There is a line of Cypress trees which have been topped and forma boundary to the existing garden of Dukes Field Cottage. There are generally good levels of light filtering into the area of the existing building and areas

free from canopy overhang. The area is part of the garden of Dukes Field Cottage and comprises areas of lawn and clipped topiary hedging and small trees.

6.7 Site photos are set out on the following page



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

7 IDENTIFICATION OF PRELIMINARY TREE CONSTRAINTS

7.1 In accordance with BS5837:2012, below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.

7.2 With reference to BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the minimum area around a 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 should be treated as a priority”. “The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.

7.3 BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:

- morphology and disposition of roots;
- topography and drainage;
- soil type and structure;
- the likely tolerance of the tree to root damage/disturbance.

7.4 Root systems can be damaged in a number of ways as follows:

- Severance of a root will destroy all parts of the root beyond that point. The larger the root severed, the greater the impact on the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be affected.

- The root bark protects the root from decay and is also essential for further root growth. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.
- Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.
- Lowering the soil level will strip out the mass of roots near the surface.
- Raising soil levels will have the same effect as soil compaction.
- Incorrect selection and application of herbicide.
- Spillage of oils or other harmful materials.

7.5 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

7.6 The colour-coded categorisation of tree quality is also shown on the tree survey plan.

8 ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION

8.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this AIA evaluates the potential direct and indirect effects of the proposals on the site's arboricultural resource.

8.2 The AIA considers the effects of potential tree loss required to implement proposals as well as any potentially damaging activities proposed in the vicinity of retained trees. BS5837:2012 suggests that such activities might include:

- Removal of existing structures and hard surfacing;
- Installation of new hard surfacing;
- Installation of services;
- Location and dimensions of all proposed excavations and changes in ground level (including those that might arise from the implementation of recommended mitigation measures); and
- The 'buildability' of the scheme in terms of access, adequate working space, provision for storage of materials including topsoil.

8.3 With reference to BS5837:2012, the AIA includes the following information:

- Tree Retention and Loss Plan (Appendix 4)
- Tree Protection Plans (Appendix 5);
- a description of the potential impact of proposals (8.4-8.18 below).

Assessment of Tree Retention and Loss

8.4 The proposals require the removal of a small section of G8 to facilitate a parking bay.

8.5 As part of the proposals, T6 and T7 will have their canopy on the south laterally reduced and rounded off to cut back the overextending aspects of the canopies which currently extend over the existing building.

- 8.6 T11 and T12 were noted as having major deadwood and abscised branches within the canopies. A general dead wooding operation will be undertaken to remove the deadwood and larger abscised branches and to reduce the canopies back on the northern side. This is something that was to be undertaken regardless of any planning application.

Removal of hard surfacing/existing buildings (Appendix 5)

- 8.7 The proposal requires the existing building to be demolished and carefully removed from site to create space for the erection of the new building. A demolition protection plan has been prepared to show the extent of heras barriers and ground guards that must be installed prior to site demolition and remain in place until demolition is complete. The heras barriers and ground guards can then be re aligned to the positions/extent as shown on the phase 1 construction protection plan (Appendix 5).

Installation of new surfacing and structures (Appendix 5)

- 8.8 The new house is located centrally to the area and away from direct canopy overhang.
- 8.9 The construction protection plan colour codes the areas of existing building that will be replaced with new building, areas of existing building replaced with patio, and areas of existing soft landscaping replaced with the new house.

Access and parking

- 8.10 The site needs a new access created to the north to join the existing cul-de-sac. As such the existing ditch will need to be bridged to make entrance to the site. The architects have shown an image of how this will be achieved on their ground floor plan and detailed this in the DAS. A culvert will be installed to allow the ditch/water to continue to pass along the alignment, and be back filled with stone and earth to bridge the ditch.
- 8.11 The access and parking areas will all be above ground and use cellweb installed in the typical way (appendix 8) to create an above ground parking and surfacing solution.

The wearing course will be surfaced using permeable tegula block paving to allow rainfall to permeate the surface.

- 8.12 A patio area, proportionate to the proposals will be installed around the building to the south west and north. The patio will be laid on top of the existing ground layer. No excavations will occur in these areas.

Response to Wokingham Council Tree Officer comments Received October 18th 2024.

- 8.13 The Wokingham council tree officer states the effect of offsetting the roots away from the road to the north will mean the area of built form will then occupy more than 20% of the RPAs. It must be noted, BS: 5837:2012 says the incursion should not exceed more than 20% of any existing unsurfaced RPA. The built form in this instance relates to the house and the access surfacing to the north of the house.

New Access Surfacing RPA incursions

- 8.14 Having adjusted the RPAs as set out above, the following RPA incursions by the access surfacing are set out below to demonstrate this is not the case.
- 8.15 T6 – RPA area total 226 sq m. RPA encroachment 28.50 sq m. Equates to 12.61% of RPA.
- 8.16 T7 – RPA area total 211 sq m. RPA encroachment 28.50 sq m. Equates to 13.50% of RPA.
- 8.17 T14 – RPA area total 181 sq m. RPA encroachment 3.78 sq m.
- 8.18 T15 – RPA area total 506 sq m. RPA encroachment 19.72 sq m. Equates to 3.89% of RPA.
- 8.19 To summarise, the new Cellweb above ground access surfacing does not come close to encroaching 20% of any individual RPA of the adjacent retained trees as set out above

New House

- 8.20 The new house partially covers the area of the existing building (shown in purple on the construction protection plan). The remainder of the new house will cover previously soft landscaped areas.
- 8.21 In order to construct the new house within the RPAs, an above ground cast concrete slab (c250mm thick) on mini piles (small diameter sleeved piles) will be used to avoid unnecessary excavation and harm to any tree roots.
- 8.22 The mini piles must be hand dug to 1m to allow for the careful positioning of the piles to avoid any significant tree roots (roots 25mm diameter or larger). Any roots less than 25mm diameter will also be avoided where possible, however if absolutely necessary, these can be cut back to the edge of the mini pile hole using sharp bypass secateurs.
- 8.23 Installation of the mini piles will be carried out using specialist equipment, such as a small piling rig with remote power unit with less weight on the ground at the point of piling, whilst working from a surface of ground protection. The ground clearance is sufficient to be able to use the piling rig beneath the canopies of the adjacent trees without mechanical damage to the canopies.
- 8.24 The above ground cast concrete slab construction will have an air gap of at least 50mm beneath the structure and have rainwater routed underneath the slab to discharge through perforated pipes. This will ensure that access to air and water is maintained within the RPAs of these trees.
- 8.25 The architects have provided an indicative pile detail (appendix 6) and a method for screw piling is also included from a known pile contractor.
- 8.26 Downpipes on the new house will be directed beneath the building at various points around the building to enable water to run off the roof and beneath the building. Locations are shown on the architects' elevations.
- 8.27 The tree survey and retention and loss and protection plans have been updated to include adjusted RPAS for T6, T7, T14 and T15. This reports author does not agree

that all roots from these trees will not have grown under the cul de sac surfacing to the north. The trees are sizeable stems growing close to the road. It is simply not true to say that not a single root would be supporting these trees and not growing beneath the roadway in the cul de sac. To show willing, the RPAs have been adjusted so that they run to the back of the kerb edge, and are adjusted to extend further into the site. The existing school house has a deep concrete foundation and this has also been considered when adjusting the RPA, to exclude roots from this area also, extending roots into the site and avoiding this area. The school house is therefore considered as existing hard surfacing.

Response to Wokingham Council Tree Officer comments Received October 18th 2024.

- 8.28 The Wokingham council tree officer states the effect of offsetting the roots away from the road to the north will mean the area of built form will then occupy more than 20% of the RPAs. It must be noted, BS: 5837:2012 says the incursion should not exceed more than 20% of any existing unsurfaced RPA. The built form in this instance relates to the house and the access surfacing to the north of the house.

New House RPA incursions

- 8.29 Having adjusted the RPAs as set out above, the following RPA incursions by the new house are set out below to demonstrate this is not the case.
- 8.30 T6 – RPA area total 226 sq m. RPA encroachment 6.09 sq m. Equates to 2.69% of RPA.
- 8.31 T7 – RPA area total 211 sq m. RPA encroachment 7.80 sq m. Equates to 3.69% of RPA.
- 8.32 T14 – RPA area total 181 sq m. No RPA encroachment from house.
- 8.33 T15 – RPA area total 506 sq m. RPA encroachment of house RPA encroachment 15.28 sq m. Equates to 3.01% of RPA.

- 8.34 T9 – RPA area total 359 sq m. RPA encroachment 8.3 sq m. Equates to 2.31% of RPA.
- 8.35 T10 – RPA area total 196 sq m. RPA encroachment 3.0 sq m. Equates to 1.05% of RPA.
- 8.36 T12– RPA area total 254 sq m. RPA encroachment 13.05 sq m. Equates to 5.13% of RPA.
- 8.37 To summarise, the new house is to be built above ground using mini piles, and in any event, it does not come close to encroaching anywhere near 20% of any individual RPA of the adjacent retained trees as set out above.

RPA incursions of new house and new access surfacing

- 8.38 When factoring in the cumulative effects of RPA incursions of both the new house and Cellweb access surfacing to the north, the following are set out.
- 8.39 T6 – RPA area total 226 sq m. RPA encroachment of house 6.09 sq m. RPA encroachment of access surfacing 28.50 sq m. Total combined encroachment is 34.59 sq m. Equates to 15.30% of RPA.
- 8.40 T7 – RPA area total 211 sq m. RPA encroachment of house 7.80 sq m. RPA encroachment of access surfacing 28.50 sq m. Total combined encroachment is 36.30 sq m. Equates to 17.20% of RPA.
- 8.41 T14 – RPA area total 181 sq m. No RPA encroachment of house. RPA encroachment of access surfacing 3.78 sq m. Equates to 2.08% of RPA.
- 8.42 T15 – RPA area total 506 sq m. RPA encroachment of house 15.28 sq m. RPA encroachment of access surfacing 19.72 sq m. Total combined encroachment is 35 sq m. Equates to 6.91% of RPA.
- 8.43 T9 – RPA area total 359 sq m. RPA encroachment of house 8.3 sq m. No access surfacing encroachment. Equates to 2.31% of RPA.

- 8.44 T10 – RPA area total 196 sq m. RPA encroachment of house 3.0 sq m. No access surfacing encroachment Equates to 1.05% of RPA.
- 8.45 T12– RPA area total 254 sq m. RPA encroachment of house 13.05 sq m. No access surfacing encroachment. Equates to 5.13% of RPA.
- 8.46 In summary, the cumulative encroachment of both the access surfacing to the north of the new house and the new house encroachment into the RPAs of each retained tree is beneath the 20% threshold set out in BS: 5837 for each tree.

Levels

- 8.47 All existing levels within RPAs will be retained, apart from the obvious regarding pile locations.

Services

- 8.48 It is understood there are existing electric and water connections to the existing building on site that will be used to connect to the new building.
- 8.49 New electric, BT and drainage will need to be brought to site via the Portway access.
- 8.50 In line with NJUG guidelines for positioning of utility apparatus, such services are recommended to be installed at depths greater than 600mm (where the majority of roots are anticipated to be within the soil structure).
- 8.51 Having discussed the installation method for services to the site with the services contractors on the project, it has come to light that directional drilling using launch and receptor pits is not a method that can be used to install the services for the site.
- 8.52 It has been agreed with the services contractors that only one trench will be required, to house all of the services, as opposed to multiple trenches. The method for services installation will be to carefully hand dig one open trench 300mm wide and 750mm deep for water and then lay the electric and BT services at 600mm. The project arboriculturist will be on hand to oversee the installation of the services. The careful hand excavations will run the services in between any roots found within the 300mm

wide and 750mm deep trench. All roots will aim to be retained and the services located around/beneath any roots found. No roots of 25mm or above will be cut back whatsoever. Any roots that prove difficult to work around that are below 25mm diameter can be cut back to the boundary of the trench using sharp secateurs using a clean cut. The first priority will be to retain all roots in the first instance, and only cut back roots less than 25mm diameter if they cannot be retained.

- 8.53 The project arboriculturist will then oversee proceedings on site when the services installation is to be carried out.

Overbearing Effect/future pressures

- 8.54 BS.5837:2012 advises in paragraph 5.3.4 that a realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements. It advises that factors should take into account a) shading (both shading of building and open space), b) privacy and screening, c) direct damage, d) future pressures and e) seasonal nuisances.

- 8.55 Regarding shading BS58372012: advises:

- a) *Shading. Shading by trees affects buildings and open spaces.*

1) Shading of buildings. Shading of buildings by trees can be a problem, particularly where there are rooms which require natural light. Proposed buildings should be designed to take account of existing trees, their ultimate size and density of foliage, and the effect that these will have on the availability of light.

2) Shading of open spaces. Open spaces such as gardens and sitting areas should be designed to meet the normal requirement for direct sunlight or at least a part of the day.

- 8.56 Regarding future pressures BS58372012: advises:

- b) *Future pressure for removal. The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other*

structures should be sited allowing adequate space for a tree's natural development, with due consideration given to its predicted height and canopy spread. However, this does not mean that trees should not be retained within any particular distance of a structure (see Table A.1 for new planting).

- 8.57 Due to the architectural design and layout of the proposals there are no significant post development pressures anticipated as a result of the proposals. The new house has been positioned in an area free from canopy overhang, with the retained trees surrounding the area having high canopies and allowing sunlight into the space at various times of the day.
- 8.58 The plot has useable garden space which provides private amenity space which receives direct sunlight as well as dappled sunlight, all year round, but also enjoys the green and leafy character of the site.

'Buildability'.

- 8.59 It is considered that there is adequate space to accommodate storage of materials (as necessary) and contractors parking, without compromising any retained tree or proposed tree protection measures.
- 8.60 Provided that tree protection measures are put in place it is considered that there is adequate space to enable the proposals to be constructed without damage to retained trees. In this context, it is considered that proposals are acceptable from an arboricultural perspective

9 TREE PROTECTION

- 9.1 Tree Protection measures are shown on the Tree Protection Plans in Appendix 5.
- 9.2 In accordance with BS5837:2012 the TPP is superimposed onto the proposals and based on the topographical survey. In addition, where relevant, the TPP shows the following information, accompanied by descriptive text as required:
- Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees)
 - Other protection measures necessary e.g., site perimeter fencing
- 9.3 The preparation of the TPP has considered the following factors where relevant:
- Site construction access;
 - Intensity and nature of construction activity;
 - Contractors' car parking;
 - Phasing of construction works;
 - Availability of special construction techniques; and
 - Spatial requirements.
- 9.4 The tree protection measures shown in appendix 5 demonstrate the feasibility of the proposals in relation to retained trees.

Demolition Protection Plan

- 9.5 This plan shows the tree survey and existing site plan. The protection measures set out within this plan will be adhered to in advance of any site activities taking place.
- 9.6 On day one, the Heras barriers will be aligned as shown on this plan. This will protect the stems, canopies and RPAs of all retained items. The barriers are to remain in these locations until the construction build program progresses such that the barriers need to be re-aligned to the locations shown on the construction protection plan.

Ground Protection

- 9.7 As a precautionary approach ground guards, as shown in appendix 5 will be laid out to protect the RPAs which extend around the existing building and within the heras fencing areas. The guards will also protect the existing surfacing from being compacted/eroded and damaged during the demolition process. The guards will remain in place until demolition is complete.

Protection Barriers

- 9.8 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during demolition. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the default barrier specification provided in BS5837:2012. The locations for default protective fencing are illustrated within the Tree Protection Plan.

Construction Protection Plan

- 9.9 Protection barriers as shown on the construction protection plan form the main component of tree protection and will be installed as shown in advance of any site construction activities. The barriers will remain in place for the duration of the construction works and only be taken down when the construction works have been completed and after sign off from the project arboriculturist.

Phase 1

- 9.10 The plan has a phase 1 plan which shows the entire area installed with ground guards within the fenced area, after the demolition of the site has been completed. When the build program progresses, the heras barriers shown on the demolition protection plan will need to be realigned to the location on the construction protection plan phase 1. This protects the entire area initially. When the build progresses, ground guards can be removed as required and positioned as shown on the second page of the construction protection plan, to enable the build to progress and protect areas of the ground.

Ground Protection

- 9.11 Ground guards which will already be laid out will continue to protect the RPAs in the areas shown in light blue. This space is needed to facilitate scaffolding and access when the new house is constructed/installed. Ground guards are to remain in place until all works are completed.

Protection Barriers

- 9.12 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the default barrier specification provided in BS5837:2012, or a suitable alternative. The locations for default protective fencing are illustrated within the Tree Protection Plan.

No Dig Above Ground Cast Concrete Slab

- 9.13 The installation method for the new house has been set out above in detail at 8.11-8.17. This above ground construction is to be used which will avoid any unnecessary excavations or damage to the RPAs of retained trees.

Briefing for Site Operatives

- 9.14 All site personnel will be briefed by the site manager/contract manager and/or the project arboriculturist on the importance of the trees to be retained and the protective measures implemented to aid their retention and avoid any damage.

Airspade Ground De-compaction

- 9.15 When the existing building is removed from site and all hard surfacing also removed, the site will have been fenced off and the area of the existing building and area outline of the new building can be airspade de compacted to improve the ground conditions below what will be the new building. This will improve air within the soil and also improve the ground conditions generally compared to the baseline scenario.

New Planting/Green Infrastructure

- 9.16 A landscape proposals plan has been provided as part of the application.
- 9.17 The site is not located within the Green Infrastructure Corridor as designated in the proposals map of the local plan.
- 9.18 The proposals include new tree planting as well as mixed native hedging planting along the western boundary.
- 9.19 Considering no trees are being removed as part of the proposals, providing 2 new trees is a net gain in tree planting. The new hedge planting is also considered betterment.

10 HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT

- 10.1 BS5837:2012 (Figure 1) recommends that detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.
- 10.2 Annex B and Table B.1 of BS5837:2012, an informative, advises that arboricultural method statement heads of terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed arboricultural method statement might reasonably be required as a 'reserved matter' or planning condition.

Arboricultural Monitoring

- 10.3 A draft, 'heads of terms' is set out below:
- Pre-commencement site meeting;
 - Erection of Heras barriers (site clearance and construction);
 - Installation of ground guards;
 - Installation of the Cellweb;
 - Installation of piles and above ground slab;
 - Installation of services;
 - Removal of barriers.

Monitoring

- 10.4 It is recommended that arboricultural supervision be undertaken to oversee the erection of protection barriers, installation of the Cellweb system, installation of ground guards, and removal of protection barriers.

- 10.5 As a proportionate approach to the proposals, given the site and proposals relate to one dwelling, as opposed to 100 new houses, a simple process for site monitoring can be undertaken using the following methods.

Project Arboriculturist – LandArb Solutions

- 10.6 David Paginton - D.paginton@landarbsolutions.co.uk 07988 849412
- 10.7 The applicant shall hold overall responsibility for the project and shall appoint professionals and delegate responsibility in relation to the scheme of Tree Protection as follows:
- 10.8 Building Contractor – The applicant shall hold responsibility to ensure that any construction contractors or subcontractors employed to assist on the project have a responsibility to be aware of trees and to abide by tree protection procedures set out within the Scheme of Tree Protection and the Arboricultural Method Statement.
- 10.9 The applicant has responsibility for overseeing all contractor's operations to ensure they are compatible with the agreed method statement and with all project requirements and specifications.
- 10.10 It will be the responsibility of the applicant and the appointed contractors to ensure that this method statement for tree protection measures is adhered to at all times and that a monitoring regime with regards to tree protection is adopted on site.
- 10.11 The applicant and the appointed contractor shall be jointly responsible for contacting the project arboriculturist and Local Planning Authority at any time should issues arise related to the trees on site.

Day to Day Monitoring

- 10.12 The monitoring for the project will require photographic evidence to be gathered regularly by the applicant and/or the appointed contractor (in addition to project arboriculturist pre-programmed site visits) to ensure the quality of the project delivery in accordance with this arboricultural method statement. In some weeks, activity on site

will vary to a greater or lesser degree to the next. It is proposed that the applicant and/or the appointed contractor will keep in regular contact with the project arboriculturist and make use of digital cameras/smart phones to take regular progress photos which will be stored as record of site progress. The applicant and/or the appointed contractor will provide regular photo updates by taking photos of installed protection barriers, tree removals, storage compound areas and hard standing installation.

- 10.13 The applicant and/or the appointed contractor will update the project arboriculturist by telephone and email as appropriate on a regular basis, at a minimum of once a month and report any issues relating to trees. The project arboriculturist will update the LPA once every month in addition to coinciding with planned site construction activities. The project arboriculturist will be available to attend site as and when required and as advised by the applicant and/or the appointed contractor if any situations change for any reason and the project arboriculturists presence on site becomes necessary.

APPENDIX 11 – SITE MONITORING FORM

Pre-programmed site monitoring schedule

- 10.14 Below are the anticipated site visits required to monitor the progress of protection implementation as the build progresses.

Work stage	Job description	Appointed build contractor/project arboriculturist
1	Pre-commencement site meeting	Record meeting has occurred and that all parties are aware and understand the requirements for tree protection.
2	Confirm installation of protection barriers and ground guards for demolition	Confirm with photos and report to LPA.
3	Confirm installation of protection barriers and ground guards for construction	Confirm with photos and report to LPA.
4	Confirm airspade de compaction	Confirm with photos and report to LPA.
5	Oversee installation of Cellweb	Confirm with photos and report to LPA.

6	Confirm completion of pile installation and above ground slab with void.	Confirm with photos and report to LPA.
7	Confirm installation of services.	Confirm with photos and report to LPA.
8	Confirm completion of build and removal of barriers and ground protection	Confirm with photos and report to LPA.

10.15 Any changes to tree protection details must be agreed in writing by the LPA

10.16 In addition to the above pre-programmed site visits, there is an anticipation that there may well be a requirement for additional visits, largely dictated by the build program.

10.17 The pre-programmed sequence of visits will evolve as the build program progresses, allowing for an element of monitoring and reviewing of the build program and an allowance for any issues which may potentially arise. The LPA will be updated throughout the process.

APPENDIX 1: SURVEY METHODOLOGY

ARBORICULTURAL SURVEY METHODOLOGY

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINT'S PLAN

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree’s structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise state, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.

Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

Category U (Red)

Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

Category B (Blue)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

Category C (Grey)

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

Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

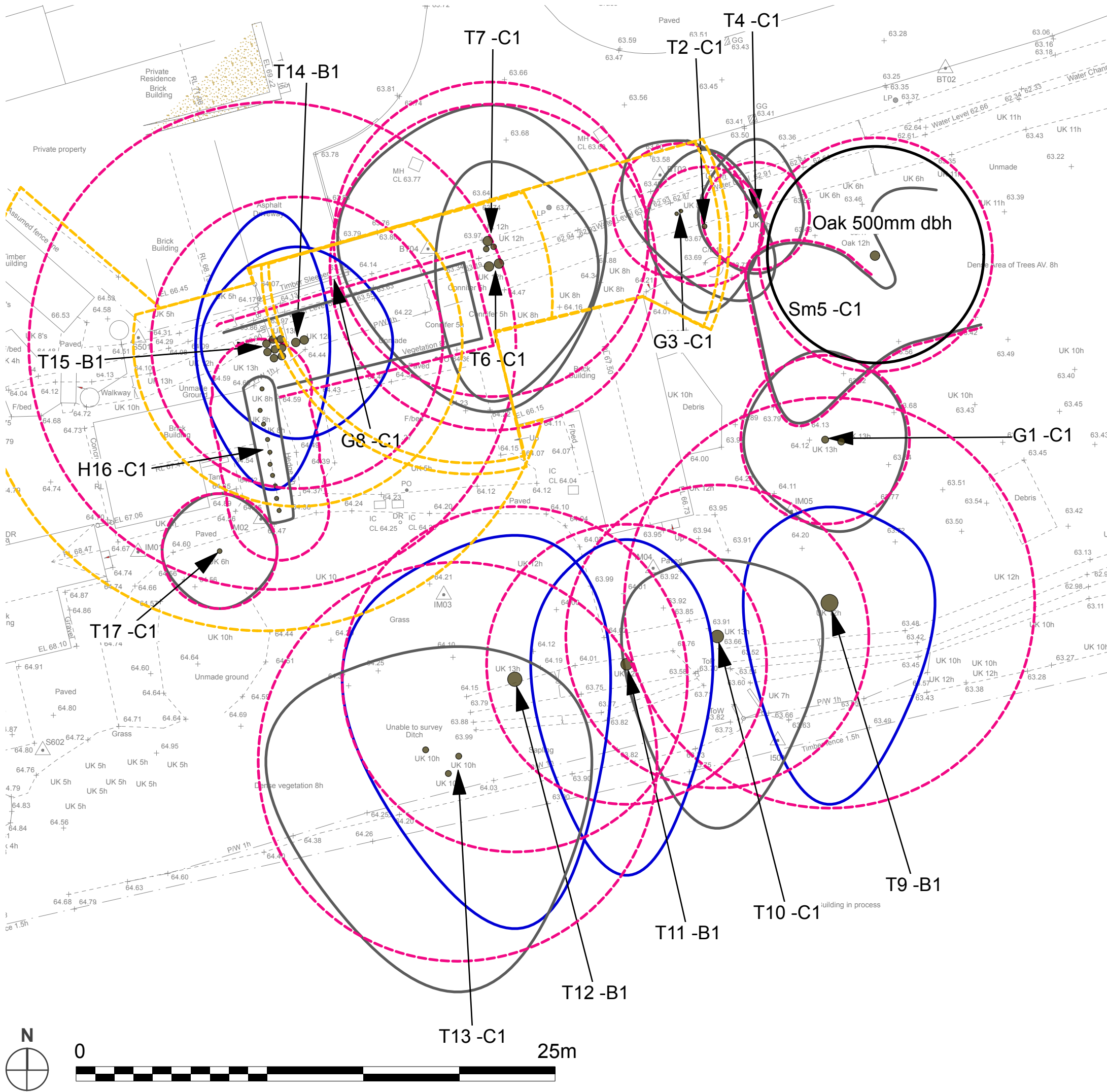
Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.

The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of this report (absent revisions of BS5837, which render pre - existing data obsolete).

APPENDIX 2: TREE SURVEY SCHEDULE

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)					
G1	Oak	13.0	1	370	4.4	62	C1	4.5	4.0	5.0	4.5	N/A		6.0	M	10+	Fair	Fair	Dense ivy, thinning canopies, moderate deadwood, abscised branches.	None at time of survey.
T2	Sycamore	12.0	1	260	3.1	31	C1	4.0	3.0	4.5	3.0	N/A		4.0	EM	10+	Fair	Fair	Moderate deadwood, dieback in canopy, poor shape, dense ivy, dieback at extremities.	None at time of survey.
G3	Sycamore	8.0	2	291	3.5	38	C1	As shown				N/A		1.0	EM	10+	Fair	Fair	Edge of ditch, dense ivy, leaning north, stunted form, poor shape.	None at time of survey.
T4	Sycamore	10.0	1	230	2.8	24	C1	4.0	2.5	3.0	3.0	N/A		7.0	EM	10+	Fair	Fair	Drawn up, minor deadwood, high canopy	None at time of survey.
Sm5	Holly	3.5	1	70	0.8	2	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Area of dense holly, dense ivy.	None at time of survey.
T6	Sycamore	17.0	2	707	8.5	226	C1	5.5	5.5	7.0	3.0	N/A		6.0	M	10+	Fair	Fair	Edge of ditch, leaning west, fused stems from base base, significant deadwood, dieback at extremities. Hard to measure due to fused stems.	None at time of survey.
T7	Ash	15.0	3	685	8.2	212	C1	7.0	6.0	9.0	8.0	N/A		3.0	M	10+	Fair	Fair	Edge of ditch, ivy swamping stems, poor shape, thinning canopy, cavities, deadwood, stems leaning west, suppressed. Hard to measure due to tight spacing of stems and ditch location.	None at time of survey.
G8	Cypress	7.0	1	240	2.9	26	C1	As shown				N/A		1.5	M	10+	Fair	Fair	Tightly spaced cypress stems, some topped recently, new growth, on bank, deadwood.	None at time of survey.
T9	Oak	20.0	1	888	10.7	357	B1	5.0	5.5	10.5	4.5	N/A		8.0	M	20+	Fair	Fair	Dense ivy on stem, major deadwood, abscised branches, dieback at extremities, thinning canopy.	None at time of survey.
T10	Oak	16.0	1	660	7.9	197	C1	4.0	5.5	10.0	5.0	N/A		7.0	M	10+	Fair	Poor	Heavy lean to east, swamped with ivy, moderate deadwood and so,it branches, canopy favours south.	None at time of survey.
T11	Oak	19.0	1	610	7.3	168	B1	6.5	4.5	11.0	5.0	N/A		7.0	M	20+	Fair	Fair	Previous stem loss at base well occluded, minor deadwood, suppressed, canopy favours south, dieback at extremities.	None at time of survey.
T12	Ash	25.0	1	750	9.0	255	B1	7.5	5.0	13.0	9.0	N/A		8.0	M	20+	Fair	Fair	High canopy, canopy favours south, major deadwood, thinning canopy, previous. Ranch loss in upper crown.	None at time of survey.
T13	Ash	17.0	3	866	10.4	339	C1	0.0	7.0	12.0	10.0	N/A		5.0	M	10+	Fair	Poor	Beyond boundary fence, dense ivy, 3 stems, canopy favours south, major deadwood, fallen deadwood, decay in failure points over path. Heavy lean south.	None at time of survey.
T14	Horse chestnut	15.0	2	636	7.6	183	B1	5.0	5.0	5.0	5.0	N/A		4.0	M	20+	Fair	Fair	Unable to access base. Edge of bank, cypress at base, drawn up.	None at time of survey.
T15	Horse chestnut	17.0	5	1058	12.7	507	B1	7.0	3.0	7.5	4.0	N/A		3.0	M	20+	Fair	Fair	Unable to access base. Edge of bank, cypress at base, drawn up. Deadwood, multi stem.	None at time of survey.
H16	Cypress hedge	3.0	1	220	2.6	22	C1	As shown				N/A		1.0	M	10+	Fair	Fair	Line of cypress stems, topped at 3m, forms a hedge effect.	None at time of survey.
T17	Yew	3.0	1	250	3.0	28	C1	3.0	3.0	3.0	3.0	N/A		0.5	M	10+	Fair	Fair	Clipped small yew tree, bushy form, adjacent path.	None at time of survey.

APPENDIX 3: TREE SURVEY AND CONSTRAINTS 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

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

Revision	Description	Date
-	First issue	27/6/24

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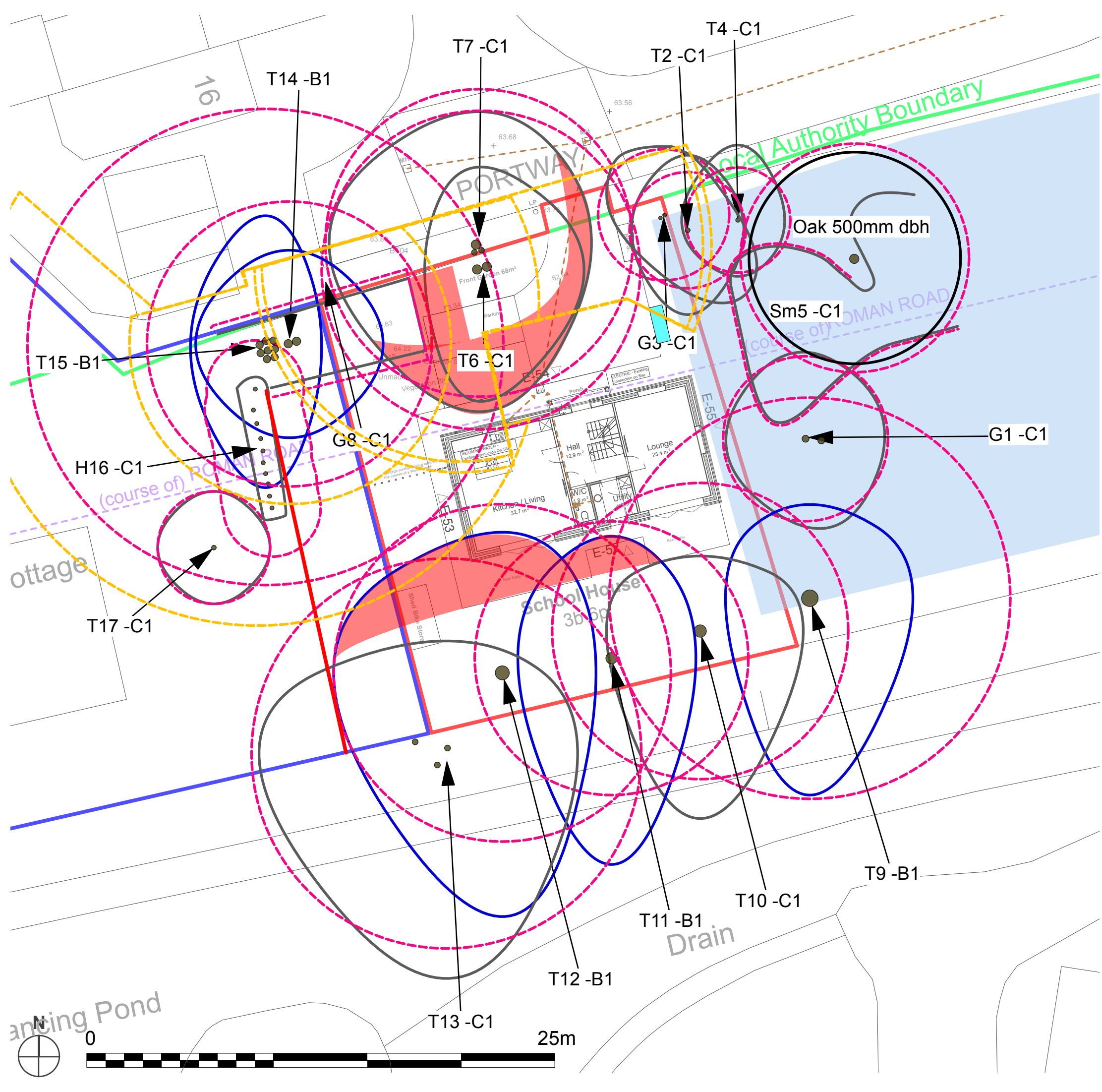
Project:
Dukes Field Cottage, Norton Road, Riseley

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: 1:200 @A3	Drawn I Checked DP MP	Date: 27/06/20224
Job Number: LAS 143	Drawing Number: 09	Revision: -

APPENDIX 4: 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
- Tree Preservation Order (TPO)
- Survey Item to be Removed

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Revision	Description	Date
-	First issue	27/6/24

LANDARB SOLUTIONS

Project:
Dukes Field Cottage, Norton Road, Riseley

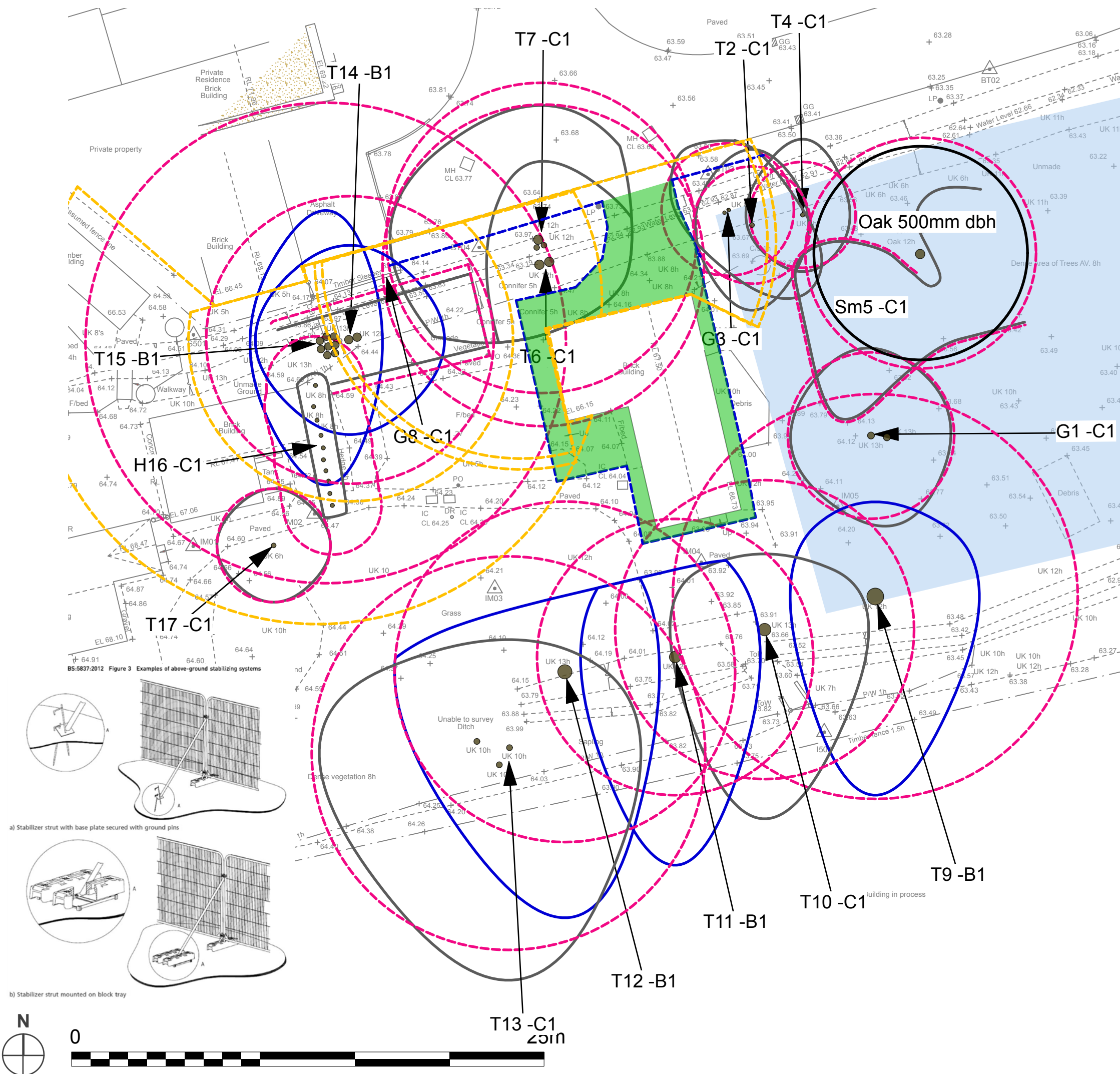
Description:
Tree Retention and Loss Plan

Status:
For Planning

Scale: **1:200 @A3** Drawn I Checked **DP MP** Date: **27/06/20224**

Job Number: **LAS 143** Drawing Number: **10** Revision: **-**

APPENDIX 5: TREE PROTECTION 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
- Tree Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Ground Guards/Ground Protection

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Revision	Description	Date
-	First issue	8/7/24

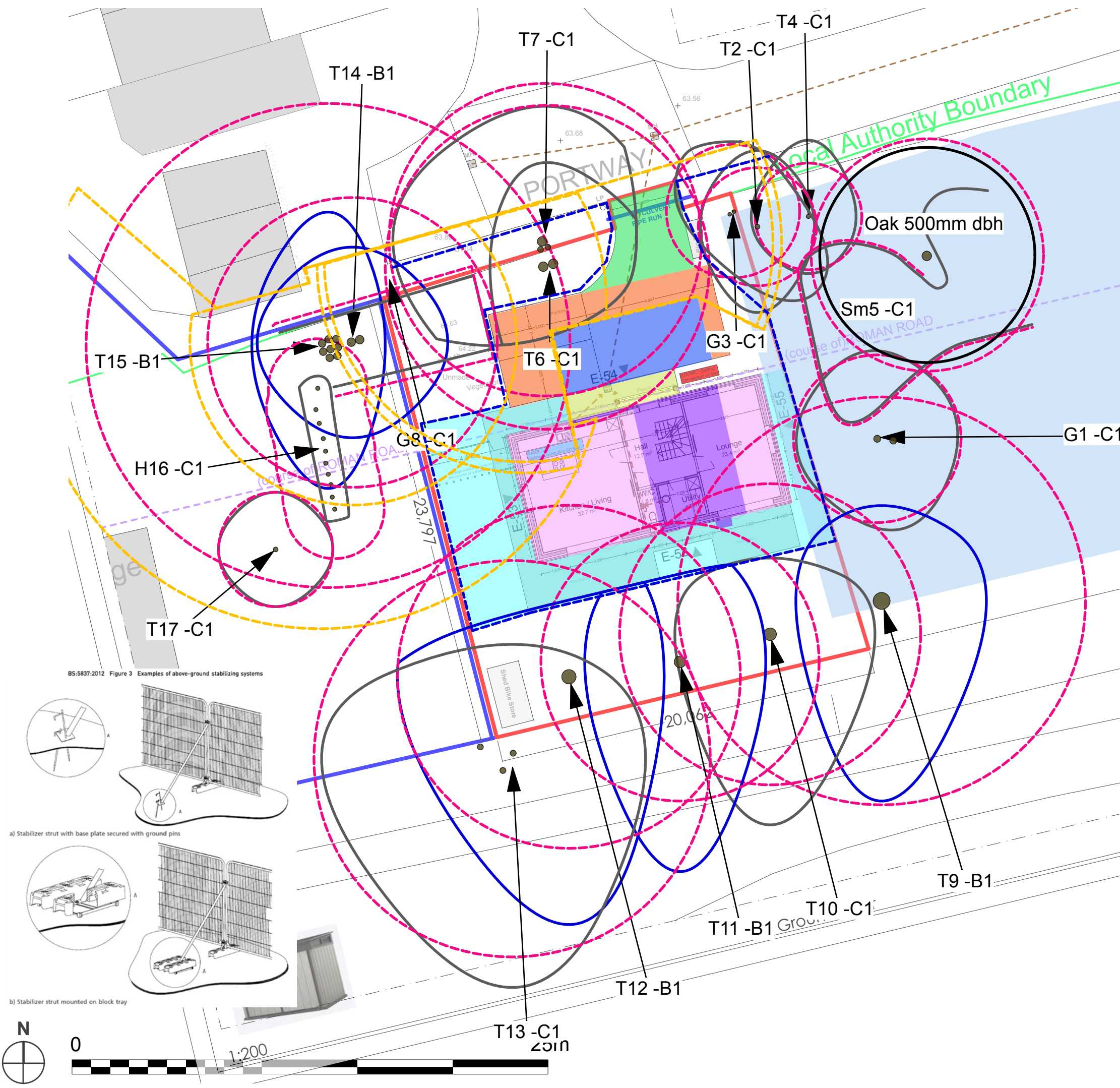
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Project:
Dukes Field Cottage, Norton Road, Riseley

Description:
Tree Protection Plan - Demolition

Status:
For Planning

Scale: 1:200 @A3	Drawn I Checked DP MP	Date: 08/07/20224
Job Number: LAS 143	Drawing Number: 14	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 Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Bridge over existing ditch
- Area of No Dig Construction/Sensitive Working
- Area of existing building replaced with No Dig Construction/Sensitive Working
- Area of existing building replaced with building
- Area of existing building replaced with patio
- Areas of ground protection ground guards
- Existing soft landscaping replaced with new house set above ground on pile foundations

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Revision	Description	Date
-	First issue	27/6/24

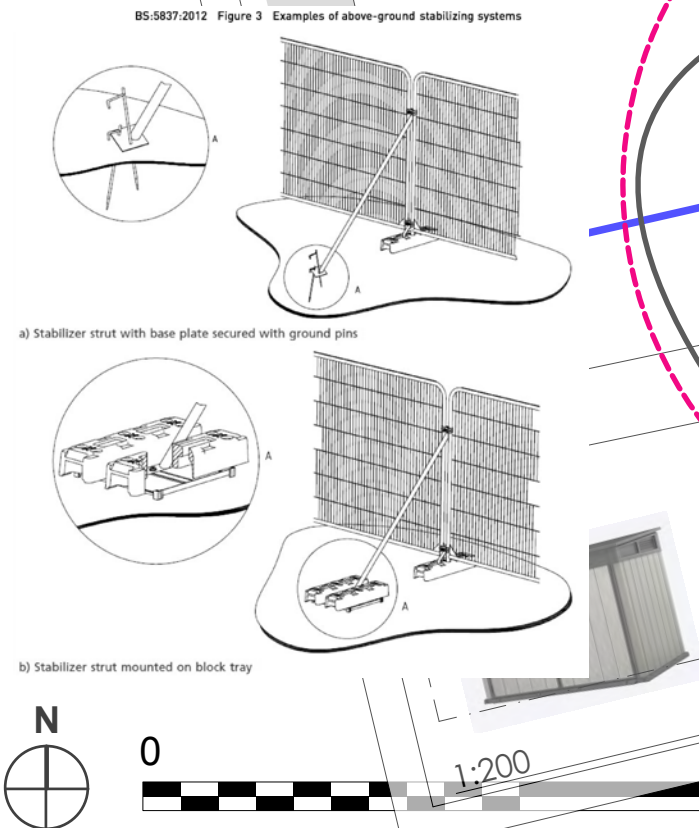
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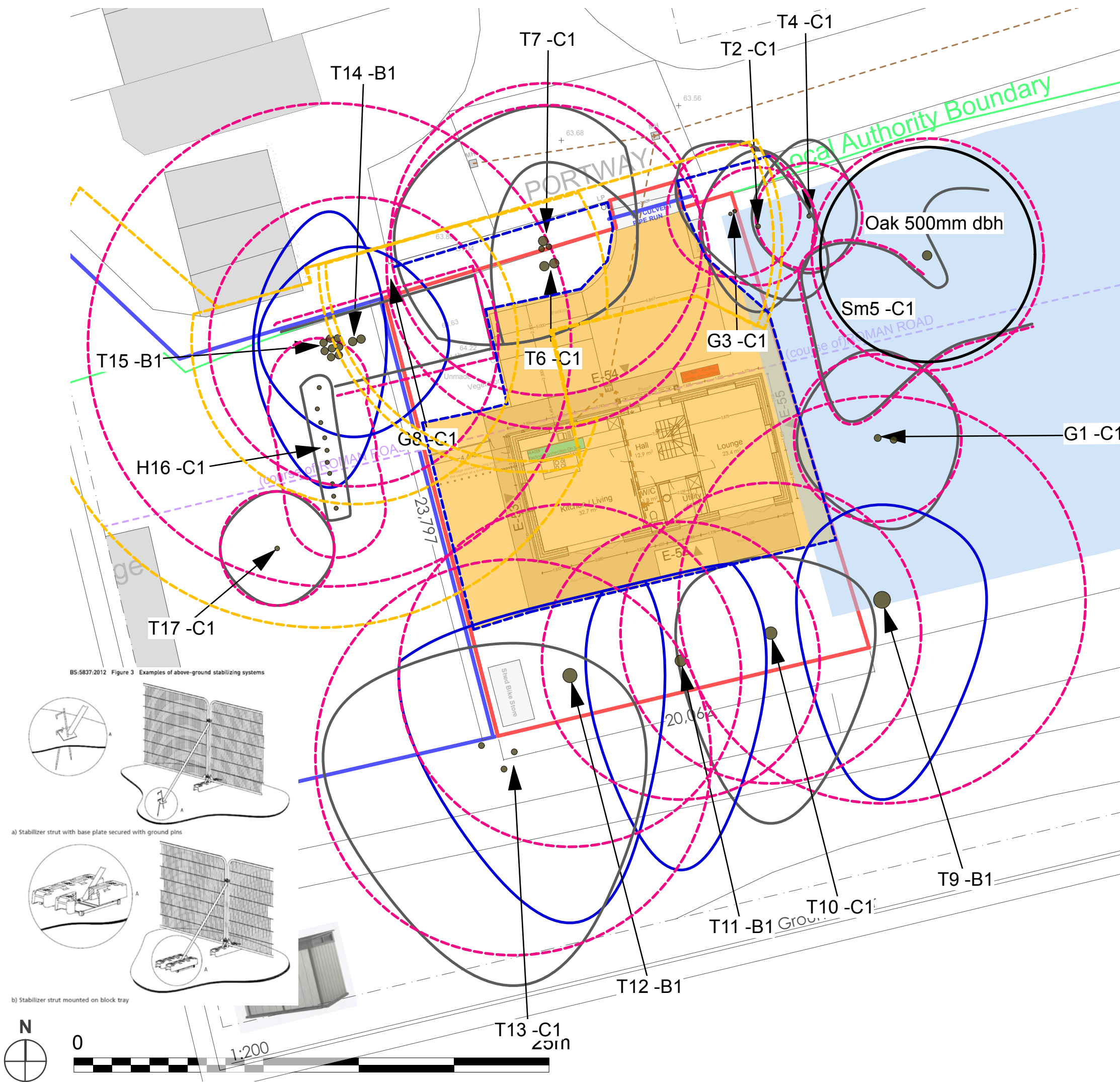
Project:
Dukes Field Cottage, Norton Road, Riseley

Description:
Tree Protection Plan - Construction

Status:
For Planning

Scale: 1:200 @A3	Drawn Checked DP MP	Date: 27/06/20224
Job Number: LAS 143	Drawing Number: 12	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 Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Phase 1 Ground Guards

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Revision	Description	Date
-	First issue	27/6/24

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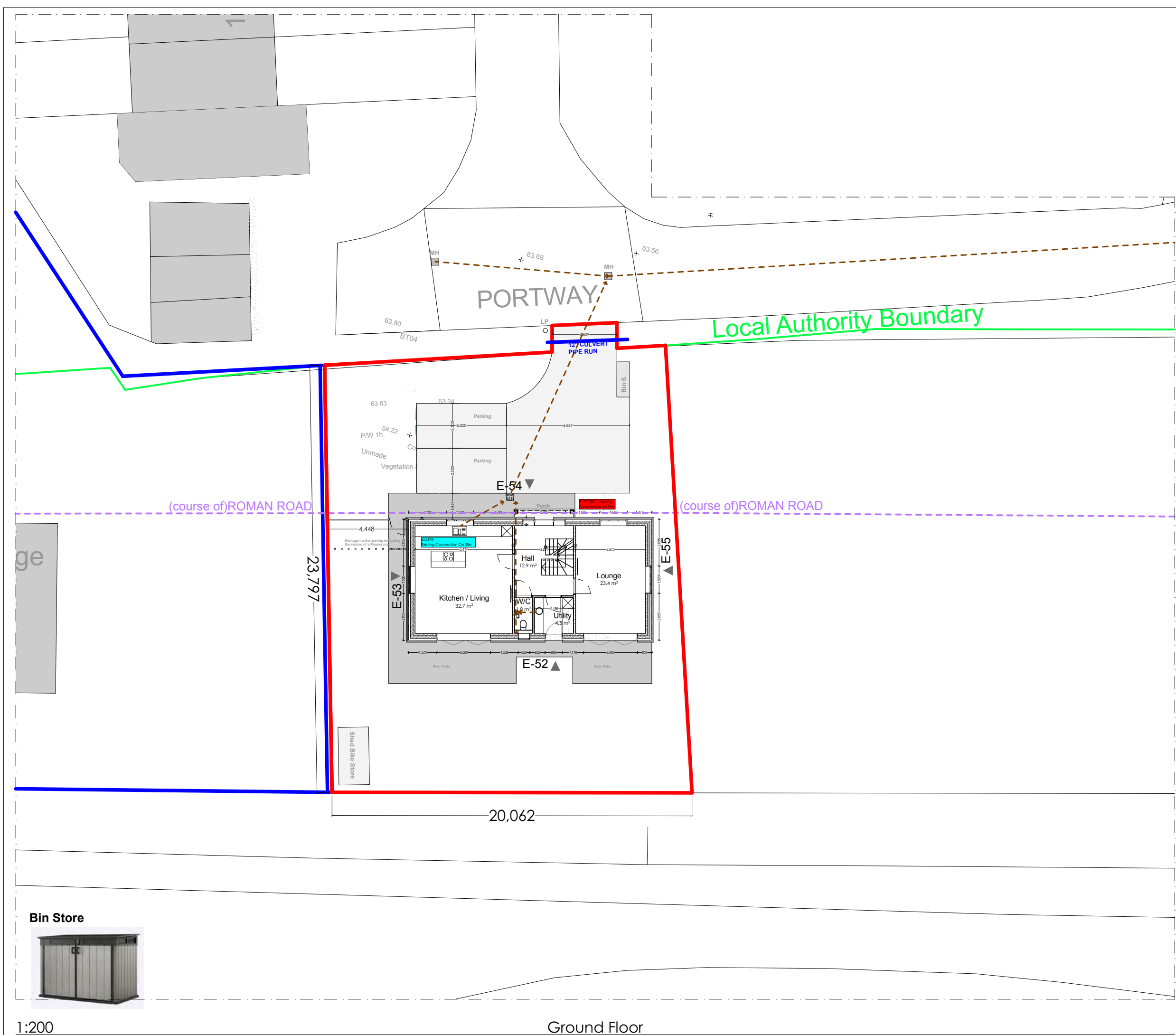
Project:
Dukes Field Cottage, Norton Road, Riseley

Description:
Tree Protection Plan - Construction Phase 1

Status:
For Planning

Scale: 1:200 @A3	Drawn Checked DP MP	Date: 27/06/20224
Job Number: LAS 143	Drawing Number: 12	Revision: -

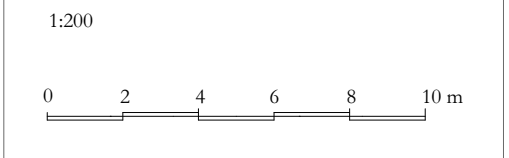
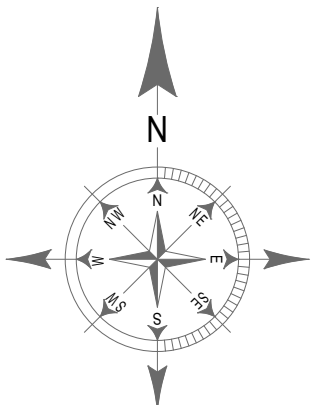
APPENDIX 6: PROPOSED SITE PLAN AND ELEVATIONS, PILING METHOD AND DETAIL



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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:



Revid	Date
01	14/05/2024

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Tel: 0118 9510 855
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chris@keenpartnership.co.uk
www.keenpartnership.co.uk



Client:
Justin Rogers

Job Title:
Update Project Name

Drawing Title:
School House - Site Plan

Drawing Date: 13.01.2023	Status:	
Issue Date: 03/07/2024	Drawn By: MW	Scale: 1:200@A3
Drawing No: 9332		Rev: 01



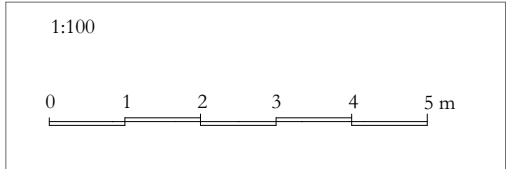
1:200

Ground Floor

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:



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01	14/05/2024

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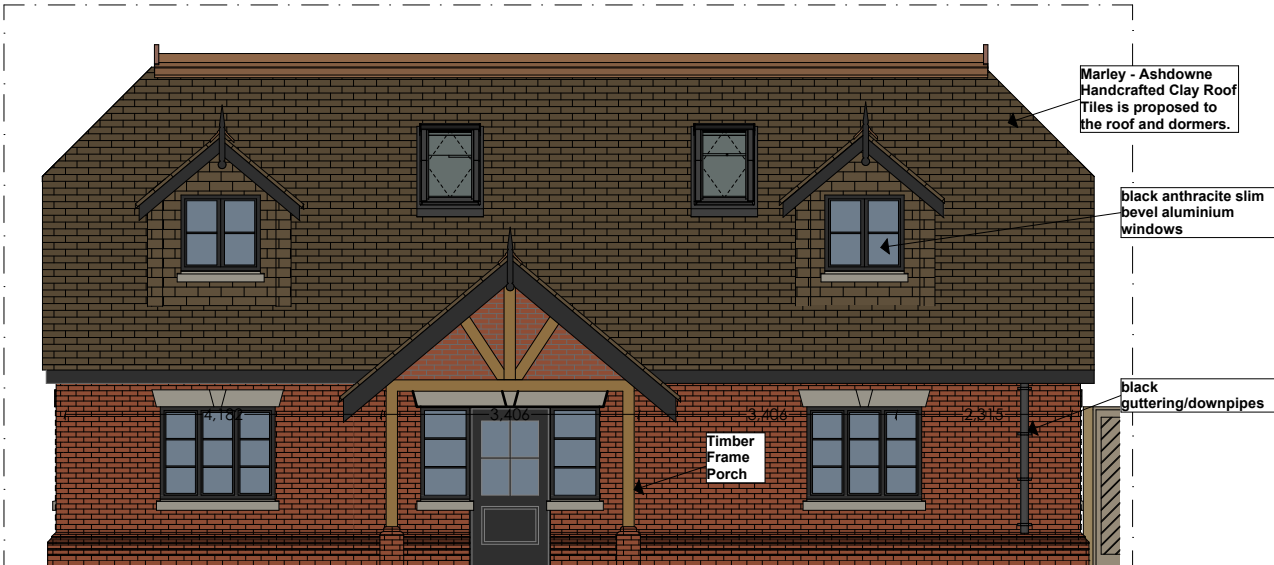


Client:
Justin Rogers

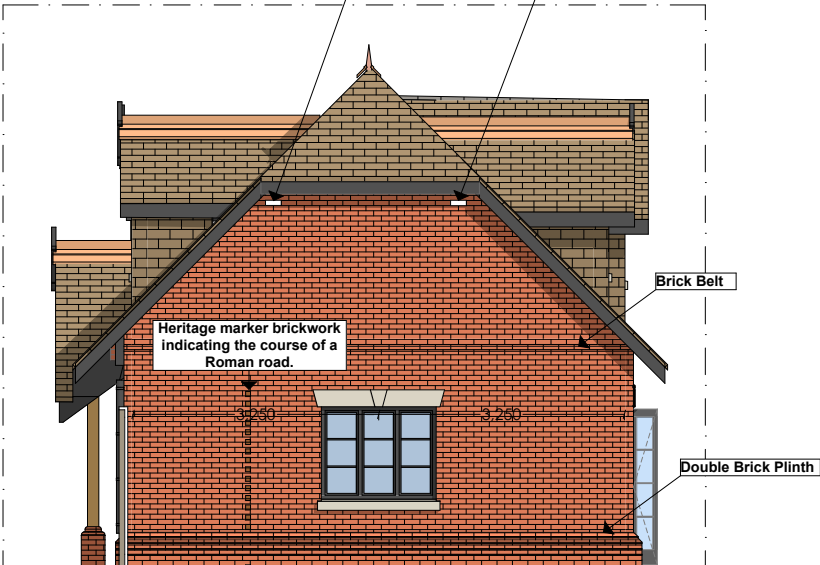
Job Title:
Update Project Name

Drawing Title:
School House Proposed Elevations

Drawing Date: 13.01.2023	Status:	
Issue Date: 03/07/2024	Drawn By: MW	Scale: 1:100@A3
Drawing No: 9332		Rev: 01



1:100 Proposed North Side Elevation



1:100 Proposed West Side Elevation



1:100 Proposed South Elevation



1:100 Proposed East Side Elevation



Tree Officer Note: Downpipes around the house allow water to the ground beneath the house

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All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

1:50

0 .5 1 1.5 2 2.5m

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cabe
chartered association
of building engineers

RICS

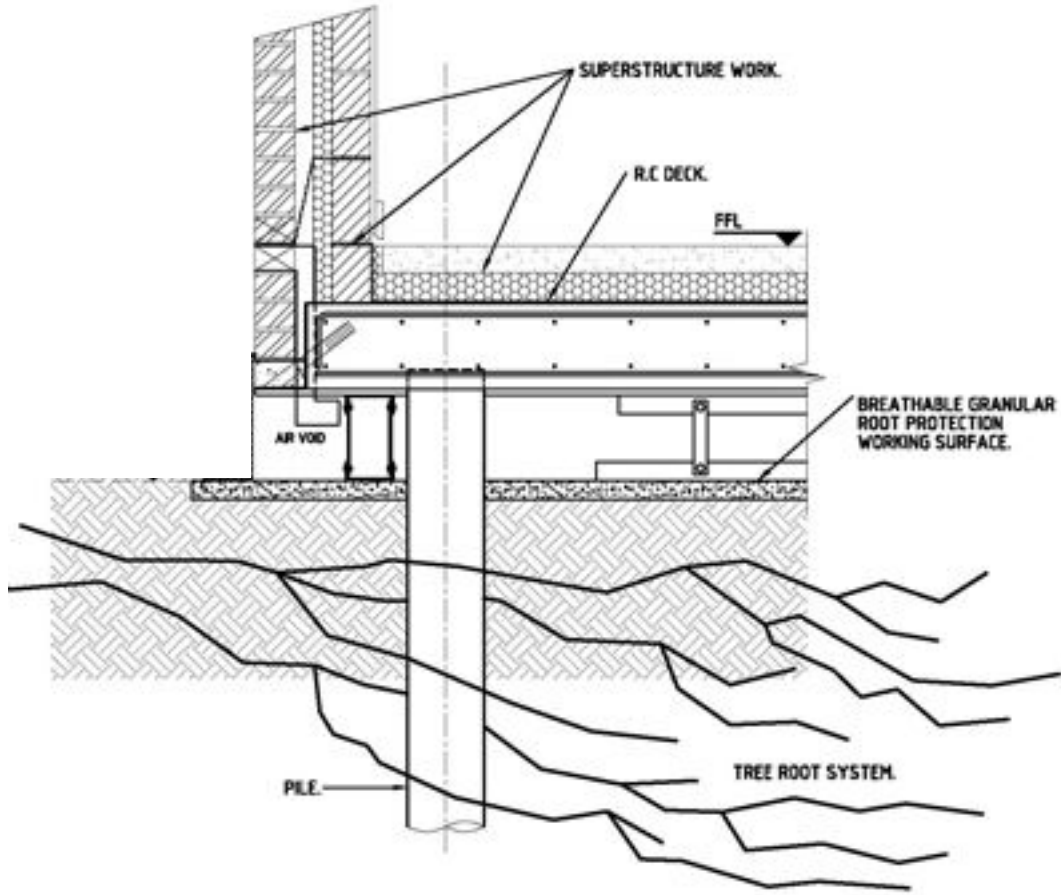
Client: **Justin Rogers**

Job Title: **Update Project Name**

Drawing Title: **Elevation with Foundation Detail**

Drawing Date: 13.01.2023	Status:	
Issue Date: 11/07/2024	Drawn By: MW	Scale: 1:50@A3
Drawing No: 9332 -211		Rev:

Illustrative pile foundation detail for planning stage showing root interaction. (NTS)

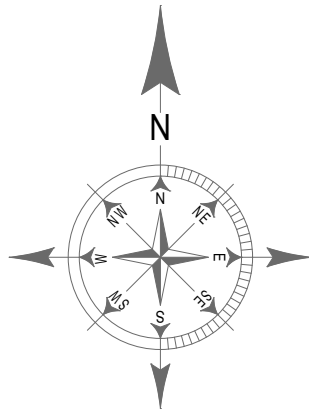


Tree Officer Note: Downpipes around the house allow water to the ground beneath the house

© This drawing remains the property of The Keen Partnership and shall not be copied without prior written consent.

All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

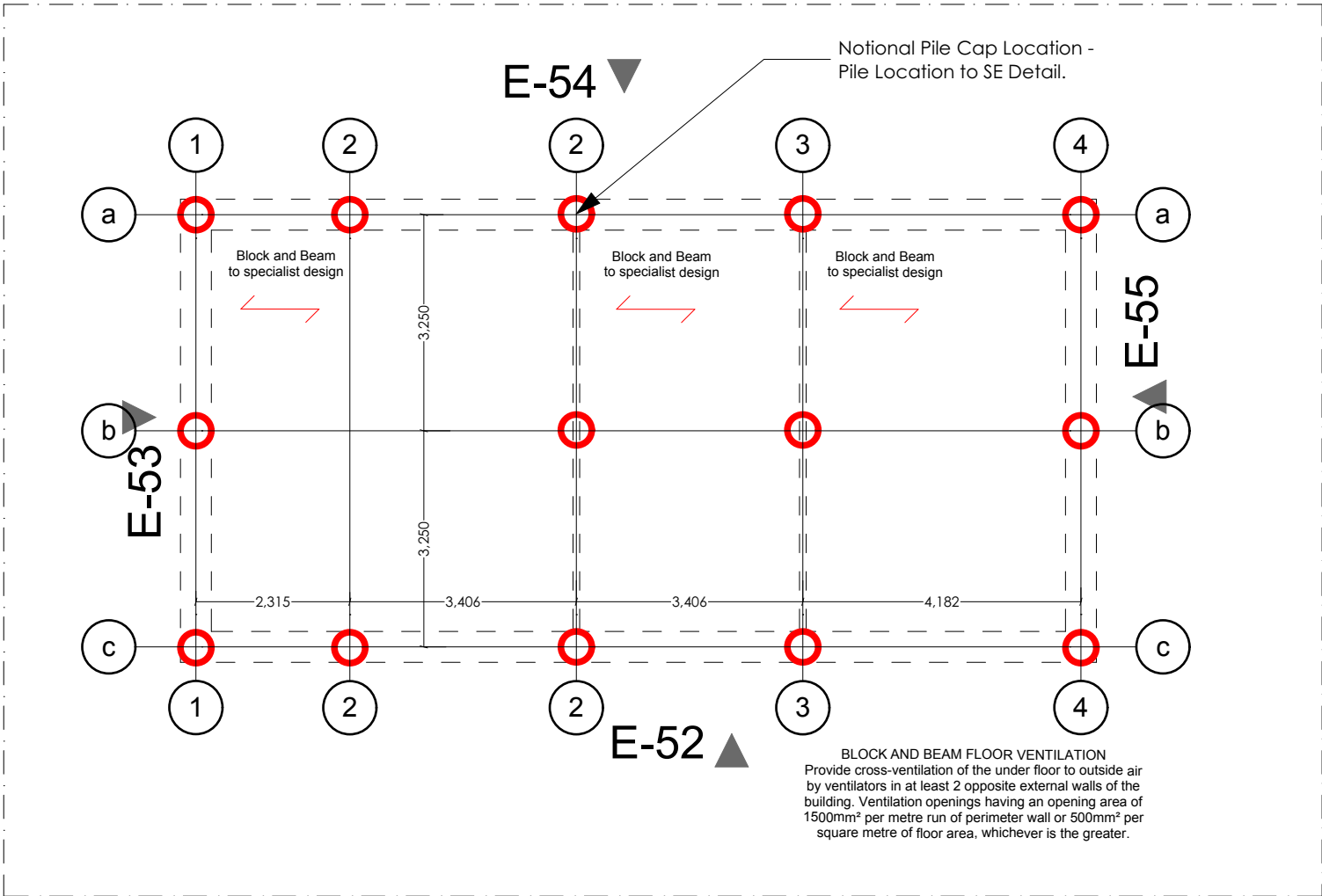


1:100

0 1 2 3 4 5 m

RevID	Date

ADDRESS:
School House, Norton Road, Riseley,
Reading, Berkshire RG7 1SH



1:100

Foudation

PILE DETAIL

Piled foundations, beams, reinforcement, and bond of beams to pads and piles to be in accordance with the Structural Engineer's design

Beams, piles and reinforcement to be installed by an appropriate specialist under Engineer's supervision

DPC 150mm above ground level

Reinforced concrete ground beam

If heave precautions are required provide compressible material beneath and to inside face of external ground beams to Engineer's design

Pre-cast or insitu pile cap

Driven, bored or vibrated concrete pile maximum spacing to design

Pile diameter and length according to Engineer's design

1:20

pile1

1:20

0 .2 .4 .6 .8 1 m

THE KEEN PARTNERSHIP
The Courtyard
Edinburgh Road
Reading RG30 2UA
Tel: 0118 9510 855
Fax: 0118 9510 866
chris@keenpartnership.co.uk
www.keenpartnership.co.uk

cabe
chartered association
of building engineers

RICS

Client:

Justin Rogers

Job Title:

Update Project Name

Drawing Title:

-1. Foudation

Drawing Date:

13.01.2023

Status:

Issue Date:

11/07/2024

Drawn By:

MW

Scale:

1:100, 1:20@A3

Drawing No:

9332 -215

Rev:

APPENDIX 7: GROUND GUARDS

MultiTrack



RAPID INSTALLATION

Lay approximately
50 mats per hour.*

TOUGH

Virtually indestructible HDPE
polymer supports all vehicle types.

EASY TO HANDLE

Lightweight 39kg mats easily
handleable with two workers.

MULTI-TREAD

Roadway, Walkway and Smooth tread
options cater for various vehicular and
pedestrian needs.

ENVIRONMENTALLY FRIENDLY

Made from 100% recycled
plastic and fully recyclable.

GUARANTEED UNBREAKABLE

Lifetime guarantee against breakage by
vehicles up to 120 tonnes (T&Cs apply).



****FAST, EASY, ECONOMICAL***
Install approximately 50 mats
per hour with a team of
4 plus forklift driver.

GroundGuards®

+44 (0)113 267 6000
info@ground-guards.co.uk
www.ground-guards.co.uk

MultiTrack



MultiTrack mats are the strongest in their category



Mats are easily moved using a HandiHook



Standard no-tools joiners quickly clip the mats together



Low profile joiners for walkways plus bolted joiners



SafeStore stillages hold 25 mats

fully recyclable

Overall Size: 2435 x 1215 x 13mm (plus treads)

Surface Area: 2.95m²

Weight: 39kg

Tread Options: Roadway, Walkway and Smooth, or a combination

Connectors: 10 joining points.
A choice of standard clip joiners, low profile joiners or bolted joiners, plus anchor pins

Packed in: Stillage of 25 mats

Stillage Pack: **Weight:** 1105kg
Dimensions: 2550 x 1260 x 900mm

Fire Rating: UL94 HB

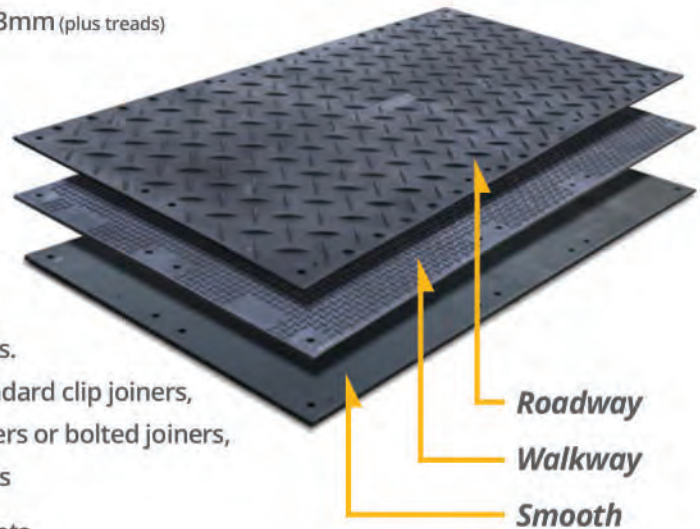
Slip Testing: BS7976 part 2

Deflection: Tested on varying CBR ground conditions using a 300mm diameter steel platen with 6 tonnes load to simulate the pressure of an HGV wheel

Ground CBR 11.35%: Deflection 17.68mm

Ground CBR 8.58%: Deflection 20.41mm

Ground CBR 4%: Deflection 22.00mm



Guarantee:

MultiTrack temporary roadway mats are guaranteed for life against breakage up to 120 Tonnes UDL (Uniformly Distributed Load).

It is the user's responsibility to assess the load-bearing capacity of the ground, and to only operate vehicles within the weight that the ground is capable of safely supporting. Ground-Guards Ltd accepts no liability whatsoever for any damage, loss or injury arising from the ground conditions on which these products are used.

MultiTrack mats are not suitable to use for bridging purposes. Damage caused by mechanical equipment (e.g. cuts by digger buckets) or sharp protrusions beneath the mats is not covered by this guarantee.



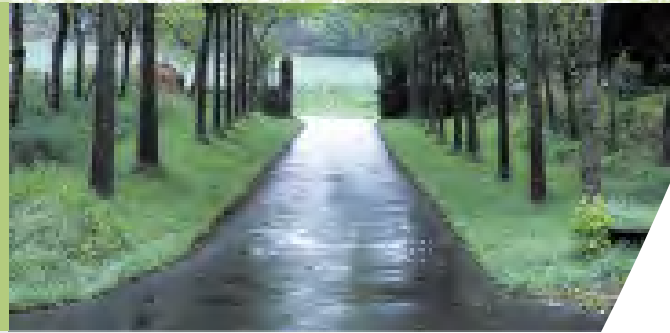
GroundGuards®

+44 (0)113 267 6000
info@ground-guards.co.uk
www.ground-guards.co.uk

APPENDIX 8: CELLWEB



CellWeb TRP®



Tree Root Protection Guaranteed



Geosynthetics

www.geosyn.co.uk

CellWeb TRP® System

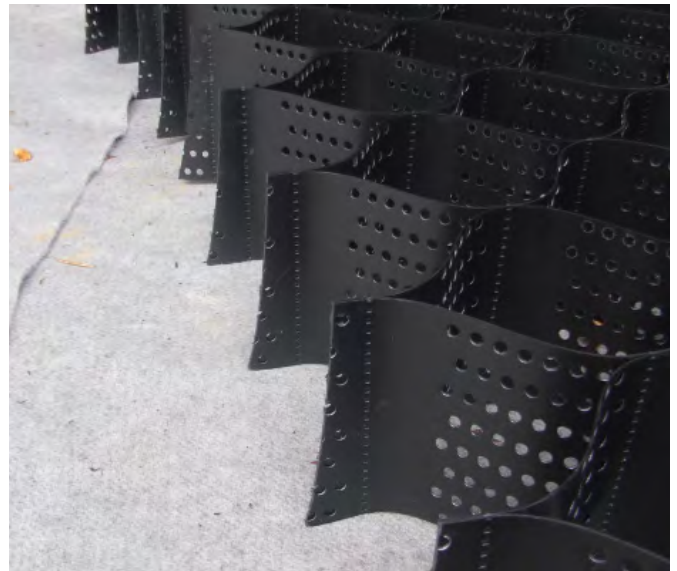
Tree Root Protection System



The Consequences Of Tree Root Damage During Construction

It is an offence to cut down, lop, uproot, top, wilfully damage or destroy a protected tree without authorisation. Trees can be protected under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999. Trees are protected when they are the subject of Tree Preservation Orders (T.P.O) or within Conservation Areas, subject to certain exemptions. Retention and protection of trees on development sites is also secured through the use of planning conditions.

On a construction site all trees with a Tree Preservation Orders need to be managed in accordance with BS5837 2012 (Trees in relation to construction); failure to comply with these orders can be a costly affair as many parties have discovered.



Fishponds, Ketton

There are two offences which apply equally to trees protected by Tree Preservation Orders and those within Conservation Areas:

- Firstly, anyone who cuts down, uproots or wilfully destroys a tree, or who lops, tops or wilfully damages it in a way that is likely to destroy it is liable, if convicted in the Magistrates Court, to pay a fine of up to £20,000. If the person is committed for trial in the Crown Court, they are liable on conviction to an unlimited fine. The Courts have held that it is not necessary for a tree to be obliterated for it to be “destroyed” for the purposes of the legislation. It is sufficient for the tree to have been rendered useless as an amenity.
- Secondly, anyone who carries out works on a tree that are not likely to destroy it is liable, if convicted in the Magistrates Court, to a fine of up to £2,500. In addition to directly carrying out unauthorised works on protected trees, it is an offence to cause or permit such works.

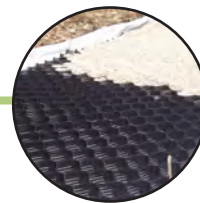
Developers and building contractors are often completely unaware that ‘compaction of soils within the Root Protection Area (RPA)’ constitutes wilful damage to the tree. When vehicular or pedestrian access within the RPA is necessary, either for the construction operation or final site access, the effects of this activity must be addressed and the ground must be protected. When tracked or wheeled traffic movements are involved, the ground protection system should be designed by an engineer and take into account the loading involved.



Shelton Road, Shewsbury

The Solution:

Geosynthetics CellWeb TRP® System



The Solution According to BS 5837:2012

“Appropriate sub-base options for new hard surfacing include three-dimensional cellular confinement systems

(BS 5837 2012 section 7.4.2 Note 1)

The CellWeb TRP® Solution

CellWeb TRP® is the market leader in the United Kingdom and Ireland for tree root protection. CellWeb TRP® cellular confinement system protects tree roots from the damaging effects of compaction and desiccation, while creating a stable, load bearing surface for vehicular traffic. CellWeb TRP® complies with BS 5837:2012 and APN 12. It provides a no-dig solution, is tried and tested having been used successfully since 1998. It is the only tree root protection system which has been independently tested and it is the only tree root protection system which is guaranteed for 20 years. See page 6 for the full terms and conditions of the guarantee.



Fishponds, Ketton

Field Trials

Geosynthetics Limited are the only company in the UK and Ireland to carry out live, completely independent field tests on the performance of a 3 dimensional cellular confinement system when used in a no-dig tree root protection system application. The results prove that CellWeb TRP® significantly reduces the compaction of sub-soils within the root growth limiting parameters established by K D Coder, 'Soil damage from compaction'. University of Georgia. July 2000. A copy of the report is available upon request.

CellWeb TRP® Product Guarantee

Geosynthetics Limited prides itself on a providing a reliable, consistent service; including technical advice, on site support and installation guidance. Geosynthetics Limited provides a 20 year guarantee for the CellWeb TRP® tree root protection system. This guarantee gives the client, the tree officer and arboricultural consultant the confidence that the designed system will perform as intended without damaging the health of the tree.

See page 6 for the full terms and conditions of the guarantee.

CellWeb TRP® System

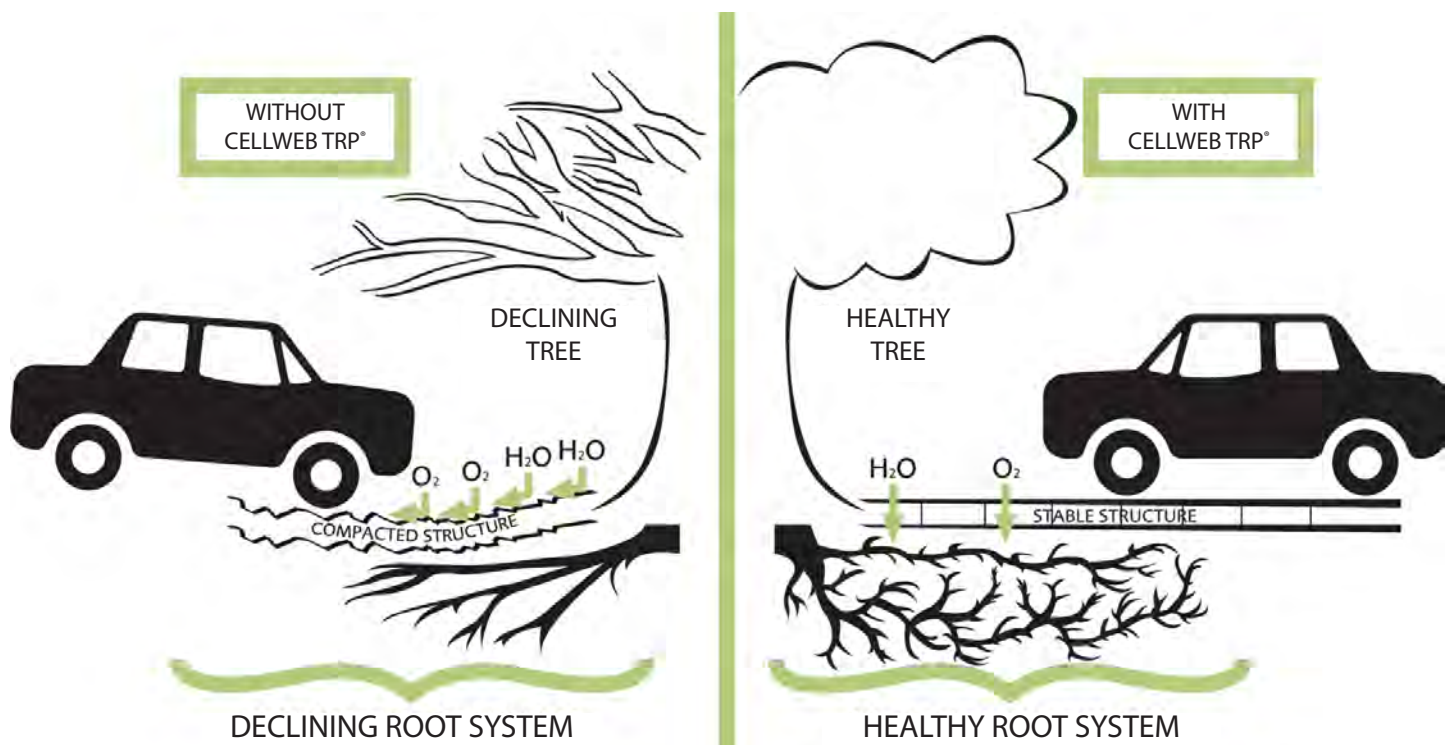
How the System Works



How CellWeb TRP® Works

CellWeb TRP® is a cellular confinement system that confines aggregate materials and makes them stronger, thus increasing the bearing capacity of the sub base materials. Research shows that CellWeb TRP® acts as a stiff raft to distribute wheel loads and reduce their magnitude at the base of the construction, thus maintaining the soil bulk density at levels that are suitable for tree root growth.

CellWeb TRP® is used around the world to provide cost effective hard surface construction over tree roots and is the system of choice for Tree Officers and Arboriculturists. For more information on this subject see CellWeb TRP® Fact Sheet No 1.



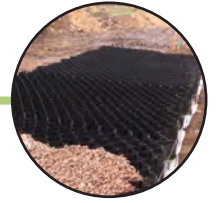
Water and Oxygen Transfer Through the CellWeb TRP® System

The CellWeb TRP® system is constructed using open aggregate infill and CellWeb TRP® has perforated cell walls. The pore spaces between the aggregate particles are greater than 0.1mm in diameter. This open structure is far more permeable than typical soils and allows the free movement of water and oxygen so that supplies to trees are maintained.

For more information on this subject see CellWeb TRP® Fact Sheet No 2.

CellWeb TRP® and Pollution

How CellWeb TRP® Deals With Catastrophic Oil Spills



How CellWeb TRP® Deals With Pollution

Where possible a permeable pavement system should always be constructed above the CellWeb TRP® system. The effective removal of pollution from runoff by permeable pavements is well known. Worldwide research has shown runoff that has passed through permeable pavements has low concentrations of pollutants.

Small spills of oil will be dealt with within the joints between the paving blocks and in the aggregate used within the system. However, large catastrophic spills are a different matter.

For more information on this subject see CellWeb TRP® Fact Sheet No 3.



Castle Gardens



Ambleside Lake District



Harcourt Aboretum

The Treetex® geotextile used in the CellWeb TRP® system has two functions. Treetex® separates the sub base aggregates from the soil beneath and it traps oil within its structure and allows it to degrade aerobically within the pavement construction. The structure, thickness and weight of Treetex® creates the perfect environment for this to happen. Most importantly tests prove that Treetex® will absorb 1.7 litres of oil per square metre, this is 4 times more effective than standard geotextiles.

Treetex® is an intrinsic part of the CellWeb TRP® system; and must be in conjunction with the CellWeb TRP® in order to guarantee the success of the system.

Please see page 6 for full details of the guarantee.

Geosynthetics CellWeb TRP® System:

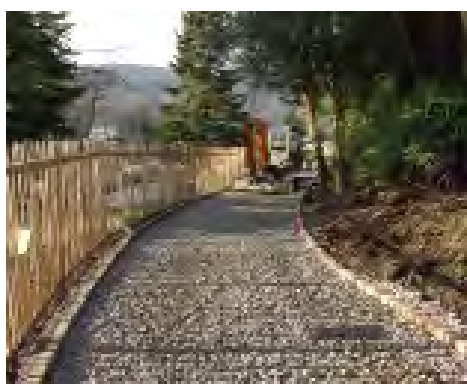
A Proven No Dig Solution



Advice, Design and Product Selection

Geosynthetics Limited has been supplying the CellWeb TRP® system since 1998 and has vast experience in its application. No two contracts are the same and we understand the factors that need to be taken into account to specify the correct CellWeb TRP® product.

We provide a free consultation, design and advisory service to find the solution that is most cost effective and beneficial for your site. Our service includes product selection, engineering calculations, CAD drawings and full instructions to help you from project conception to completion.



*Fallbarrow Park, Windermere:
Prior to CellWeb TRP® Installation*



*Fallbarrow Park, Windermere:
CellWeb TRP® Installation*



*Fallbarrow Park, Windermere:
Completed CellWeb TRP® Installation*

Final Surfacing

The benefits of the CellWeb TRP® system can only be maintained if a suitably porous final surface is selected. An ideal surfacing is the Golpla grass reinforcement and gravel retention system, a visually attractive surface that has the advantage of being fully porous. Alternatives include block paviors, porous asphalts and loose or bonded gravel.

Always Use CellWeb TRP®

The CellWeb TRP® system is the only research backed system of its kind in the UK with a 100% success rate. CellWeb TRP® has been specifically developed for the Tree Root Protection market. The system is supported by 15 years of data and thousands of installations making it the system of choice for the majority of Tree Officers and Arboriculturists in the UK.

CellWeb TRP® is uniquely identifiable. It is manufactured with a bright green panel on each side. When installed the green panels are laid adjacent, creating a green band across the construction.



Woodcock Hall, Yorkshire

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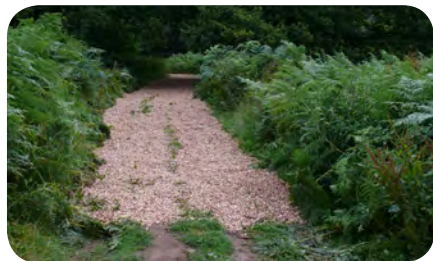
Please call **01455 617 139**

or email sales@geosyn.co.uk for more technical advice.

Visit our website www.geosyn.co.uk for further information.

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Cellweb® TRP Installation Guide



Step 1: Prepare Surface



Step 2: Lay out Treetex™



Step 3: Lay out Cellweb® TRP

- Cellweb® TRP is a NO DIG tree root protection measure and it is recommended that no excavation be performed without prior approval and guidance from the Local Authority Arboricultural Officer.
- Soil compaction from vehicles, machinery and materials is to be strictly prohibited during construction within Root Protection Areas (RPAs).
- Approval must be obtained from the Local Authority that the design and the method of construction is acceptable.
- Further information is available from the following two documents;
 - British Standard BS5837: 'Trees in Relation to Design, Demolition and Construction' (2012).
 - Arboricultural Advisory and Information Service: Practice note 12 – 'Through the Trees to Development' (APN12).

Installation Method

1. Prepare the Surface

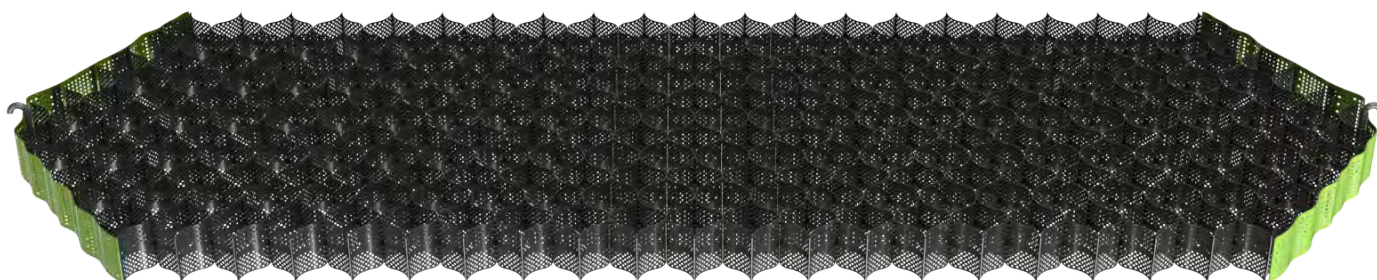
- Remove the surface vegetation using appropriate hand held tools or herbicide (see Note 1).
- Remove any surface rocks, debris and organic material.
- Do not level off high spots or compact the soil through rolling.

2. Lay out the Treetex™ Pollution Control Geotextile

- Lay out the Treetex™ over the prepared area, overlaying the edges of the required area by 300mm.
- Overlap any joins by 300mm minimum or more, depending on soil structure (see Note 2).
- Create a level surface by filling any hollows with clean angular stone or sharp sand.

3. Lay out the Cellweb® TRP Cellular Confinement System

- Lay out the collapsed Cellweb® TRP on-top of the Treetex™.
- Place one of the supplied J pins into the centre cell at the end of the panel and secure into the ground.



Cellweb® TRP - Installation Guide

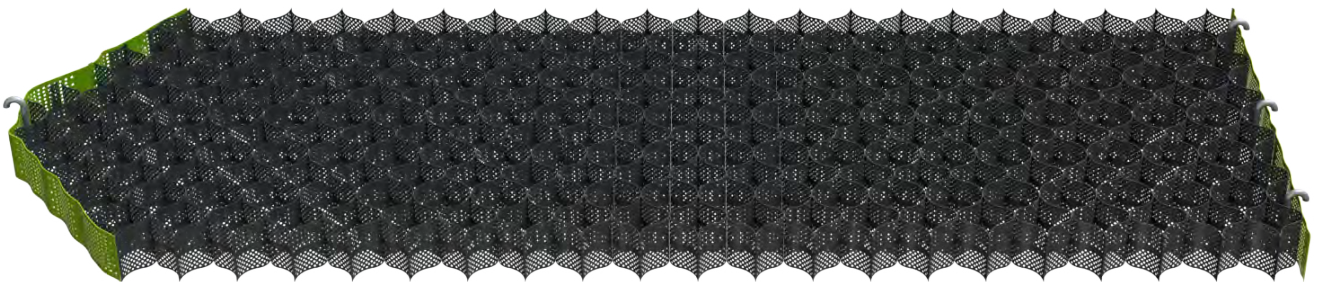


Step 3: Pinning Cellweb® TRP

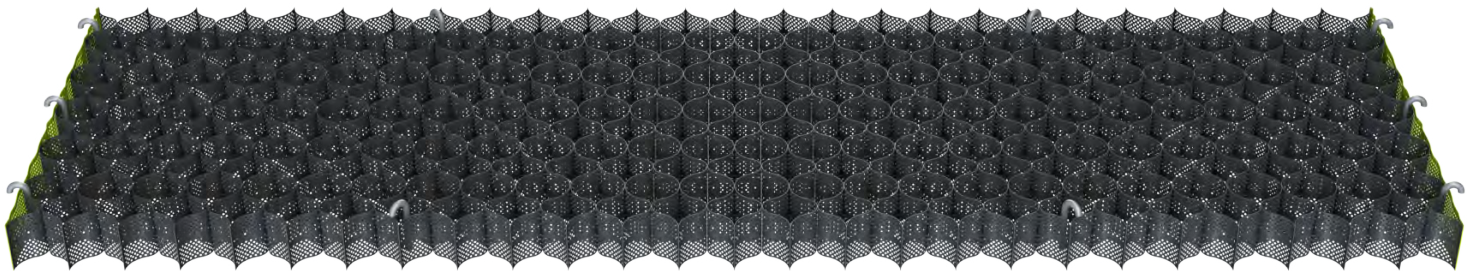


Step 3: Stapling Cellweb® TRP

- Pull out the Cellweb® TRP to its full 8.1m length and secure its length with another J pin.



- Now measure its width to 2.56m and secure in each of the corners with the J pins.
- Use 10 pins per panel to create a panel measuring 8.1m x 2.56m.



- This will produce a cell size of 259mm x 224mm which is the required cell aperture. Each cell must be fully extended and under tension.
- Staple adjacent panels together at each cell (see Note 3).
- If a curved path or shape is required, this should be cut when the Cellweb® TRP panel is pinned out to 8.1 x 2.56m, ensuring complete cells remain. Do not try to curve or bend the Cellweb® TRP panels into place.
- When cutting Cellweb® TRP, please bear in mind that you will lose two internal cells per cut. Across a 8.1m long panel, this equates to a loss of 0.224m x 2 along the length or 0.259m x 2 across the width.

Cellweb® TRP - Installation Guide



Step 4: Clean Angular Stone



Step 5: Edge Restraints



Step 6: Surface Options

4. Infill the Clean Angular Stone

- The infill material must be a clean angular stone Type 4/20mm (see Note 4).
- Do not use M.O.T type 1 or crushed stone with fines for tree root protection.
- Infill the Cellweb® TRP cells with the clean angular stone, working towards the tree and using the infilled panels as a platform.
- Minimum 25mm overfill of clean angular stone when used in conjunction with a hard surface.
- No compaction is required of the infill. Do not use a whacker plate or other means of compaction.
- Encourage settlement of the stone with the use of a light roller or with 2-3 passes of the construction plant used for installation.
- If the clean angular stone is being used as the final surface; regular maintenance will be required to ensure a minimum overfill of 50mm.

5. Edge restraints

- Excavations for kerbs and edgings should be avoided within the RPAs.
- Where edging is required for footpath and light structures, a peg and treated timber board edging is acceptable
- Other options include wooden sleepers, kerb edging constructed on-top of the Cellweb® TRP system, plastic and metal edging etc.

6. Surface options

- All surfaces in Root Protection Areas must be porous. Surfaces can include porous block paving, porous asphalt, loose gravel, grass and gravel retention systems (e.g Golpla), resin bound gravel, concrete and astro turf.

NOTES

- 1. Herbicide:** According to BS5837:2012 "The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from the manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features."
- 2. Geotextile:** We recommend the installation of a Treetex™ under the Cellweb® TRP, or under the sub-base, if installed. The overlapping between adjacent rolls of Geotextile should be: CBR > 3%: 300mm minimum, CBR between 1% and 3%: 500mm minimum. CBR ≤ 1%: 750mm minimum.
- 3. Staples:** Number of staples per join: 200mm: 5 staples. 150mm: 4 staples. 100mm: 3 staples. 75mm: 3 staples.
- 4. Granular Fill:** Open graded sub-base, clean angular stone Type 4/20 or Type 20/40. Please refer to BS7533-13:2009 and to the Design Manual for Roads and Bridges (DMRB), Volume 4 Geotechnics and Drainage, Section 1 Earthworks, HA44/91, Volume 7 – IAN 73/06 Design Guidance for road pavement foundations and Manual of Contract Documents for Highway Works (MCHW), Volume 1 Specification for Highway Works for the construction and maintenance of the fill material.



APPENDIX 9: TPO



Frank White
frjw1945@yahoo.com.au

Our Ref: 17/00513/PREAPP
Case Officer: Miguel Martinez
Tel. No.: 01252 774419
planningadmin@hart.gov.uk
www.hart.gov.uk

21st November 2018

PROPOSAL: Two dwellings on land either side of Dukes Field Cottage
AT
SITE LOCATION: Dukes Field Cottage, Norton Road, Riseley, Reading,
Berkshire RG7 1SH

Dear Mr. White

Town and Country Planning Act 1990 (as amended)

Submitted Documents:

Strategic Housing Availability Assessment - Site Form and Ordinance Survey
Plan - HP466221

Site description

The development site comprises two parcels of land located in a rural area outside of any defined settlement boundary and forms part of the District boundary shared with the village of Riseley, Wokingham. The proposed development sites are long strips of land that are separated by the curtilage of a residential development known as Dukes Field Cottage. The two separate sites have a road frontage, site 'A' to the west has a narrow frontage facing Basingstoke Road (B3349) and site 'B' to the east has a narrow frontage facing Odiham Road. Both sites are densely covered with mature trees and other vegetation.

Adjoining the site to the south is a development site that has been granted planning permission for 83 residential units. To the north site 'A' (to the west) adjoins the rear boundary of dwellings within Riseley fronting onto different roads. The north boundary of Site 'B' (to the east) partly shares the boundary with properties in Riseley and partly fronts onto Portway (road in Wokingham).

Development Plan Designations

Sites fall within Countryside

Sites are areas designated as Tree Preservation Orders

Sites fall within the 5km buffer zone for the SPA

Part of the site falls within an Archaeological Significance Area

Public Right of Way adjoins the site to the south

Relevant Planning History

69/06442/H - Refused 04.02.1969

Erection of dwelling house (formerly land off Norton Road Riseley Heckfield Parish)

70/06442/H2 - Refused 30.06.1970

Stationing of caravan (formerly Dukes Field Riseley)

70/06442/H3 - Refused 30.06.1970

Erection of a bungalow for living accommodation and cat chalets for applicant's hobby (formerly Dukes Field Riseley)

71/06442/H4 - Granted 04.03.1971

Renovation of derelict cottage and erection of garage - Dukes Field Heckfield

87/15964/OUT - Refused 20.01.1988

Erection of two brick built dwelling houses

Relevant Planning Policy

Hart District Local Plan (Replacement) 1996-2006

GEN 1 - General policy for development

GEN 4 - General design policy

GEN 6 - Noisy/un-neighbourly developments

GEN 11 - Areas affected by flooding or poor drainage

GEN 12 - Design against crime

CON 1 - European Designations

CON 2 - National Designations

CON 3 - Local Designations

CON 5 - Species protected by law

CON 8 - Trees, woodland & hedgerows: Amenity

RUR 2 - Development in the open countryside - general

RUR 3 - Development in the open countryside - control

T 14 - Transport and development

South East Plan 2006 - 2026

NRM6 - Thames Basin Heaths Special Protection Area (TBH SPA)

Other relevant material considerations

National Planning Policy Framework 2018 (NPPF)
Planning Practice Guidance (PPG)
Conservation of Habitats and Species Regulations 2017
Thames Basin Heaths Delivery Framework
Thames Basin Heath Interim Avoidance Strategy
Technical Housing Standards - nationally described space standard (DCLG 2015)
BRE Report - Site layout planning for daylight and sunlight: a guide to good practice (2011)
Parking Provision Interim Guidance (2008)

Emerging Hart Local Plan - Strategy and Sites 2016-2032

SD1 - Sustainable Development
SS1 - Spatial Strategy and Distribution of Growth
HH1 - Housing mix: Market Housing
H6 - Internal space Standards for new Homes
NBE1 - Development in the Countryside
NBE3 - Landscape
NBE4 - Thames Basin Heaths Special Protection Area
NBE6 - Managing Floodrisk
NBE10 - Design
NBE12 - Pollution
I1 - Infrastructure
I3 - Transport

Considerations

Principle of Development

The National Planning Policy Framework 2018 (NPPF) (Para. 117) sets out a clear direction of planning for housing. The sustainable provision of housing should focus on the effective use of land through the use of land as much as possible that is previously -developed or 'brownfield land'. Furthermore, paragraph 170(b) confirms that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and other benefits offered by trees and woodland.

The currently adopted policy map depicts the site and immediate surrounding land outside settlement boundaries and therefore a countryside location. Adopted and emerging policies seeking the protection of the countryside are relevant in this case.

It is noted the undeveloped sites subject to this enquiry would be located in between a residential development sited in Hart District (planning ref: 16/02989/OUT- Grant 15.11.2017) that is under construction and the existing village of Riseley. However, as a result of the location of the development

sites along the District boundary and the fact they provide a physical separation between built forms in different jurisdictions, they are considered a valuable green feature within the District.

Furthermore, the two sites that are proposed for development in this pre-application were designated in November 2017 as areas with Tree Preservation Orders, as they feature mature trees and other soft landscaping that are worthy of protection.

Their development for housing would result in the removal of a significant number of trees to accommodate not only the buildings but also associated external requirements such as car parking, outdoor amenity space. Also the development of these sites would additionally require tree removal to allow satisfactory levels of daylight/sunlight to internal/external spaces, which would be at odds with the protection given to the sites.

Hence, the principle of development for residential development in these unallocated plots of land within the countryside and serving a meaningful purpose along the District boundary would be considered to be contrary to adopted policies RUR2 of the Hart District Local Plan (Replacement) 1996-2006, the NPPF in terms of protecting/enhancing the intrinsic character of the Countryside/ natural environment, and policy NB1 of the Emerging Hart Local Plan - Strategy and Sites 2016-2032.

Yours faithfully

Miguel Martinez
Regulatory Services

HP 466221

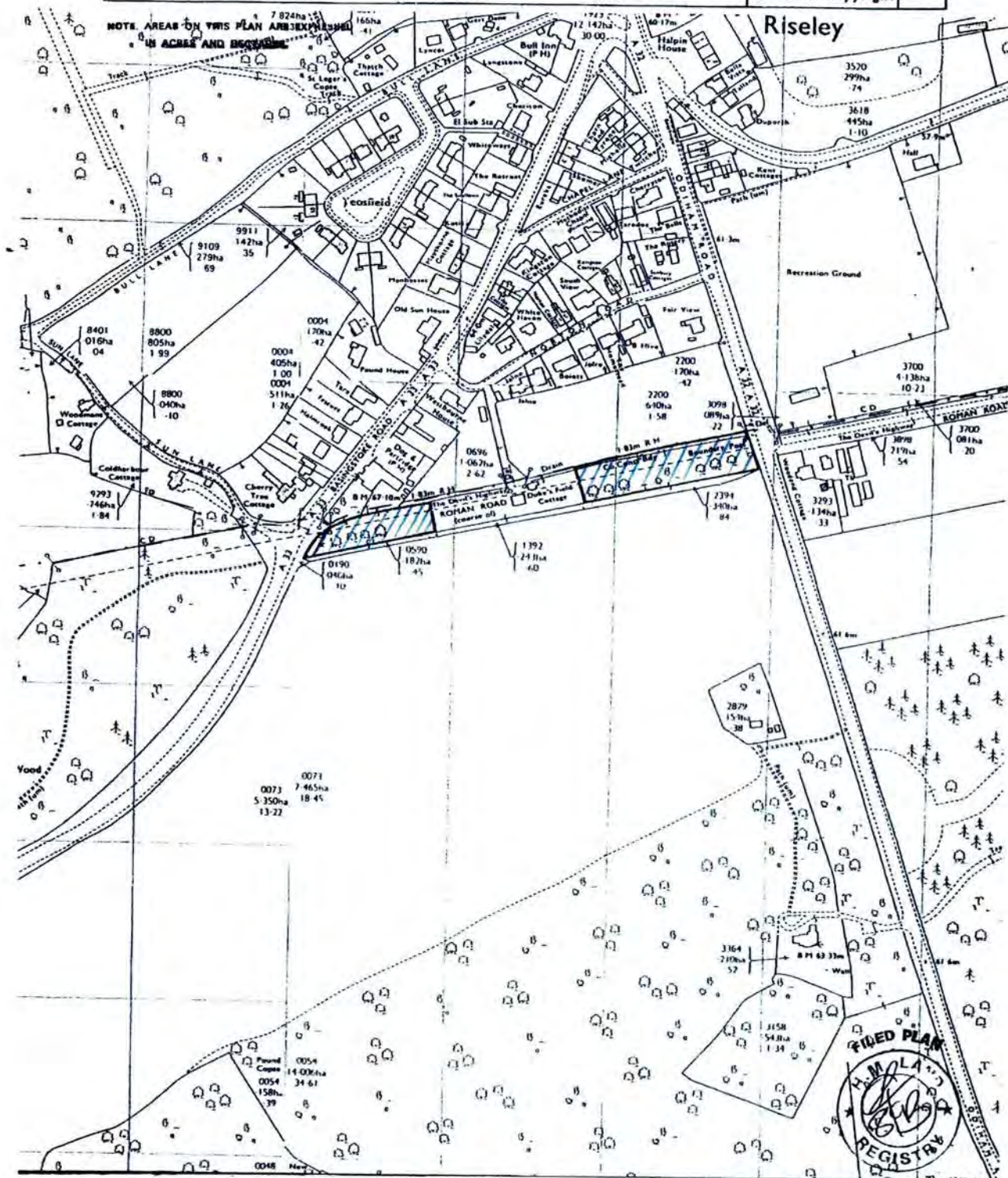
SU7262

Scale
1/2500

DISTRICT

HART

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These office copies of the title plan may be subject to minor discrepancies in scale. The red edging on the original title is represented by a thick black line
laid on 08th JULY 1986 by HM Land Registry. This title is administered by the Weymouth District Land Registry.
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The Owner/Occupier
Dukes Field Cottage
Norton Road
Riseley
Reading
RG7 1SH

Our Ref:
Contact:
Email:
Tel. No.:

ORD/17/00015
Tree Officer
adam.maskill@hart.gov.uk
01252 774159

19th April 2018

Dear Sir/Madam,

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Confirmation of:

Tree Preservation Order No: ORD/17/00015

Address: Dukes Field Cottage, Norton Road, Riseley, Reading, Berkshire, RG7 1SH

I write to inform you that the above-mentioned Tree Preservation Order, a copy of which was served upon you on 15th November 2017 has been confirmed by Hart District Council without modifications on the 19th April 2018, in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

If you disagree with the decision you can challenge it by applying to the High Court under Sections 284 and 288 of the Town and Country Planning Act 1990. You can apply to the High Court if you believe:

- (1) The Order is not within the powers of the Town and Country Planning Act 1990; or
- (2) The requirements of the 1990 Act or Town and Country Planning (Trees) Regulations 2012 have not been met.

You must apply to the High Court within six weeks from the date of the decision.

Yours faithfully,

Nick Steevens
Regulatory Services

As of 1st August 2017 Hart District Council is no longer sending postal letters to notify adjoining properties of planning applications.

From: Gabi McKeown <gabi.mckeown@gmail.com>

Sent: 16 April 2018 13:43

To: Planning Admin

Subject: Ref 17/00015 - Objection to TPO regarding the woodland and trees near Duke's Field cottage, 20 - Planning Committee, 11 April 2018, Paper B, Item 1.2

Dear Sir or Madam,

Please correct your statement to item 1.2 as you stated the ownership of the property wrongly:

"The objections to this Order were made by

- Pitmans LLP, representing the owners of Duke's Field Cottage"

The owners of Duke's Field Cottage are Michael and Gabriele McKeown. We did not object to the TPO, neither directly nor by Pitmans representation.

Pitmans is representing Frank and Kathleen White who are registered proprietors of the land with the title number HP4663221 (the 'Land').

Frank and Kathleen White don't own Duke's Field Cottage but the woodland east and west of our property "Duke's Field Cottage". Their property, the woodland, is affected by the Tree Preservation Order ORD/17/00015.

Please change your statement accordingly and confirm in writing.

Kind regards,

Gabriele McKeown

G. McKeown
Duke's Field Cottage
Norton Road
Riseley
RG7 1SH
gabi.mckeown@gmail.com
Phone: +44 (0)118 988 2530

PLANNING COMMITTEE**DATE OF MEETING 11 APRIL 2018****TITLE OF REPORT OBJECTION TO TREE PRESERVATION ORDER (ORD/17/00015) REGARDING THE WOODLAND AND TREES NEAR DUKE'S FIELD COTTAGE, 20****REPORT OF HEAD OF REGULATORY SERVICES****1 INTRODUCTION**

- 1.1 The Committee is asked to consider one letter of objection which relates to a Tree Preservation Order (TPO) served at the above address. The TPO covers a linear woodland to the east of Dukes Field Cottage and a linear area of trees to the west. The TPO was served after the Council received a request for pre-application advice to construct a new dwelling either side of the existing Cottage.

Compartments W1 and A1 of the TPO comprise of well established, but secondary woodland. This is woodland that has developed on previously unwooded ground, in this case, adjacent to a Roman Road and agricultural field. The canopy is predominantly oak with a holly and hawthorn understorey.

Refer to Appendix 1 for the location plan, 2 for the TPO plan showing the position of the trees, Appendix 3 for the Schedule and Appendix 5 for photographs.

- 1.2 The objections to this Order were made by:

- Pitmans LLP, representing the owners of Duke's Field Cottage

2 OFFICER RECOMMENDATION

That TPO ORD/17/00015 be confirmed without modification.

3 SUMMARY OF OBJECTIONS

- 3.1 The trees do not provide sufficient value to public amenity.
- 3.2 The width of the TPO is wider than other sections of woodland along the boundary between Hart and Wokingham.
- 3.3 The Council has not explained why the loss of trees would result in a significant negative impact on the local environment and its enjoyment by the public.
- 3.4 Development could occur if the Council would allow partial removal of the woodland.
- 3.5 The existing dwelling, Duke's Field Cottage, interrupts the linear woodland feature.

Refer to Appendix 4 for a copy of the objection

4 OBSERVATIONS

- 4.1 The term 'amenity' has no legal definition. Current Government guidance states that TPO's should only be used to protect trees where their removal would have a significant impact on the local environment and its enjoyment by the public.

In its current context, the two groups of trees form the southern limit of the village of Riseley. There is a public footpath running immediately adjacent, to the south of the woodland and beyond that, an agricultural field. The field is the subject of a current planning application to build some 83 houses (ref: 16/02989/OUT). The trees are clearly visible from the public footpath and should development in the field take place as expected, they will become visible to a great many more members of the public. Both compartments are substantial and form a notable landscape feature when viewed from the footpath and field and are also visible from approach roads in the north, i.e. the B3349 and Portway.

The woodland W1 measures approximately 114m in length and 20m in width. The wooded area A1 measures approximately 85m in length and 20m in width. The trees in both compartments measure up to and around 20m tall and are close to their maximum height. Both compartments are substantial and form a green wall as viewed from the footpath and field.

The trees are apparently self-set and are likely to be in varying physiological and structural conditions, as one would expect from semi-natural woodlands. Individual trees have not been inspected and I am not aware of any tree survey having been carried out by any party in either compartment. Photographs taken from the field show the woodland to be verdant and I expect that the overall physiological condition would be normal. A1 has been included as an area as opposed to a woodland (W) as much of it appears to be being used as garden and lack the structure that one would associate with a woodland.

The woodlands appear recent in origin. However, the Ordnance Survey 1st Series map dated 1817 shows there being a linear group of trees following the same route which appears to have been cleared shortly after the map was drafted as it does not appear on subsequent editions. The woodland is native, semi-natural and quite in character with the surrounding area. Many of the fields were historically surrounded by woodland.

Although by itself not a reason to make a TPO, the woodland belt forms a natural link between the Coldharbour Wood Site of Importance for Nature Conservation (SINC) to the west and the agricultural hedgerows and linear tree groups to the east. This is interrupted by the single dwelling, Dukes Field Cottage however the gap is not so large as to diminish the value of the remainder of the group.

As evidenced above, the amenity value of the trees is sufficient to justify the serving of the TPO.

- 4.2 At 20m width, the woodland is wider than other sections along its length. Other sections in the local area appear to be less than half this, comprising of a single

line of trees either side of the Devils Highway. However, it should not be an aspiration to reduce a woodland in size to match its weakest point.

- 4.3 As mentioned in 4.1, the linear group of trees presents considerable value to public amenity. The loss or degradation of the group would be noticeable and to the detriment of the public.

The woodlands form a cohesive group forming a visible feature in the landscape to the south of Riseley village. It is likely that development will take place within this field and the woodland would act as a green buffer to reduce its visual impact, particularly in the summer months when the trees are in leaf. The woodlands will also provide a psychological buffer from traffic and potentially construction noise. This means that while there may not be a significant impact on sound levels, visual screens reduce the perception of noise as it blends into the background. Secondly, users of the public footpath would be confronted on both sides by development. The path would lose its rural charm resulting in adverse impact on the enjoyment of its users.

Should the field to the south be developed, the northern woodlands would be important in screening views out of the site; rather than continuous views of the built form, there would be a 'soft' green buffer which would serve to enclose the site and maintain some of its glade-like qualities, it being screened by linear woodlands on all other sides.

Loss or degradation of the woodlands would have a significant adverse effect on current and future receptors. Its loss would therefore be harmful to public amenity.

- 4.4 Members are respectfully reminded that the purpose of this report is to discuss the merits of the tree preservation order and not those of potential planning applications for the land either side of Duke's Field Cottage. These would be considered in their own rights and on their own merits.

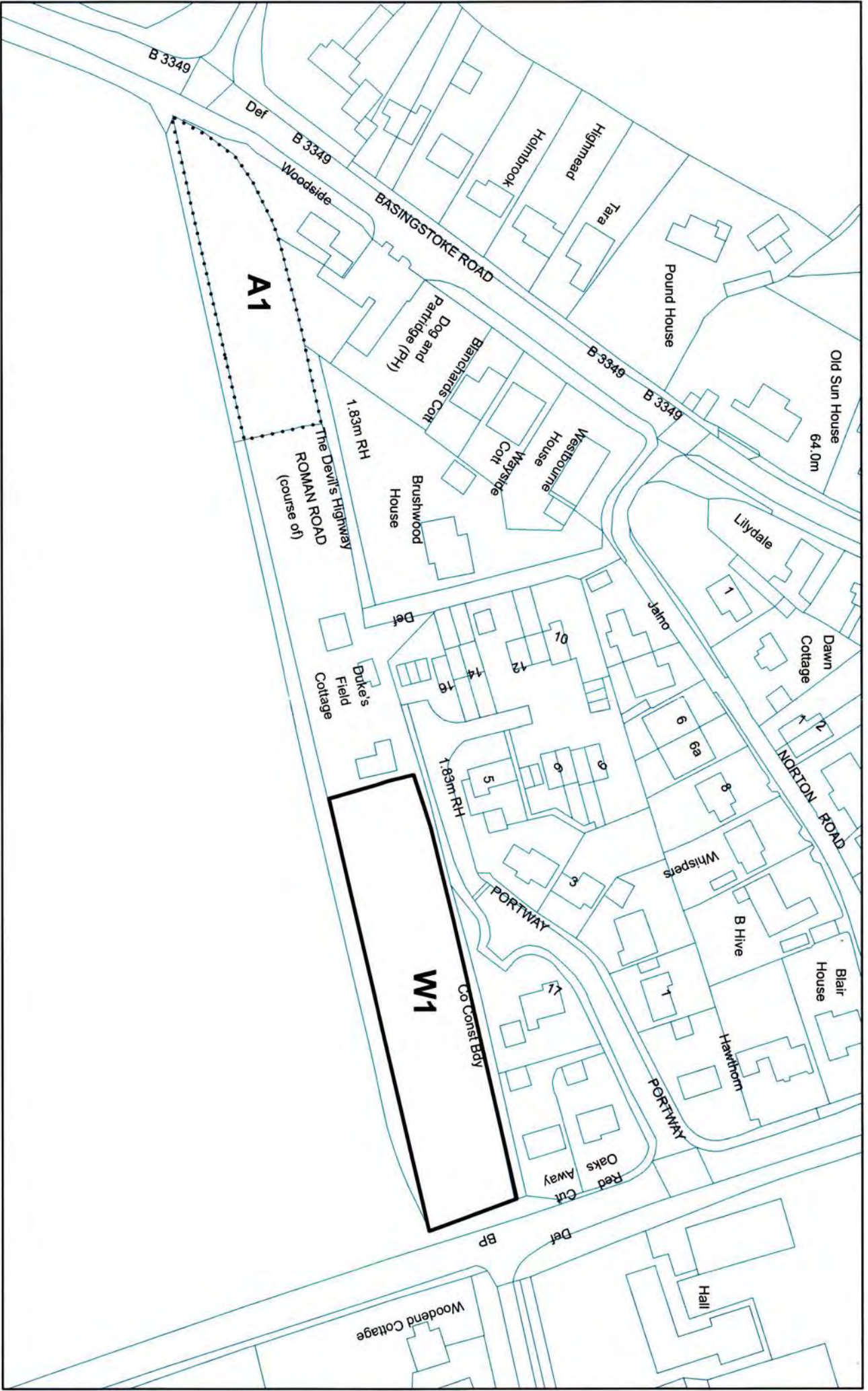
Should this TPO be confirmed according to the Tree Officer's recommendation, it will not prevent anyone from making planning applications. For reference, these must be supported by a BS5837:2012-compliant suite of arboricultural details for the Council to make an informed decision.

5 CONCLUSION

- 5.1 By the trees within the Order affording public amenity, the Council considers that they should be protected indefinitely by means of a Tree Preservation Order.
- 5.2 The Order has been properly made in the interest of securing the contribution that the trees make to public amenity value in the area. The trees in question are an important element in the local landscape and contribute to the local environment. Given the above, the objections are not considered to outweigh the amenity value that the trees provides. It is therefore expedient in the interests of amenity to make provision for the preservation of these trees .

Contact: Adam Maskill, x4159, Adam.maskill@hart.gov.uk

TREE PRESERVATION ORDER ORD/17/00015
The Woodland and Trees Near Duke's Field Cottage, 2017
15th November 2017



1:1,250
at A4



SCHEDULE
SPECIFICATION OF TREES

Trees specified individually
(encircled in black on the map)

Reference on Map	Description	Situation
T		None

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on Map	Description	Situation
A1	All Trees	Mostly broadleaved species, including oak.

Groups of trees
(within a broken black line on the map)

Reference on Map	Description	Situation
G		None

Woodlands
(within a continuous black line on the map)

Reference on Map	Description	Situation
W1	Deciduous	Mixed broadleaved species, mainly oak, holly and hawthorn.

APPENDIX 10: SITE MONITORING FORM

Tree Protection Site Monitoring Form

Client and site name:		LandArb ref:
Date:	Inspector:	Site manager:
Tree protection barriers in locations as shown on approved details? Yes / No Notes:		
Tree protection barriers constructed in accordance with approved details? Yes / No Notes:		
Details of any incursions into Root Protection Areas (RPAs)? Yes / No Notes:		

LANDARB SOLUTIONS

Condition of retained trees?

Notes:

Actions. Details of any remedial action required?

Other comments

Next inspection due date

Email copies to Tree Officer, Site manager?

APPENDIX 11: LANDSCAPE PROPOSALS

TREE PLANTING						
Code	Species	Form	Girth cm	Height cm	Root condition	Quantity
BP	Betula pendula	EHS	14-16	425-600	65/85 L	2

NATIVE HEDGE TRANSPLANTS @ 5 per linear metre in double staggered row

Code	Species	Root Condition	Age + times Transpl	Height cm	Quantity
AC	Acer campestre (20%)	Bagged	1+1	40-60	20
CA	Corylus avellana (10%)	Bagged	1+1	40-60	10
CS	Cornus sanguineum (10%)	Bagged	1+1	40-60	10
CM	Crataegus monogyna (20%)	Bagged	1+1	40-60	20
IA	Ilex aquifolium (10%)	9cm pot	-	30-40	10
LV	Ligustrum vulgare (20%)	Bagged	1+1	40-60	20
SC	Salix caprea (10%)	Bagged	1+1	40-60	10

Emorsgate EL1 Flowering Lawn Mix sown at 4gms/m2

%	Latin name	Common name
4	Galium verum	Lady's Bedstraw
0.5	Leontodon hispidus	Rough Hawkbit
1	Leucanthemum vulgare	Oxeye Daisy
3.7	Lotus corniculatus	Birdsfoot Trefoil
3	Primula veris	Cowslip
4	Prunella vulgaris	Selfheal
3.5	Ranunculus acris	Meadow Buttercup
0.3	Trifolium pratense	Wild Red Clover

%	Latin name	Common name
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogstail
28	Festuca rubra	Slender-creeping Red-fescue
4	Phleum bertolonii	Smaller Cat's-tail

MARGINAL PLANTING
(Planted randomly – up to 0.5m above and 0.3m below settled water level)

Species	Root condition	No./m2	Area A	Area B	Total
Potentilla palustris	P9/0.5lt	3	3	1	4
Alisma plantago-aquatica	P9/0.5lt	3	3	1	4
Mentha aquatica	P9/0.5lt	3	3	1	4
Veronica beccabunga	P9/0.5lt	3	3	1	4
Lythrum salicaria	P9/0.5lt	3	3	1	4
Potamogeton pectinatus	P9/0.5lt	3	3	1	4
Potamogeton crispus	P9/0.5lt	3	3	1	4
Ceratophyllum demersum	P9/0.5lt	3	3	1	4
Myriophyllum spicatum	P9/0.5lt	3	3	1	4
Persicaria amphibia	P9/0.5lt	3	3	1	4
Sagittaria sagittifolia	P9/0.5lt	3	3	1	4

Proposed Mixed Native Hedge Planting, planted at 5 per linear metre in a double staggered row, rows 500mm apart

AC/20 CA/10 CS/10
CM/20 IA/10 LV/20
SC/10

KEY

Soft Landscaping

- Existing Retained
- Proposed Grass
Areas within tree protection fencing to be protected (see protection plan) and ground flora to remain unchanged.
- Proposed Tree Planting
- Proposed Mixed Native Hedge Planting
- Proposed Marginal Planting

Hard Landscaping

- Proposed Access and Parking
Marshalls Drivesett Tegula Priora permeable paving
- Proposed Paving
Marshalls Symphony Matte
- Proposed 1.8m High Close Board Fencing -
with 130mm x 130mm gaps for hedgehogs
- Proposed 1.2m High Cleft Rural Fencing
Installed with mesh behind to keep dogs out
- Existing 1.8m High Close Board Fencing

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

Revision	Description	Date
-	First issue	8/7/24

LANDARB SOLUTIONS

Project:
Dukes Field Cottage, Norton Road, Riseley

Description:
Landscape Proposals

Status:
For Planning

Scale: 1:200 @A3
Drawn I Checked DP MP
Date: 08/07/20224

Job Number: LAS 143
Drawing Number: 13
Revision: -

