

Land at Coppid Hill House,
Wokingham

Arboricultural Impact Assessment

April 2025
12357_AIA.001

Project Details	
Client:	Abbeymill Homes
Project:	Land at Coppid Hill House, Wokingham
Report Title:	Arboricultural Impact Assessment
Project Number:	12357
File Reference:	12357_AIA.001
Date:	24/04/2025

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Contact Details
Aspect Arboriculture Ltd. Hardwick Business Park Noral Way Banbury Oxfordshire OX16 2AF t 01295 276066 f 01295 265072 e info@aspect-arbor.com w www.aspect-arbor.com

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Executive Summary

- i) **Introduction.** Aspect Arboriculture are commissioned by Abbeymill Homes to prepare an Arboricultural Survey and Impact Assessment relating to the development of land at Coppid Hill House, Wokingham.
- ii) **Proposals.** The submission seeks planning permission for the *‘erection of 16 dwellings with new access off Edney’s Hill, garaging, parking, footways, open space and landscaping’*.
- iii) **Surveys.** The site was surveyed by Aspect in February 2025 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.
- iv) **Statutory Designations.** Background checks reveal that the site does not occur within a Conservation Area, however there is a protected English Oak within influence of the site’s south-western corner (TPO 1935-2023). It is known that there is a second Oak scheduled within the same TPO which occurs further west of the site, however the tree is not accessible to survey and does not influence the application area beyond the constraint of the protected Oak fronting the boundary (which benefits from a 15m root protection area).
- v) **Arboricultural Impact.** The arboricultural impact of the revised proposed development is described by tree losses, totalling direct effect is the loss of 1no. low quality tree of and the partial clearance of a lapsed hedgerow and area of understorey scrub. The scheme accommodates the site’s principal trees and provides consideration for the provision of replacement trees in response to the necessary losses. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against the Framework and Wokingham Borough Council’s adopted Policy which relate to trees, conclude that the arboricultural impact of the development is acceptable.

1 Introduction

1.1 Background & Proposals

- 1.1.1 Aspect Arboriculture are instructed by Abbeymill Homes to prepare an Arboricultural Survey and Impact Assessment relating to proposed development of land at Coppid Hill House, Wokingham.
- 1.1.2 The submission seeks planning permission for the *'erection of 16 dwellings with new access off Edney's Hill, garaging, parking, footways, open space and landscaping'*. The site boundary is shown below within Figure 1 below.

Figure 1. Site boundary overlain with an aerial photograph and OS mapping.



1.2 Purpose of the Report

- 1.2.1 This report documents the methods and findings of the baseline arboricultural survey and desktop study carried out to establish the existing arboricultural interest of the site. To inform the planning balance, it provides an appraisal of the direct and any likely residual effects of the proposals, and provides a review of any mitigation and enhancement measures to safeguard any significant arboricultural interest. The baseline arboricultural survey can be reviewed at Appendix A and B.

1.3 Site Overview

- 1.3.1 The application area falls within the administrative control of Wokingham Borough Council, and comprises c.0.68ha of rough pasture on the southern fringe of Barkham, Wokingham. The site occurs adjacent to the junction of Barkham Road and Edneys Hill, which enclose the northern and eastern boundaries respectively. Existing residential development occurs to the north, east and west of the site, and typically comprise large semi and detached dwellings. The southern boundary is defined by a post and wire fence, and abuts other pastoral land defined by lapsed hedgerow, scrub and trees.

1.3.2

1.4 Existing Tree Stock

- 1.4.1 All trees within influence of the site have been considered in full during the design stages of the project in accordance with BS5837:2012 Trees in relation to design, demolition and construction – recommendations. Details of the site's trees are provided within the Tree Constraints Plan and Tree Schedule available at appendices A and B, respectively.
- 1.4.2 The application area's trees are confined to the site's boundaries and occur as semi-mature to mature standards set within lapsed hedgerow or parcels of scrub. The site's principal tree comprises a mature English Oak which occupies the south-western corner of the application area. As a mature tree, the Oak (T20), provides a strong sense of verdant maturity and is considered to make an important contribution to the site's amenity. The tree is displaying signs of good health and vigour, and when compared to others of the same species and against published data¹, the Oak is considered old and large enough to represent a notable example of its type. It does not however possess a sufficient number of features to qualify as a veteran tree under the definition set out within the NPPF². It has nevertheless formed an important constraint during the design process and has been treated as a priority to retain within a suitable scheme.
- 1.4.3 It is known that there is a second (third party) Oak to the west of T20, however the tree was not accessible at the time of the survey. It appeared to be slightly smaller in girth than T20, and is not expected to influence the application area beyond the constraint posed by T20 which fronts the boundary with a 15m root protection area. Providing T20 is retained within the development proposal, the offsite Oak to the west will be unaffected by virtue of its positioning behind T20 and separation from the application boundary.
- 1.4.4 The site's eastern boundary is defined by lapsed agricultural hedgerow containing a number of broadleaved standards, including a mature Ash and mature English Oak of moderate arboricultural value. By comparison to the site's notable Oak, they are of reduced significance, however they remain important trees which provide a good degree of containment on the eastern boundary. Their root protection area's overlap and extend over the majority of the boundary, making the southern extent of the boundary the most appropriate location for a site access where the existing field gateway can be repurposed and adjacent impacts focussed on lower value (category C) trees.
- 1.4.5 The remaining assemblage of trees occurs on the northern boundary and comprises an assortment of semi to early mature English Oak, Silver Birch, Norway Maple and Ash. Collectively, they form a large canopy area which fronts Barkham Road and provides the application area with a sylvan appearance. Whilst this is partly made up of some self-seeded Ash and scrub which will need to be managed, the collection is

¹ Lonsdale, D. (ed) (2013) Ancient and other veteran trees: further guidance on management. The Tree Council, London 212pp.

noted to contribute to the amenity of the application area and has been treated as a constraint during the design process.

- 1.4.6 With regards to third party records, it is known that the Woodland Trust's Ancient Tree Inventory provides records of three *alleged* veteran Oaks and an *alleged* notable Oak adjacent to the site's boundaries. The WT's records are helpful in identifying trees of potential interest; however they must be reviewed against the NPPF's definition of ancient/veteran trees when considered in a planning context.
- 1.4.7 The largest tree recorded within the WT's records corresponds to Aspect Oak T20, with all other trees noted as possessing smaller trunk girths within the WT's records. Given that Oak's small than T20 will not meet the size threshold to be considered notable (i.e. 1480mm in diameter at breast height), the WT's records are considered to be unreliable in this instance and do not align with the definition of veteran/ancient trees described within the NPPF, i.e. '*a tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value*'. Whilst this means that they are not to be considered against NPPF paragraph 193c, they remain high value trees which have been treated as priorities to retain as part of the proposed development.

Figure 2. Photographs of T20, the interior and the Barkham Road frontage.



2 Statutory Designations

2.1 Conservation Area

- 2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Wokingham Borough Council, cited April 2025). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

- 2.2.1 Background checks have also revealed that there is a protected English Oak (T20) within influence of the site's south-western corner (TPO 1935-2023). As noted at 1.4.3, It is known that there is a second Oak scheduled within the same TPO which occurs further west of the site, however the tree is not accessible to survey and does not influence the application area beyond the constraint of the protected Oak fronting the boundary (which benefits from a 15m root protection area).

3 Policy Review

3.1 The National Planning Policy Framework

- 3.1.1 The NPPF (December 2024) provides planning policy guidance at a National level. With respect to arboriculture, four paragraphs are of particular relevance:
- 3.1.2 Paragraph 136 details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'*
- 3.1.3 Building upon paragraph 136, the Framework also considers that *'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 ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'* (para 187b).
- 3.1.4 In respect of Veteran Trees and Ancient Woodland, paragraph 193c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.
- 3.1.5 To confirm, there are no trees within influence of the application area which satisfy the age, size and condition criteria to satisfy the NPPF's definition for a veteran tree. Subsequently, it is not anticipated that the tests of paragraph 193c will be applied in respect to this proposed development.
- 3.1.6 In addition, paragraph 193d also emphasises the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover,

stating: *'...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate.'*

3.2 Wokingham Borough Council

3.2.1 In terms of development control at a local level, Wokingham Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Core Strategy (adopted January 2010) and Managing Development Delivery Local Plan (adopted February 2014) are understood to be the Council's current primary development control documents; within which, Policies CP1, CP3, CC03, TB21 and IRS6 set out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 Policy CP1 – Sustainable Development:

'Planning permission will be granted for development proposals that:

1) Maintain or enhance the high quality of the environment'

3.2.3 We consider trees to be a reasonable inclusion because they add to the high quality of the site's environment.

3.2.4 Policy CP3 – General Principles for Development:

'Planning permission will be granted for proposals that:

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

d) Maintain or enhance the ability of the site to support fauna and flora including protected species.'

3.2.5 We consider protected trees to be included in the ecological and landscape assets of the site and are, therefore, relevant to the policy.

3.2.6 Policy CC03 – Green Infrastructure, Trees and Landscaping:

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

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

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

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

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

3.2.7 Policy TB21 – Landscape Character

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

3.2.8 Policy IRS6 – Trees

'1. Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.

2. Proposals should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage, and landscaping.

3. Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.

4. Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged.'

4 Arboricultural Impact

4.1 Tree Removals³

4.1.1 As shown at Table 1, the proposals necessitate the clearance of a single category C tree and the partial clearance of a lapsed hedgerow and area understorey scrub.

4.1.2 **Table 1: Tree Removals by BS5837 Category.**

Category A	Category B	Category C
None	None	T18 Hazel G2+Δ G3+Δ

+ Denotes assemblage of two or more species (refer to appendix B)

Δ Denotes partial clearance of lapsed hedgerow/ scrub

4.1.3 Removals detailed within Table 1 are necessary to accommodate the scheme's vehicular access and a pedestrian connection with Barkham Road. However, through design, it has been possible to focus removals entirely on unremarkable trees, hedgerow and scrub, whose loss can be mitigated through the provision of replacement planting. Design has also ensured that the scheme's access points are sited to accommodate the site's principal trees and to make best use of the existing agricultural access which is already partially surfaced.

4.1.4 This approach has also ensured that the site's principal trees are buffered with generous areas of open space, allowing key trees to be retained outside of residential curtilages where they will not influence habitable rooms or private amenity spaces. This has resulted in an outward facing development which ensures that all retained trees will be integrated within sustainable relationships where the risk of residual pressure to remove or unsympathetically manage trees will be negligible. Importantly, this includes the site's notable Oak T20 which is fronted by a substantial area of public open space which will receive new reinforcement planting of native scrub and successional broadleaved trees.

4.2 Vulnerable Trees

4.2.1 As noted above, the likelihood of retained trees receiving residual pressure post-occupation for tree works will be negligible, owing to the scheme's outward facing development pattern. There are however a low number of instances where this design approach means that it will be necessary to accommodate some construction works within retained trees RPAs. Where RPA encroachment is unavoidable, the impact has been refined throughout the iterative process and is shown to be within acceptable and manageable limits. These scenarios are detailed below and solutions have been developed to mitigate the effect on root systems; the extent and type of

³All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

encroachment within retained trees RPAs is detailed within Table 2 and is illustrated within the Tree Protection Plan provided within appendix C.

4.2.2 Table 2: RPA Encroachment by Type and Extent.

	Supervised Excavation (m ² /%)		New Hard Surfacing (m ² /%)		Hard Surface Replacement (m ² /%)	
T1	-	-	3.3	6.0%	-	-
T2	-	-	9.1	16.5%	-	-
T3	1.6	1.7%	1.8	2.0%	-	-
T10	0.9	1.6%	3.2	5.8%	-	-
T11	-	-	6.4	8.9%	-	-
T13	0.9	1.1%	-	-	-	-
T16	-	-	55.6	14.4%	-	-
T17	14.1	4.1%	21.3	6.2%	16.0	4.6%
T19	19.6	10.3%	-	-	-	-

4.2.3 With reference to Table 2, works to accommodate the scheme's vehicular access will necessitate the replacement of an existing concrete slab and culvert where the existing field access occurs within the periphery of T17's RPA. This, in turn, means that it will be necessary to form a small proportion of the access within the periphery of T19's RPA, although this is the preferred location in order to limit disturbance to T17's RPA. Where outside the footprint of the existing concrete slab, there will be a need to undertake fresh excavation within their RPAs, however the works effect only a minor proportion of their RPAs and occur on their periphery where there is a low likelihood of encountering any significant roots. Accordingly, the works are expected to be within the trees' capacities to tolerate, providing the principles of BS5837 concerning sensitive excavation techniques and root pruning are adopted. With the added precaution of arboricultural auditing, it will subsequently be acceptable to permit the limited degree of excavation to occur without undue concerns for the trees' future health or vitality. The same approach can be adopted where surfacing clips the RPAs of T3 and T13 in the northern extent of the site, which each receive RPA encroachments on less than c.2%.

4.2.4 Where the scheme's internal access encroaches within the periphery of T16 and T17's RPAs, and pedestrian links cross the RPAs of T1, T2, T10 and T11, Cellweb has been selected as an appropriate solution for constructing the surface within their RPAs (illustrated with a purple wash within appendix C). In all instances, the extent of RPA coverage has been reduced through design and is below the threshold guideline put forward at BS5837 clause 7.4.2.3. There are also equivalent areas of soft landscape conducive to their RPAs which will be undisturbed and capable of supporting tree root recovery.

4.2.5 CellWeb will provide a durable subbase for which to lay a permeable wearing course and will prevent RPA compaction, excavation and the associated risk of root severance. The introduction of these surfaces are therefore considered to be within the trees' capacity to tolerate and is not expected to have a detrimental effect on their

future outlook. It is expected that construction detail demonstrating how these surfaces will be introduced at a raised level will be secured by way of condition.

4.3 Pruning Works⁴

- 4.3.1 The need for pruning work to accommodate the development proposal is low and will be limited to crown lifting trees retained within areas of public open space to maintain clearance of c.2.5m. These works are anticipated to amount to the shortening/removal of secondary branches only and are considered to be achievable without a negative effect on amenity value, tree health or net canopy coverage.
- 4.3.2 Although not required to facilitate construction, it is also recommended that dead branches are removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.
- 4.3.3 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) and section 7.6 (for crown lifting) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers

- 4.4.1 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 protective fencing are illustrated within the Tree Protection Plan (Appendix C) with bold blue and dashed blue lines.
- 4.4.2 It is expected that tree protection barriers will need to be relocated to a secondary position to facilitate the introduction of hard surfacing within RPAs. Where this is will be necessary secondary positions are illustrated within the Tree Protection Plan (Appendix C) with a dotted pink line.

4.5 Mitigation Replanting

- 4.5.1 The principle of tree removal generates a requirement for replacement planting, irrespective of condition or quality. This requirement has been recognised during design, and accordingly, a Landscape Strategy Plan has been prepared and submitted separately which seeks to respond to the necessary tree, hedgerow and scrub loss (drawing reference LA 1031 LSP/100).
- 4.5.2 The strategy includes the introduction of replacement trees, including native species and successional large canopy bearing trees adjacent to the site's boundaries.

⁴ All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

Although detailed planting design will follow at a later stage, introducing planting in accordance with the submitted Landscape Strategy is expected to provide an uplift in tree numbers, canopy cover and associated amenity benefits.

5 Conclusions

- 5.1.1 Pursuant to Wokingham Borough Council's Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.
- 5.1.2 The primary direct effect is the loss of 1no. low quality tree of and the partial clearance of a lapsed hedgerow and area of understorey scrub. It will be possible to mitigate for this effect with the provision of replacement planting of a comparable scale and assemblage.
- 5.1.3 The proposal will not threaten the well-being of any important trees. All principal trees which provide important contributions to the site's amenity and transition with the wider setting will be retained and safely integrated within the development, including the protected Oak within the south-western extent of the site.
- 5.1.4 On balance with the scale of retained crown area, requirements for construction mitigation are limited, however such opportunity exists and the relevant detail to demonstrate this can be secured by condition. A preliminary scheme for safeguarding retained trees has been prepared which relies on the use of static tree protection barriers and arboricultural auditing where construction is proposed within influence of retained trees.
- 5.1.5 To inform the planning balance, the proposed development is considered to be acceptable from the arboricultural perspective, subject to ongoing arboricultural input and the adoption of safeguards for protecting retained trees during construction. It is our overall conclusion that the proposal can also be supported within the context of the Framework and Wokingham Borough Council's Policies CP1, CP3, CC03, TB21 and IRS6.

6 Recommendations

- 6.1.1 A detailed Arboricultural Method Statement supported by 1:500 scale technical drawings should be prepared which expand on Appendix C. This could be secured by Condition. Details of proposed levels and service routes should be included; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout.

Prepared By:

Patrick Haythornthwaite FdSc MArborA
Principal Arboricultural Consultant

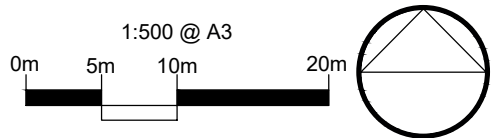
E: patrick.haythornthwaite@aspect-arbor.com

T: 01295 276066

APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12350 TCP 01 Rev A)



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc

Note: Tree 21 has been plotted using measurements onsite in conjunction with aerial imagery. It's location was not recorded on the topographical survey of the site (drawing ref: Barkham Road, Edneys Hill, Wokingham.dwg).

Note: The RPA footprint for Trees 1, 2, 3, 5, 6, 11, 12, 15, 16, 17, 18, 19 & 21 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.



Copied from Google Earth

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE
 Coppid Hill House, Wokingham
 Tree Constraints Plan

CLIENT
 Abbeymill Homes

SCALE 1:500 @ A3	DATE FEB 2025	DRAWN GN
DRAWING NUMBER 12357 TCP 01 Rev A	REVISION A	

Based on: Barkham Road Edneys Hill Wokingham.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12350 TS 01)

**BS 5837:2012 Tree Schedule: Coppid Hill House,
Wokingham**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Sequential reference number cited on all aspect drawing.															e.g.: young, semi-mature, early-mature or mature.															Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.															Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities. Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long 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The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	English Oak	350	10	4.75	4.75	4.75	4.5		0.5	1.25	Semi Mature	Average	Indifferent	Mutually suppressed and cohesive with companion shelter Component of linear collection, contributing to screen of adjacent road Lower branches on northern aspect of crown previously cut back from road Moderate example of species	B2	4.2
2	English Oak	350 oi	11	5.75	2.25	5	4		1.25	0.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Component of linear collection, contributing to screen of adjacent road Lower branches on northern aspect of crown previously cut back from road Moderate example of species	B2	4.2
3	English Oak	460 oi	11	6	3	6.5	3.75		1.5	1	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Component of linear collection, contributing to screen of adjacent road Larger component of G2 Lower branches on northern aspect of crown previously cut back from road Moderate example of species	B2	5.4
4	Ash	230 oi	11	3.75	2.25	1.75	2.5		4.25	5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2 Unremarkable example of species	C2	2.7
5	Silver Birch	340 oi	12	3.25	1.75	3.75	4.75		1.75	4.5	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2 Previously crown lifted to northern aspect over road Individually of low significance, conferred moderate value as component of wider collective	B2	4.2
6	Silver Birch	240 oi 290 oi 360 oi 90	13	6	5	5.25	4.25		3.5	4	Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2 Multi stemmed from ground level, unions obscured Previously crown lifted to northern aspect over road Moderate example of species	B2	6.3
7	Ash	190 oi	10.5	1.25	1.5	5.75	5		2.25	4	Semi Mature	Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2. Crown biased south-west Unremarkable example of species	C2	2.4
8	Norway Maple	285	11	2.5	3.5	4.25	4.5		2	1.75	Semi Mature	Average	Poor	Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Wound on southern aspect of stem from c. 0.25m-0.75m Moderate example of species with moderate collective value	B2	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
9	Ash	210#	11	4	2.5	2.5	3		5.5	9.25	Semi Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Contributes to screen of adjacent road Larger component of G2 Unremarkable example of species	C2	2.4
10	Ash	210#	11					3	7#	8.5	Semi Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Radial crown measurement due to restricted access Contributes to screen of adjacent road Larger component of G2 Unremarkable example of species	C2	2.4
11	Ash	240 oi 120# 140# 160#	11					3	4.25	3.75	Semi Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Stem inaccessible due to dense understory Radial crown measurement due to restricted access Contributes to screen of adjacent road Larger component of G2 Multi stemmed from ground level with tight unions Unremarkable example of species	C2	4.2
12	Ash	180 oi 260 oi 220 oi 120	12	5.5	4.25	4.75	3		1.5	0.25	Early Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2 Multi stemmed from ground level, unions obscured. Previous crown-lift over road on northern aspect Unremarkable example of species	C2	4.8
13	Norway Maple	210 260 190 180	12	4.5	3.75	3.75	4.25		1	1.75	Early Mature	Average	Poor	Contributes to screen of adjacent road Stem bifurcates at c. 0.5m, with inclusion on northern aspect and small cavity. Dominant stem multi stemmed from c. 1.25m with tight, included unions. Resulting stems fused to c. 1.75m Low arboricultural quality	C2	5.1
14	Ash	400 oi	11	6	5.75	5.25	4		2.5	3	Early Mature	Average	Indifferent	Clad and obscured by ivy and bramble unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Larger component of G2 Above average epicormic growth Previously crown lifted over road to northern aspect. Moderate collective value	B2	4.8
15	Holly	200# 260#	8					3.5	0	0	Early Mature	Average	Indifferent	Stem inaccessible due to dense understory Radial crown measurement due to restricted access Contributes to screen of adjacent road Larger component of G3 Twin stemmed from ground level. Typical form and vigour for species. Moderate collective value	B2	3.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
16	Ash	260 890 oi	17	8.5	7	8	10		2.75	1.25	Mature	Average	Indifferent	Clad and obscured by ivy and bramble, unable to thoroughly inspect Dominant component Contributes to screen of adjacent road Larger component of G3 Well balanced radial crown and scaffold structure Large <i>Ganoderma</i> sp. bracket on south-eastern aspect of base. Smaller, sub dominant stem to west Above average deadwood Previously crown-lifted over road on the eastern aspect Moderate example of species Recommend PICUS investigation to determine extent of dysfunctional wood with full review of category upon results	B12	11.1
17	English Oak	880	13	8	5	5.75	9		2	2.25	Mature	Average	Indifferent	Clad and obscured by ivy, unable to thoroughly inspect Dominant component Contributes to screen of adjacent road Larger component of G3 Previous mechanical wound on south-east aspect of base Previous crown lift over road Stem with slight lean to north-eastern aspect Crown biased to the north-west Moderate example of species	B12	10.5
18	Hazel	25*75#	6	6	6	3.75	5.25		0	0	Early Mature	Average	Indifferent	Stem inaccessible due to dense lower crown Contributes to screen of adjacent road Typical form and vigour for species Unremarkable example of species	C2	4.5
19	Field Maple	570 oi 300 oi	8	3	3.5	5.75	4.25		2	1.5	Early Mature	Average	Poor	Clad and obscured by ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Contributes to screen of adjacent road Twin stemmed from ground level with decay at base Previously cut back from adjacent utility wire Unremarkable example of species	C2	7.8
20	English Oak	1490	19	12	14	12#	8#		6.5	2	Notable	Above Average	Good	Inaccessible, offsite within adjacent third-party land, unable to thoroughly inspect Principal component Dense crown, showing good signs of vitality Well balanced radial crown and scaffold structure Several previous failure wounds throughout crown Above average deadwood Cavities within buttress on southern aspect of base Prominent within long distance views Considered to be of high arboricultural value Good example of species	A12	15
21	English Oak	1060	18	7	9#	8	8.25		3.5	3.75	Mature	Above Average	Indifferent	Dominant component Co-dominant stems from c. 4m Stem bifurcates at c. 4m with good union Well balanced radial crown and scaffold structure Previous crown-lift over road and cut back from utility wire Good example of species	A12	12.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
G1	Leyland Cypress	370 av	15 av					4	0.5 av	0.5 av	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Cohesive collection lining sites boundary Cohesive group of establishing buffer plantings Majority of group is homogenous in size, structure and life stage Provides dense screen of area to the west Moderate collection	B2	4.5
G2	Ash Field Maple Hawthorn Hazel Holly Silver Birch	180 av	9 av					4.5 av	0.5 av	0.25 av	Young to Semi Mature	Dead to Below Average	Poor to Indifferent	Components predominantly clad and obscured by ivy and bramble, unable to thoroughly inspect Cohesive collection lining sites boundary Partially managed scrub group, maintained on lower canopies only Intermittent parcel of self-set specimens and colonising scrub Occasional standing dead occurring throughout Canopies are mutually cohesive Provides understory for trees 3-14 Provides low level screen of adjacent road Unremarkable collection	C2	2.1
G3	Ash Elm English Oak Field Maple Hawthorn Hazel Holly	180 av	6 av					3.5 av	0.25 av	0 av	Young to Semi Mature	Dead to Below Average	Poor to Indifferent	Components predominantly clad and obscured by ivy and bramble, unable to thoroughly inspect Cohesive collection lining sites boundary Partially managed scrub group, maintained on lower canopies only Intermittent parcel of self-set specimens and colonising scrub Occasional standing dead occurring throughout Canopies are mutually cohesive Provides understory for trees 15-19 Provides low level screen of adjacent road Unremarkable collection	C2	2.1
G4	Hawthorn Hazel Elder Sycamore Elm Field Maple	120 av	4 av					2 av	0 av	0 av	Young to Semi Mature	Dead to Average	Poor to Poor	Components predominantly clad and obscured by ivy, unable to thoroughly inspect Cohesive collection lining sites boundary Intermittent parcel of self-set specimens and colonising scrub, Occasional dead standing Unremarkable collection	C2	1.5
H1	Cherry Laurel	100 av	4 av					2 av	0 av	0 av	Semi Mature	Average	Indifferent	Maintained domestic hedgerow	C2	1.2

APPENDIX C

TREE PROTECTION PLAN (12350 TPP 01)



1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)
- Supervised Excavation
- Above Soil Surfacing
- Hard Surface Replacement

Note: Tree 21 has been plotted using measurements onsite in conjunction with aerial imagery. It's location was not recorded on the topographical survey of the site (drawing ref: Barkham Road, Edneys Hill, Wokingham.dwg).

Note: The RPA footprint for Trees 1, 2, 3, 5, 6, 11, 12, 15, 16, 17, 18, 19 & 21 have been displaced to allow for the effect of the adopted highway. The surface area of the RPA has not been reduced.

Site Plan

Revisions

REV	DATE	NOTE	Drawn	Chk'd

aspects arboriculture

TITLE

Coppid Hill House, Wokingham
Tree Protection Plan

CLIENT

Abbeymill Homes

SCALE

1:500 @ A3

DATE

APR 2025

DRAWN

GW

DRAWING NUMBER

12357 TPP 01

REVISION

Based on: WOK - Site Layout - Rev A - 2025.04.24.dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during February 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

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aspect

Aspect Arboriculture Ltd
South Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-arbor.com
W: www.aspect-arbor.com