Mr. Nick Brister

252a Nine Mile Ride,
Finchampstead

Arboricultural Impact Assessment

June 2024
11730_AIA.001 Rev E

Project Details	
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Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by Mr. Nick Brister to prepare an Arboricultural Survey and revised Impact Assessment relating to the proposed redevelopment of land at 252a Nine Mile Ride, Finchampstead.

ii) **Proposals:** The current design is in response to a previously objected application, it seeks planning permission for the demolition of an existing dwelling and the erection of two replacement dwellings with parking provision, amenity space and new access arrangement.

iii) **Surveys:** The site was surveyed by Aspect in April 2023 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 are a number of trees present within influence of the site which are afforded protection by multiple Tree Preservation Orders (TPO Ref: 1870-2022, Ref: 0358-1988 and Ref: 0352-1988).

v) **Arboricultural Impact:** The arboricultural impact of the proposed redevelopment is described by net tree losses, totalling the removal of six individual low-quality trees, the clearance of two domestic hedges and the partial removal of a further tree group and two domestic hedges. There is a requirement to mitigate for this effect through the provision of new tree planting. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding. In the absence of a strict arboricultural reason for the majority of the impacts, the direct and indirect effect of the redevelopment must be considered in terms of layout demand and wider planning balance.

1 Introduction

Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by Mr. Nick Brister to prepare an Arboricultural Survey and revised Impact Assessment relating to the proposed redevelopment of land at 252a Nine Mile Ride, Finchampstead.

1.1.2 The current design is in response to a previously objected application, it seeks planning permission for the demolition of an existing dwelling and the erection of two replacement dwellings with parking provision, amenity space and new access arrangement.

1.1.3 The revised layout design is in response to a meeting held between WBC's Sarah Castle and Baldeep Pulahi, Mr Nick Brister and Aspect Arboriculture on Monday 3rd June, wherein; it was the view of the Council that pruning works impacting on T20 (English Oak) would be reason for refusal. Accordingly, the revised proposals have reduced the overall footprint of the two dwellings and removed any requirement to prune the crown of T20.

Site Overview

1.1.4 The application area falls within the administrative control of Wokingham Borough Council and comprises the entire curtilage of 252a Nine Mile Ride, Finchampstead. The site is bound to the north and west by Nine Mile Ride and Kiln Ride Extension, respectively, with the east and south abutting residential development associated with these roads. There is no public access to this land, therefore public appreciation of the trees within influence of the development is limited to external views.

Existing Tree Stock

1.1.5 The existing dwelling, and its surrounding garden, forms the application area. There are thirty trees of individual distinction, three groups of trees and four ornamental hedges within influence of the application area; they have all been considered in full during the design stages of the project in accordance with BS5837:2012.

1.1.6 The site's principal tree species comprise English Oak and Lime[1]. The trees are good examples of their species and prominent within views along the frontage of Nine Mile Ride and Kiln Ride Extension. Accordingly, they are considered to make a positive contribution to the appearance and amenity of the site, warranting BS5837:2012 category A on this basis.

1.1.7 Other trees of value that are worthy of individual distinction include English Oak, Sweet Chestnut, Lawson Cypress, Monterey Cypress and Western Red Cedar[2]. The majority of these assist with defining the southern and northern boundaries, offering structural density to their respective boundary settings. These trees hold a prominent

[1] Refer to T7, T16 and T20-T22 within appendix B.
[2] Refer to T1, T3, T6, T10-T12, T14, T15, T19, T23, T26, T27, T30 and G2 within appendix B.

visual presence within views from outside the site, and provide a positive contribution to the appearance and amenity of the site commensurate to BS5837:21012 category B.

1.1.8 The remaining assemblage comprises ornamental plantings[3] designed to provide private amenity to the garden interior only, these trees and groups typically represent unremarkable examples of their type, and are of low arboricultural quality, warranting BS5837:2012 category C only and are considered to be readily replaceable.

1.1.9 Within the site an English Oak[4] comprising a remnant stump from a previously felled tree with standing dead stems, warrants BS5837:2012 category U owing to its condition and outlook. The tree is considered incompatible with the existing setting and removal is recommended irrespective of the redevelopment proposal.

[3] Refer to T2, T4, T5, T8, T9, T13, T17, T24, T25, T28, T29, G1, G3 and H1-H4 within appendix B.
[4] Refer to T18 within appendix B.

2 Statutory Designations

Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Wokingham Borough Council, cited April 2023). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

Tree Preservation Orders

2.1.2 Background checks have confirmed that nine trees and one group of trees within influence of the site are scheduled within three separate Tree Preservation Orders[5] (Wokingham Borough Council, cited April 2024).

Veteran Trees

2.1.3 Following determination by WBC, a previous application was refused on 26th October 2023 (app. Ref. 232225) citing within Reason 3: *'failure to recognise, accurately assess, protect, the veteran oak labelled as T20 on the submitted AIA[6]'.* The following provides evidence of an assessment using RAVEN 2 methodology in accordance with the guidance set out within the NPPF.

2.1.4 T20 is recorded (refer to appendix B) as a High Quality (Category A) English Oak *Quercus robur*, possessing a 1380mm diameter stem and exhibiting moderate burring. The tree's canopy is suppressed to the east, and some large diameter deadwood is present.

2.1.5 As is standard company practice, to evaluate whether the Oak should be afforded the special consideration afforded veteran status, a RAVEN[7] assessment was undertaken concurrently with the tree survey. The outcome of which was that the tree neither possesses a very large girth for its species (as taken from *Ancient and other veteran trees* (Lonsdale, ATF 2013)) nor sufficient features commensurate with veteran examples of their species. As such, the AIA was accurate in recording the tree as a high quality mature English Oak, warranting category A12, but crucially not identifying it as a veteran example.

2.1.6 Following receipt of the refusal, and given the outcome of Appeal APP/Z0116/W/22/3308537; Aspect have undertaken a second assessment using the revised RAVEN 2[8] methodology. RAVEN 2 seeks to assess trees' veteran status in accordance with the guidance within the NPPF; that being: '*A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but*

[5] T1 English Oak (Ref: TPO-0358-1988-T1), T3 Sweet Chestnut (Ref: TPO-1870-2022-T8), T7 English Oak (Ref: TPO-1870-2022-T7), T16 English Oak (Ref: TPO-1870-2022-T6), T17 Sweet Chestnut (Ref: TPO-1870-2022-T5), T15 English Oak (Ref: TPO-1870-2022-T3), T19 Sweet Chestnut (Ref: TPO-1870-2022-T4), T20 English Oak (Ref: TPO-1870-2022-T2), T22 Lime (Ref: TPO-1870-2022-T1) and G2 Sweet Chestnut (Ref: TPO-0352-1988-G1).
[6] Refer to 11730_AIA.001 (September 2023)
[7] Julian Forbes-Laird 2018
[8] Julian Forbes-Laird 2023

are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'

2.1.7 RAVEN 2 addresses a tree's status in the form of a five stage assessment: Step One assesses the age of the tree using a peer reviewed estimation methodology 'The White Method' to determine whether the tree is '*old relative to others of the same species'*; Step Two assesses the size of the tree, requiring that the '*tree has a very large girth for species*', citing Lonsdale, ATF 2013; Steps Three and Four both assess the tree's condition. The combination of the four steps identified completes the three tests set out within the NPPF; Step Five sets out the determination of Ancient, Veteran or Notable trees.

2.1.8 In accordance with Step One of the methodology, the age of T20 was estimated using 'Estimating the Age of Large and Veteran Trees in Britain' (The White Method), suggesting that the tree established around 245 years ago. Whilst not an insignificant age, *Quercus robur* can live to around 800-1000 years old, and it is not unusual to encounter examples of far greater age than T20. The tests of the methodology recommend undertaking Step Two if c.25% of the species maximum age is suggested by Step One; in this instance T20 is around this value, and Step Two was duly undertaken.

2.1.9 Step Two requires the tree to possess a very large stem girth for its species, setting out 1500mm diameter as a threshold for English Oak. At 1380mm diameter, T20 does not meet this lower threshold for qualifying as a veteran tree.

2.1.10 For completeness, Steps Three and Four of the assessment were carried out. Step Three demonstrated that the tree possesses none of the Primary Features (extensive decay; extensive hollowing; senescence; or retrenchment).

2.1.11 In the absence of any Primary Features, six Secondary Features would be required to satisfy Step Four of the assessment. Of the features detailed, only one was noted; this being retained deadwood (greater than 150mm diameter) within the canopy.

2.1.12 In conclusion, whilst considered a notable example, T20 does not satisfy either the size or condition requirements of the NPPF definition of a veteran tree.

3 Policy Review

The National Planning Policy Framework

3.1.1 The NPPF (December 2023) provides planning policy guidance at a National level. Paragraph 136 of the Framework sets out aspirations 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'.*

3.1.2 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 180b).'*

3.1.3 In respect of Veteran Trees and Ancient Woodland, paragraph 186c requires that development proposals award particular consideration to these features, stating that *'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'.*

3.1.4 Lastly, paragraph 186d 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'.*

Wokingham Borough Council

3.1.5 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 Adopted Core Strategy Development Plan Document (adopted January 2010) within the Wokingham Borough Local Development Framework, the Adopted Managing Development Delivery Local Plan (adopted February 2014) within the Wokingham Borough Development Plan and the Finchampstead Neighbourhood Development Plan (adopted September 2023) 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 overleaf).

3.1.6 **Policy CP1** – Sustainable Development:

'Planning permission will be granted for development proposals that:

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

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

3.1.8 **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.'

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

3.1.10 **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.'

3.1.11 **Policy TB21 –** Landscape Character

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

3.1.12 **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

Net Tree Removals[9]

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals necessary to implement the proposed redevelopment are shown within Table 1 (below) and can be quantified as the removal of six individual low-quality trees, the clearance of two domestic hedges and the partial removal of a further tree group and two domestic hedges.

4.1.3 **Table 1:** Net Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	None	**T4** Amelanchier **T5** Holly **T9** Cherry **T13, T24, T25** Apple **G3+Δ** **H1+Δ** **H2** Holly, Hawthorn **H3+Δ** **H4+**

+ Denotes assemblage of three or more species (refer to appendix B)
Δ Denotes partial removal of tree group or hedge

4.1.4 The clearance works are required to provide sufficient working room for the demolition of the existing built form and the construction of the replacement dwellings and new garage block. Removals focus on trees of low individual quality that make a limited or negligible contribution to public amenity. It will therefore be possible to compensate for their loss through the provision of replacement planting.

4.1.5 The revised design accommodates all of the site's principal and important trees, and retains the integrity and overall appearance of the tree lined boundaries.

Residual Effect

4.1.6 The residual arboricultural effects of the redevelopment have been considered, especially with regards to tree shade. Whilst the normal default is to try and reduce tree shade on private amenity space, it is fundamentally not possible on this occasion. To retain the boundary treescape and negate important tree loss, which is perceptible from the public realm, the proposals will unavoidably create an intimate relationship with the trees.

[9] 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.

4.1.7 In the instance of Plot 1, where shading might be considered high, the majority of the retained tree cover is deciduous. Therefore, the shade will be seasonally variable, and the canopies will allow light to permeate.

4.1.8 The BS5837:2012 shade segment is a design tool which provides an "indication of potential direct obstruction of sunlight" aimed at avoiding an unreasonable obstruction of light. The shade segment is a normal point of reference during layout design and in terms of its guidance, the standard does not seek to preclude the provision of some tree shade as a rule.

4.1.9 Tree shade does not have to be considered negative by default and it is subjective in any event, moreover, attitudes towards tree shade are particularly hard to predict in line with greater awareness with regard climate change. Accordingly, and in light of the Council's control regarding pruning requests, it may be reasonable to rely on a degree of *caveat emptor* within such a verdant setting.

Vulnerable Trees

4.1.10 Consideration has also been given as to how the proposed redevelopment will directly affect the site's retained trees where there is no alternative other than to encroach within root protection areas. For example, hard surface encroachment within RPAs has been reduced as far as design principles has allowed, and construction solutions have been developed to mitigate the effect on root systems where encroachment is unavoidable.

4.1.11 The extent and type of encroachment required within retained trees' RPAs is detailed within Table 2 (below) and is illustrated within the Tree Protection Plan provided within appendix D.

4.1.12 **Table 2:** RPA Encroachment by Type and Extent.

	Supervised Excavation (m^2/%)		Above Soil Surfacing (m^2/%)	
T1			0.1m^2	0%
T3			17.7m^2	10.4%
T7	0.1m^2	0%		
T20	4.0m^2	0.6%	34.6m^2	4.9%
T22	2.4m^2	0.7%	14.1m^2	3.9%
T23	1.3m^2	1.3%	6.6m^2	6.5%
T26	15.2m^2	18.6%		
T27	1.8m^2	2.0%		
T29			0.3m^2	0.5%
T30	1.8m^2	0.8%	45.7m^2	20.6%
G1	3.0m^2			

New Hard Surfacing

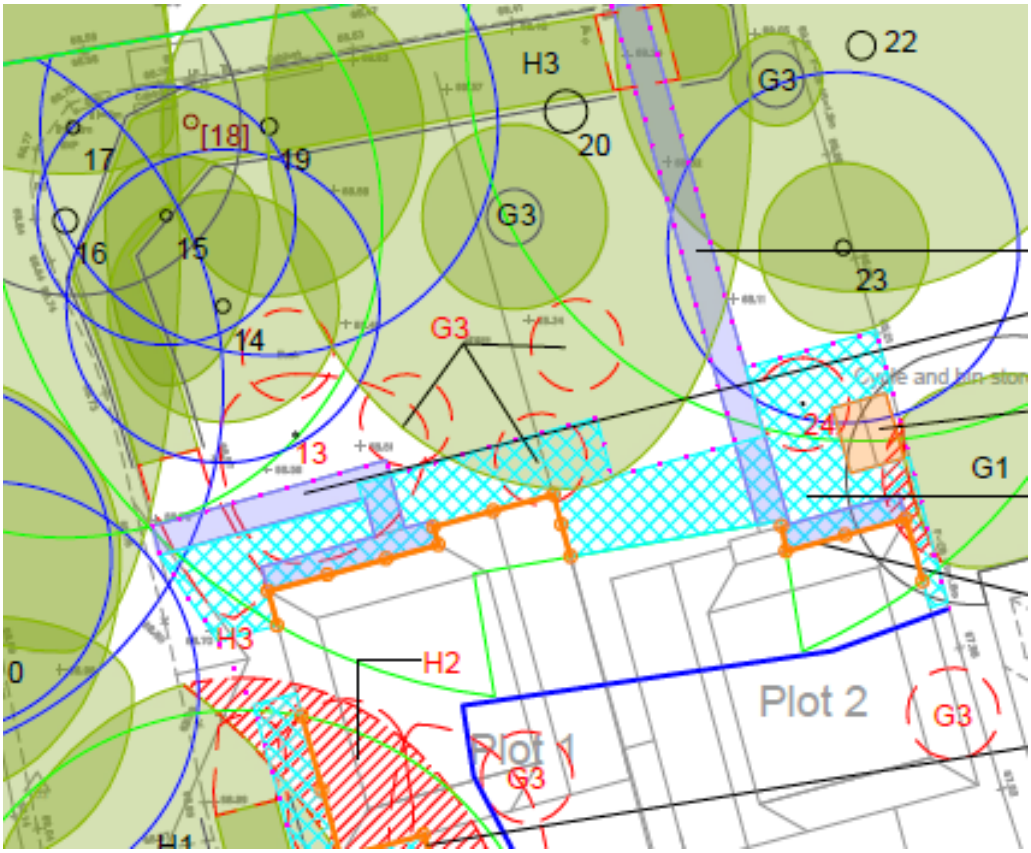
4.1.13 With reference to Table 2, it is necessary to introduce new hard surfacing for footpaths within the RPAs of T20, T22, T23, and facilitate the construction of a driveway within

the RPA's T1, T3, T29 and T30. The extent of RPA encroachment is within the threshold guideline put forward at BS5837 clause 7.4.2.3 and therefore expected to be within each tree's capacity to tolerate without a detrimental effect on their future outlook if managed appropriately.

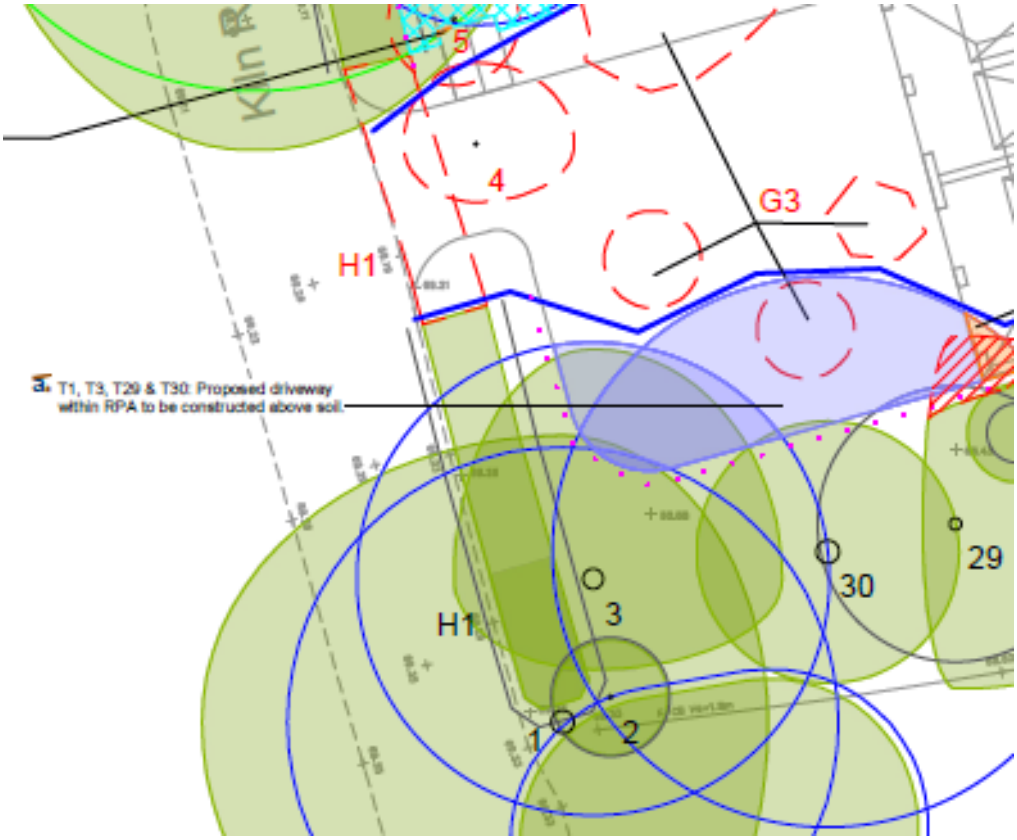
4.1.14 To minimise disturbance, a Cellular Confinement System (CellWeb or similar) has been selected as an appropriate and robust solution for forming an above soil sub-base for the new hard surface, the area is illustrated with a purple wash in Figures 1 and 2 (below and overleaf). This approach will provide a durable sub-base on which to construct a permeable wearing course and will prevent RPA compaction, any significant excavation and the associated risk of root severance.

4.1.15 Where trees are to receive new hard surfacing, it is recommended that installation is carried out in conjunction with decompaction and soil improvement measures. Decompaction should occur within the areas contiguous to the RPA and during the first consecutive growing season the retained portion of the RPA should receive a one-off soil drench application to apply key nutrients. These measures are considered prudent for promoting future root development and ultimately facilitate the trees' ensuing contribution.

4.1.16 **Figure 1.** Above Soil Surfacing within T20, T22, T23 and G1's RPAs.



4.1.17 **Figure 2.** Above Soil Surfacing within T1, T3, T29 and T30's RPAs.



Supervised Excavation

4.1.18 Works to accommodate the installation of a concrete slab to house a bin/cycle store, will incur excavation within the periphery of T7, T20, T22, T23 and G1's RPAs, illustrated with an orange wash in Figure 3 (overleaf). Where the bases will be installed the excavation works will be shallow and occur on the edge of the trees' RPAs where roots are predicted to be low in diameter and where their natural turnover is highest.

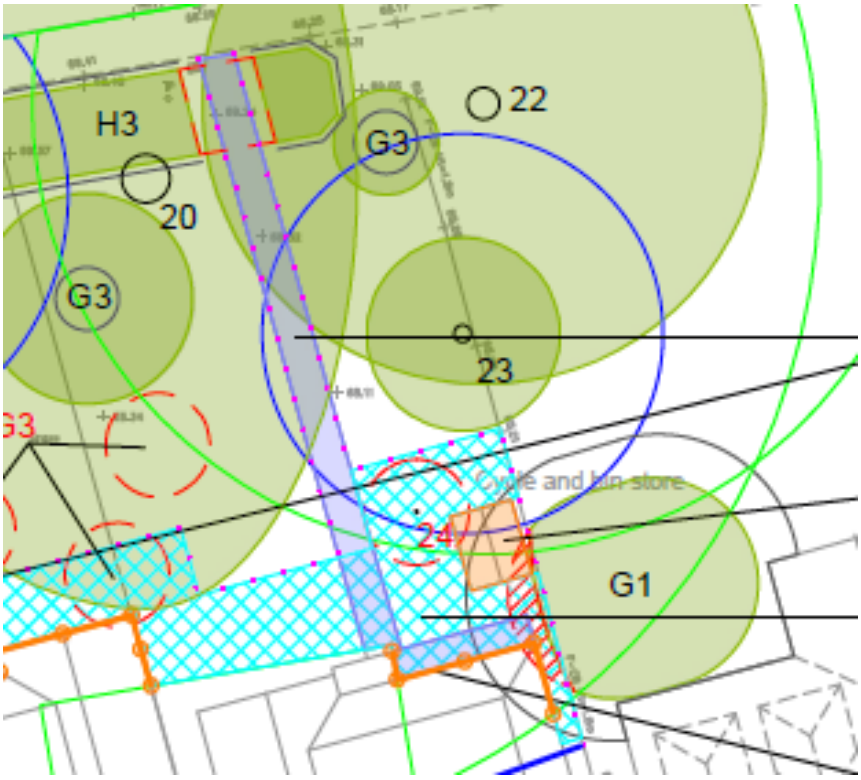
4.1.19 Additional excavation will be required to construct a garage block within the RPAs of T26, T27 and T29, illustrated with an orange wash in figure 4 (overleaf). It is imperative that that all operations are carried out under direct arboricultural supervision utilising compressed air via an Air Spade. This approach will allow roots to be exposed without risk of damage prior to the decision regarding severance, as per guidance within BS5837 clause 7.2, or retaining by manipulating back within the undisturbed RPA.

4.1.20 With the exception of T26 (Lawson Cypress), the extent of encroachment within the RPAs is considered low, with available land conducive to root growth contiguous with the RPA that far exceeds the footprint of encroachment. Under this scenario, adopting the principles of BS5837 concerning manual excavation techniques and root pruning under arboricultural supervision, with the added precaution of auditing, the excavations will be achievable without undue concerns for the future health or vitality of the trees.

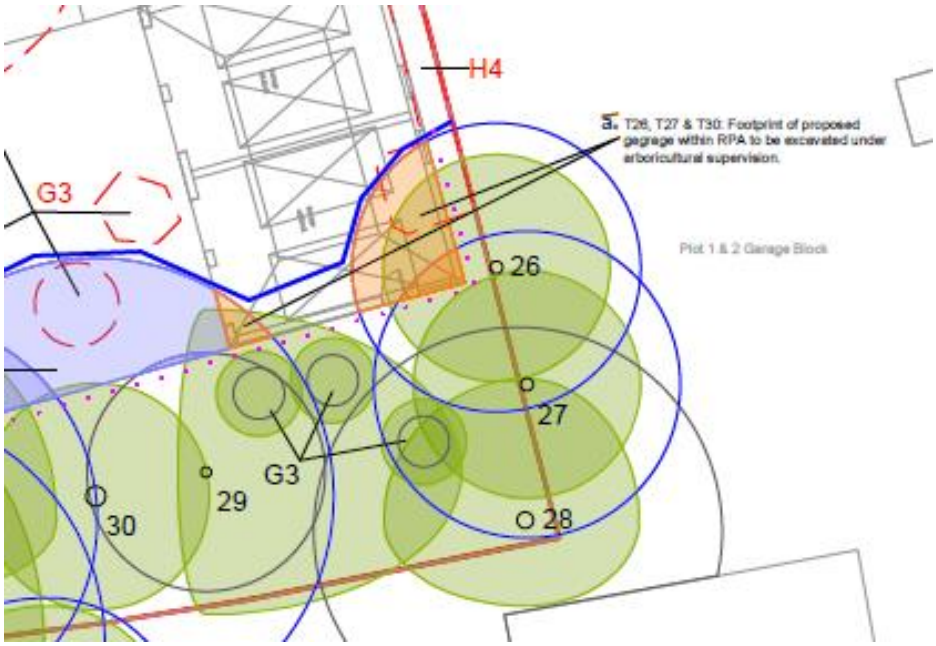
4.1.21 Acknowledging there is no prior evidence to support the presence of significant rooting material within the proposed excavation area of T26's RPA, as a precautionary

measure, it is recommended the tree is entered into monitoring period of no less than twelve months following completion of the works. This will comprise stability assessments utilising PiCUS TreeMotion Sensors (or similar) and a regular visual tree assessment of its above ground structure to assess the trees physiological condition throughout the following consecutive growing season. The outcome of the assessments should be reported to the Council's Arboricultural Officer upon completion.

4.1.22 **Figure 3.** Supervised Excavation within T20, T22, T23 and G1's RPAs.



4.1.23 **Figure 4.** Supervised Excavation within T26, T27 and T29's RPAs.



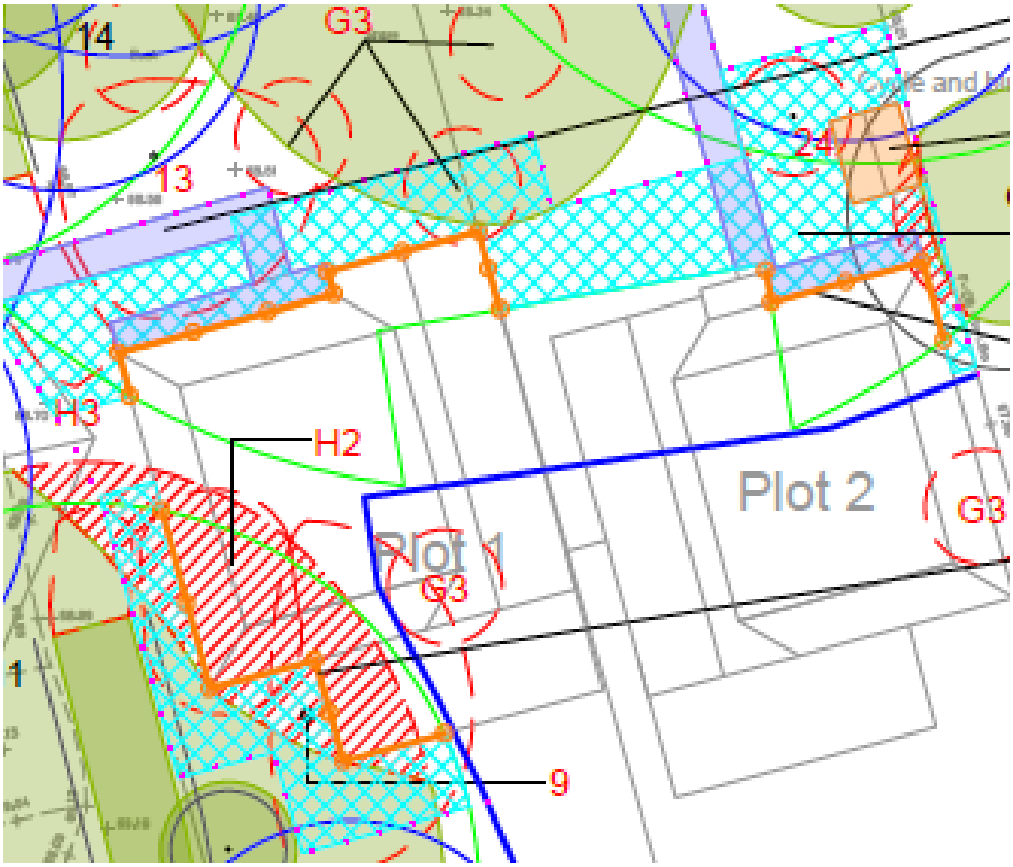
Pile and Beam Foundations

4.1.24 The design necessitates the foundations of Plots 1 and 2 sit within the RPAs of T7, T20, and G1, refer to Figure 5 (below). The use of traditional strip footings will likely result in extensive root loss; therefore, a recommended suitable alternative is to use pile and beam foundations. Where within RPAs the proposed positions for the piles will be investigated, by means of hand tools or compressed air via an Air Spade, to determine their optimal location. Full details should be secured by condition, including installation procedures, i.e. as part of an Arboricultural Method Statement.

4.1.25 The smallest practical pile diameter will be used to avoid damage and allow the retention of roots greater than 25mm in diameter. The use of a small piling rig is also required where underneath the crowns of retained trees.

4.1.26 The pile caps will finish above the existing ground level and the concrete slab will sit on top of the piles, therefore creating a ventilated air space between the underside of the slab and the existing ground level.

4.1.27 **Figure 5.** Indicative Pile Positions.



Demolition

4.1.28 The demolition of the extant built form is not expected to cause any harm to any retained trees. Trees are located to the west and north of the existing building, therefore, external walls and footings must be pulled away from the trees and any machinery only be operated from the footprint of the existing hard surfaces.

Pruning Works[10]

4.1.29 To provide sufficient working room to enable the construction of plot 1 and prevent over sailing of the trees crown, it will be necessary to reduce and reshape the northeastern canopy of T7 English Oak.

4.1.30 The extant lateral spread of T7's northeastern crown extends to c.11.25m. To provide sufficient working room the maximum extent of reduction equates to c.4m, which reduces where reshaping occurs. This will retain a minimum of c.7m of the trees northeastern lateral spread and c.90% of the original canopy footprint.

4.1.31 Pruning works should involve the removal of secondary branches or branch shortening rather than full limb removal back to the stem. It is expected to be well within the trees' capacity to tolerate and will ensure a more compatible relationship with the proposed setting.

4.1.32 All pruning is restricted to the interior edges of the crowns which is not appreciable from the public realm. It is anticipated the requirement for future pruning will not be dissimilar to other properties along Nine Mile Ride which also have sylvan relationships.

4.1.33 To provide sufficient working room for the construction of plot 2, it will be necessary to prune the oversailing offsite group G1 back to the site boundary. The maximum extent of removal equates to less than c.1m and is not expected to have a harmful effect on the tree group.

4.1.34 To facilitate construction of the proposed garage block it will be necessary to selectively prune back the northern lateral spread of T29 by c.2m, and crown lift the western canopies of T26 and T27 to achieve a ground clearance of c.4m. This should involve the removal of secondary branches and branch shortening rather than full limb removals back to the stem.

4.1.35 Although not required to facilitate construction, it is recommended that dead branches are removed from the canopies of retained trees where oversailing areas of high use and the adjacent highway (within the applicant's control). This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

4.1.36 All pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), section 7.6 (for crown lifting) and section 7.7 (for crown reduction and reshaping) of BS3998:2010, by a competent tree contractor. This is to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

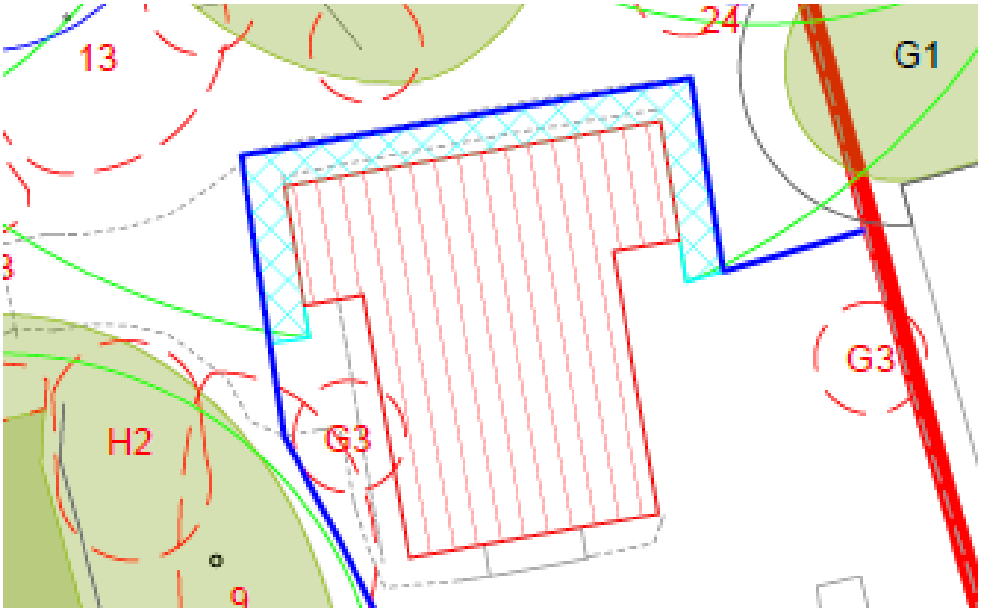
[10] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause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

Protective Barriers

4.1.37 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during demolition and construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works and consist of the barrier specification illustrated within the Tree Protection Plan at appendix C for the demolition phase and appendix D for the subsequent phase of construction.

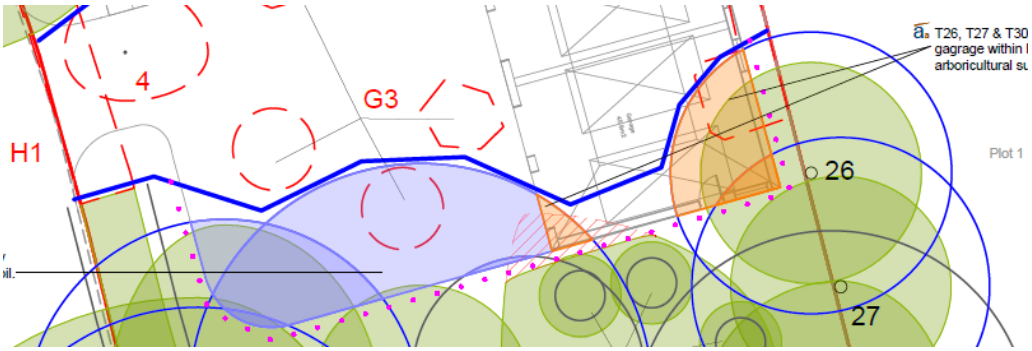
4.1.38 The locations where protective fencing should be erected prior to demolition are illustrated within the Tree Protection Plan (appendix C) with a bold blue line, refer to Figure 6 (below).

4.1.39 **Figure 6.** Protective Barrier Positions for Demolition.



4.1.40 Following demolition of the extant dwelling, the locations where protective fencing should be erected prior to construction are illustrated within the subsequent Tree Protection Plan (appendix D) with a bold blue line. Secondary positions where fencing will need to be relocated during construction are illustrated with a dotted pink line, refer to Figure 7 (below).

4.1.41 **Figure 7.** Protective Barrier Positions for Construction.



Compensation Planting

4.1.42 The principle of tree removal from within the site's interior generates a requirement for replacement planting, which has been recognised during the design of the layout. Under separate instruction, Neil Tully Associates have produced a Landscape Plan (ref: D0495_002_E_Scheme 3), which illustrates the proposed approach to maximising replacement trees and new soft landscape within the application area.

4.1.43 The scheme proposes introducing twenty-five new small native domestic trees alongside specimen shrubs and native hedgerows that are appropriate to the residential setting.

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 within BS5837:2012.

5.1.2 There is an unavoidable requirement to incur tree removal as part of the redevelopment proposal. This effect can be quantified as the removal of six individual low-quality trees, the clearance of two domestic hedges and the partial removal of a further tree group and two domestic hedges. Compensation for their loss is achievable through the provision of replacement planting, their loss is not expected to have a negative effect on the public realm or the protected trees defining the site boundaries.

5.1.3 This document demonstrates, in principle, the technical deliverability of the proposals. A scheme for safeguarding retained trees has been prepared which relies on the use of protective barriers and the adoption of reduced impact construction methodologies. This is in addition to arboricultural auditing where new hard surfacing and other features are proposed in proximity to retained trees.

5.1.4 The proposed development will unavoidably be influenced by tree shade and canopy over sail, which is not dissimilar to the existing relationship of its current setting. With regard to future pressure for pruning works, the TPO already in force provides the Council with full control in terms of the management of these trees.

5.1.5 In the context of an intimate relationship, the direct and indirect effect of the development has been considered but must be determined in terms of wider planning balance; there is no viable alternative proposal to show that the effect can be avoided or reduced with tangible improvements to the public experience or appreciation of the extant tree stock.

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.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (11730 TCP 01)

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc

Note: Trees 2, 8, 18 and 28 and Groups G1 and G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: HH-2303-131.dwg).

Note: The RPA footprint for Trees 12, 16, 17, 19, 20, 21, 22 & 28 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

252a Nine Mile Ride, Finchampstead
Tree Constraints Plan

CLIENT

Mr. Nick brister

SCALE	DATE	DRAWN
1:500 @ A3	APR 2023	TR

DRAWING NUMBER	REVISION
11730 TCP 01	

Based on: HH-2303-131.dwg

APPENDIX B

TREE SURVEY SCHEDULE (11730 TS 01)

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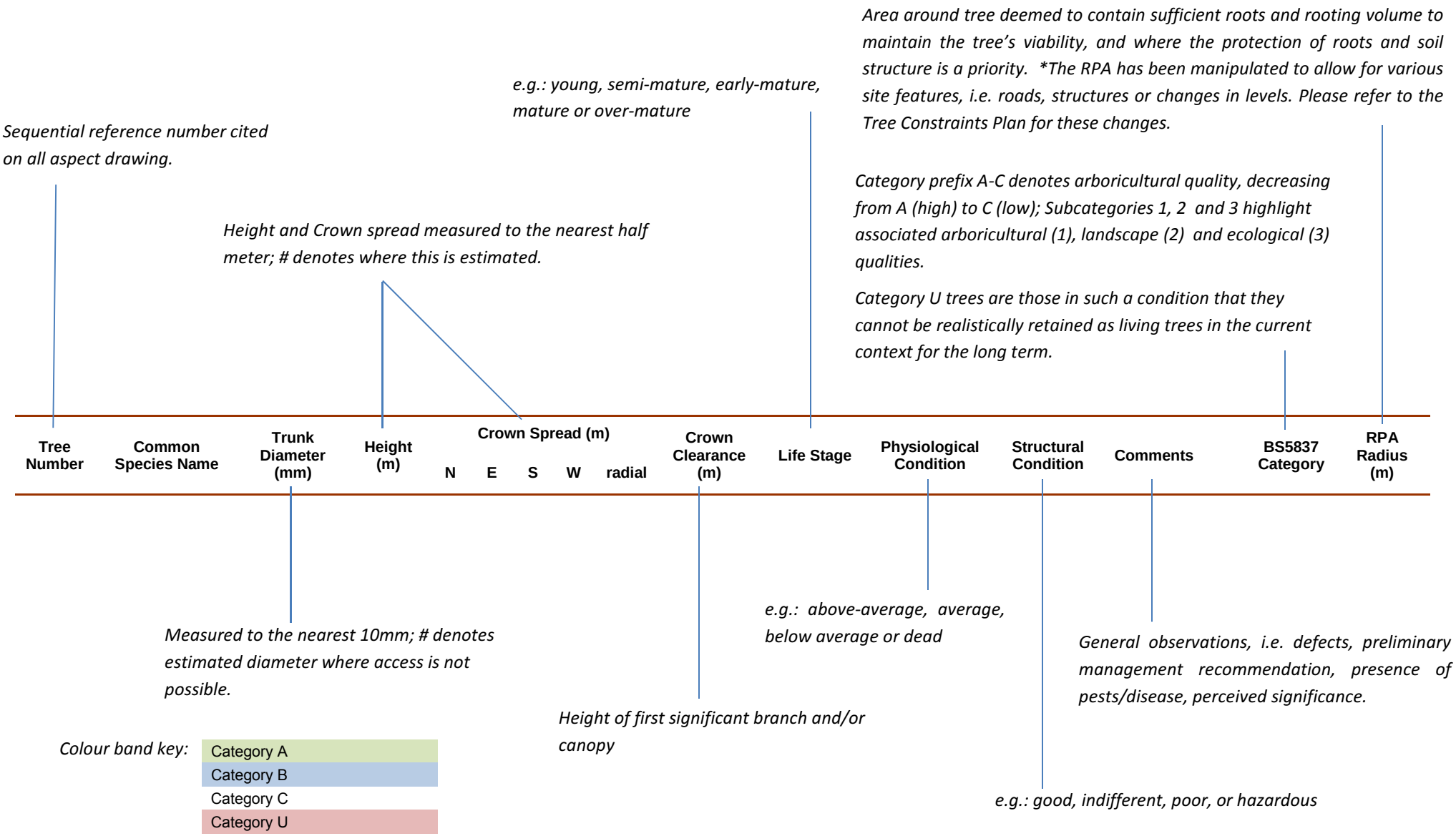
BS 5837:2012 Tree Schedule: 252a Nine Mile Ride, Finchampstead

aspect arboriculture

BS5837:2012 Tree Survey: Explanation of Survey Criteria



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	690	18m	8.75	6.25	10#	11#		5.5	7	Early Mature	Average	Indifferent	Leans west from ground level Scaffold structure biased west Lower crown growing through overhead wires Mutually suppressed and cohesive with companion Moderate example of species Prominent within moderate distance views	B12	8.4
2	Holly	90 120	7m					1.75	0.5	0.5	Semi Mature	Average	Poor	Bifurcates from ground level Southern stem previously topped at c.2.5m Unremarkable example of species	C12	1.8
3	Sweet Chestnut	610	17m	7	5.75	2.75	4.25		6.75	3	Early Mature	Average	Indifferent	Scaffold structure biased north Average internal deadwood in upper crown Mutually suppressed and cohesive with companion Moderate landscape value as a collective Prominent within moderate distance views	B2	7.2
4	Amelanchier	90 2*50	3.5m	2.5	3	1.75	2.2#		1.75	2.5#	Semi Mature	Below Average	Poor	Stems predominantly dead Basal regrowth form crown Low arboricultural value	C12	1.5
5	Holly	105 2*75	5m					2	1.5	1.5	Semi Mature	Average	Indifferent	Maintained ornamental planting Unremarkable example of species	C1	1.8
6	Lawson Cypress	415	14m					3.25	3.25	1.5	Early Mature	Average	Indifferent	Structure typical for species Suppressed on northern and western aspects by companion Prominent within moderate distance views	B2	5.1
7	English Oak	860	19m	11.25	9.25	12	9#		5	3.5#	Mature	Average	Indifferent	Previous unsympathetic pruning to lower canopy Large diameter deadwood in lower crown due to previous unsympathetic pruning Failed limb, still partially attached on eastern aspect at c.9.25m Roots lifting road surface on western aspect 2 x longitudinal splits in surface of bark on northern aspect from ground level to c.3m Numerous nails embedded in bark on northern aspect Good example of species Prominent within long distance views	A12	10.2
8	Yew	125	4m					1.75	0.5	0.5	Semi Mature	Average	Indifferent	Suppressed on western aspect Unremarkable example of species	C12	1.5
9	Cherry	300 at 1m	5m	5	4.25	4.25	1		1.25	2	Early Mature	Below Average	Poor	Planted ornamental Graft mark at c.1m Scaffold structure biased north and east Extensive dieback within crown Reduced future potential Unremarkable example of species	C12	3.6

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							
10	English Oak	400# 420#	16m	2.5	4.75	5.5	8#		5	8	Early Mature	Below Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Bifurcates at ground level, unable to inspect union Both stems appear fused by branch at c.4.75m Previous unsympathetic pruning Growing over overhead wires Prominent within moderate distance views	B2	6.9
11	English Oak	480#	16m	6	6	7.75	10#		2	5.25	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Growing over overhead wires Moderate example of species Prominent within moderate distance views	B12	5.7
12	Sweet Chestnut	700# 700#	17m	6	4.5	4.5	11#		4#	4.5	Early Mature	Average	Poor	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Bifurcates at ground level, unable to inspect union Suppressed on eastern aspect Scaffold structure biased west Moderate example of species Prominent within moderate distance views	B12	12*
13	Crab Apple	180	4m	2	4.25	4.15	2.5		1.5	1.5	Semi Mature	Average	Indifferent	Planted ornamental Previously reduced in height Unremarkable example of species	C1	2.1
14	Lawson Cypress	380 195	18m					3.75	1.5	1.5	Semi Mature	Average	Indifferent	Sub dominant stem at c.1.5m, union tight Structure typical for species within current context Prominent within moderate distance views	B2	5.1
15	English Oak	350	18m	2	3	5.5	2		10	10	Early Mature	Average	Indifferent	Etiolated form Mutually suppressed and cohesive with companions Individually of low significance, moderate value as a collective only	B2	4.2
16	English Oak	765	22m	13#	3.75	14	12#		5.25	4.5	Mature	Average	Indifferent	Large diameter deadwood in upper crown Scaffold structure biased west Growing over overhead wires Mutually suppressed and cohesive with companions Prominent within long distance views	A2	9.3*
17	Sweet Chestnut	325 250	11m	10#	3.25	1.5	4.5		3.25	2.5	Early Mature	Average	Poor	2 x smaller stems from previously felled stump form canopy Unions obscured by vegetation, unable to thoroughly inspect Leans north from ground level Top of crown rubbing on scaffold limb of T16 Reduced future potential	C1	4.8*
18	English Oak	360 270	2m									Dead	Hazardous	Stump of previously felled tree	U	N/A

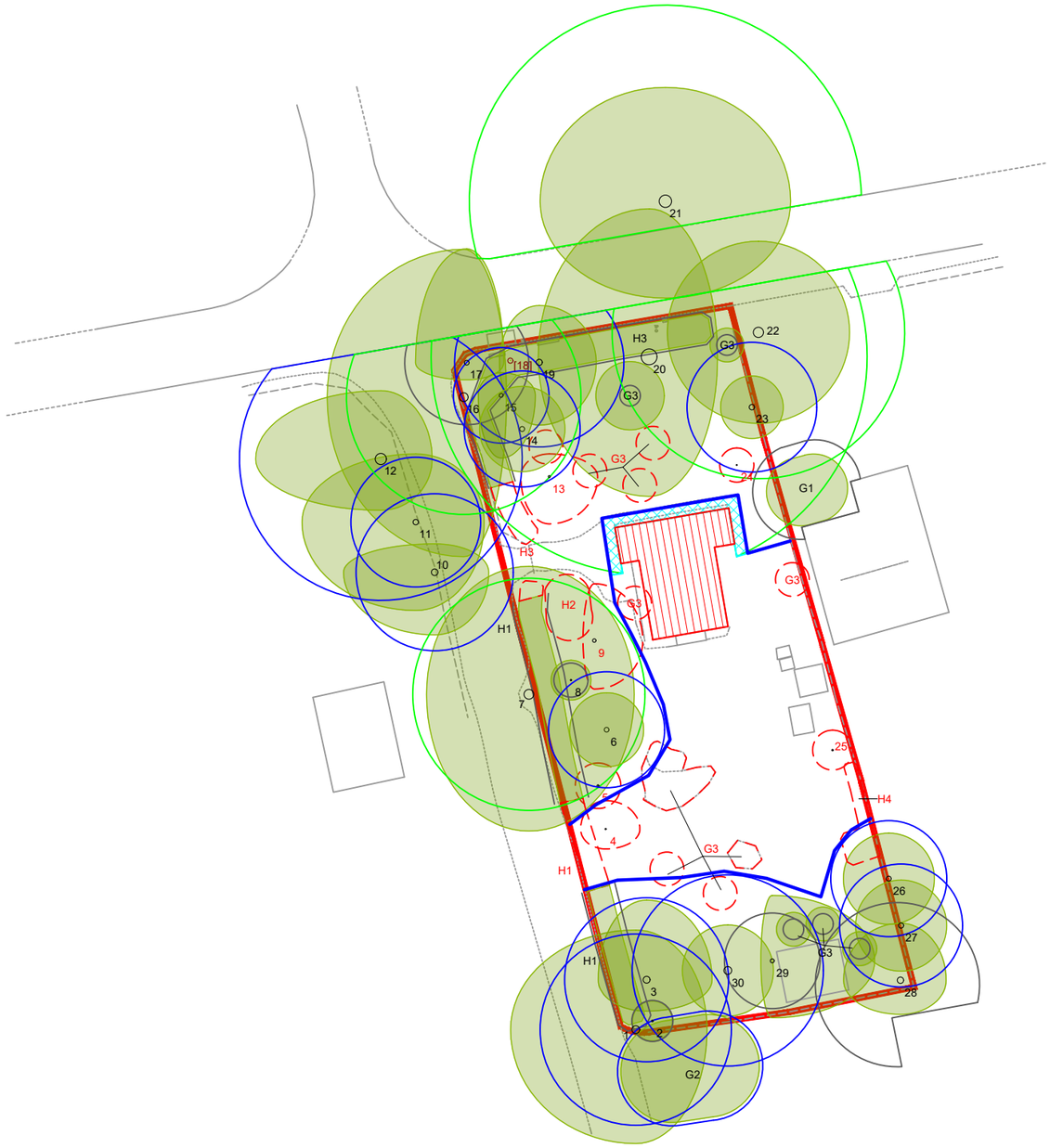
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
19	Sweet Chestnut	540	18m	5#	5	5.5	3.5		3.5	2	Early Mature	Average	Indifferent	Maintains single leader for majority of height Mutually suppressed and cohesive with companions Canopy interfering with adjacent overhead wires Moderate example of species Prominent within moderate distance views	B12	6.6*
20	English Oak	1380	20m	13#	6	12.25	9.75		4.5	5.5	Mature	Average	Indifferent	Suppressed on eastern aspect Large diameter deadwood within crown Growing over overhead wires Moderate burring on main stem Good example of species Prominent within moderate distance views	A12	15*
21	English Oak	1100#	18m	10#	11#	8.5	11#		5#	4#	Mature	Average	Indifferent	Inaccessible, offsite within adjacent third party land, unable to thoroughly inspect Previously reduced on all aspects Dense crown showing good signs of vitality Fungal bracket on main stem at ground level on southern aspect Bifurcates at c.5m Good example of species Prominent within long distance views	A12	13.2*
22	Lime	900#	22m					8#	5#	5#	Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Sub dominant stem at c.2.5m, unable to inspect union Main stem bifurcates at c.4m Structure typical for species Good example of species Prominent within long distance views	A12	10.8*
23	Lawson Cypress	480	20m					2.75	4	3	Early Mature	Average	Indifferent	Bifurcates at c.7m Structure typical for species Suppressed by companions Prominent within moderate distance views	B2	5.7
24	Crab Apple	90	3m					1.5	1.5	0.5	Semi Mature	Below Average	Poor	Significant dieback in crown Unremarkable example of species	C12	1.2
25	Apple	130	3m					1.75	1	1	Semi Mature	Average	Indifferent	Maintained ornamental planting Low crown break Structure typical for species Unremarkable example of species	C1	1.5
26	Lawson Cypress	430#	15m					4	3	2	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure typical for species Prominent within moderate distance views	B2	5.1

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)				Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W									
27	Monterrey Cypress	450#	16m					4	3	3	Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Structure typical for species Prominent within moderate distance views	B2	5.4
28	Portugal Laurel	380# 400#	11#	5	4#	3#	5		4	1.5	Early Mature	Average	Indifferent	Inaccessible due to dense understory, unable to thoroughly inspect Unremarkable example of species	C1	6.6
29	Hazel	140 220 120 130 3*110	8m	5.75	9#	5#	1		1.5	1	Early Mature	Average	Poor	Multi stemmed from ground level Structure typical for species Eastern stems resting on roof of outbuilding Unremarkable example of species	C1	4.2
30	Western Red Cedar	690	19m					4	2	0.5	Early Mature	Average	Indifferent	Radial crown Structure typical for species Moderate example of species Prominent within moderate distance views	B12	8.4
G1	Lawson Cypress Nordmann Fir Juniper	350av	9av					3 Av	1#	1#	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Collection of planted ornamentals Unremarkable collection	C1	4.2
G2	Leyland Cypress Sweet Chestnut Holly	400av	13av					4.5av	1 to 5	1 to 5	Semi Mature to Early Mature	Average	Indifferent	Inaccessible, offsite within neighbouring residential land, unable to thoroughly inspect Collection of established Sweet Chestnuts with scrub understory	B2	4.8
G3	Rhododendron Hawthorn Camelia Viburnum Bamboo Berberis Euonymus Wych Hazel Lawson Cypress	75av	3av					2av	0.25 to 1	0.25 to 1	Semi Mature	Average	Indifferent	Intermittent collection of planted ornamentals Unremarkable collection	C12	0.9
H1	Holly Cherry Laurel Lawson Cypress	100av	2.75av					1av	0.25	0.25	Semi Mature	Average to Below Average	Indifferent	Maintained domestic hedgerow Unremarkable collection	C1	1.2
H2	Holly Hawthorn	75av	2av					2av	0.25	0.25	Semi Mature	Average	Indifferent	Maintained domestic hedgerow Unremarkable collection	C12	0.9
H3	Holly Cherry Laurel Lawson Cypress	90av	3.5av					1av	0.5	0.5	Semi Mature	Average	Indifferent	Maintained domestic hedgerow Unremarkable collection	C12	1.2

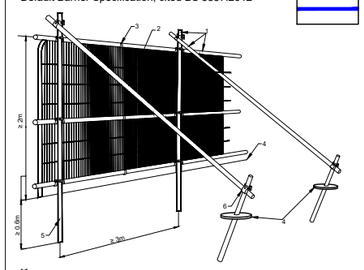
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
H4	Cherry Laurel Holly Yew Hazel Irish Yew	120 av	3m					1	0.25	0.25	Semi Mature	Average	Indifferent	Maintained domestic hedgerow Unremarkable collection	C12	1.5

APPENDIX C

TREE PROTECTION PLAN (11730 TPP 01 Rev C DEMOLITION)



Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 Trees to be Removed
- Tree Protection Barrier
- Existing Building to be Demolished
- Ground Boarding

Note: Trees 2, 8, 18 and 28 and Groups G1 and G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: HH-2303-131.dwg).

Note: The RPA footprint for Trees 12, 16, 17, 19, 20, 21, 22 & 28 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

252a Nine Mile Ride, Finchampstead Tree Protection Plan - Demolition

CLIENT

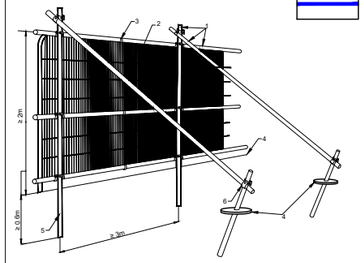
Mr. Nick Brister

SCALE	DATE	DRAWN
1:500 @ A3	APR 2024	JH

DRAWING NUMBER	REVISION
11730 TPP 01 Demolition Rev C	C

Based on: HH-2303-131.dwg

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

1:250 @ A3

0m 2m 4m 10m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 Trees to be Removed
- Tree Protection Barrier
- Existing Building to be Demolished
- Ground Boarding

Note: Trees 2, 8, 18 and 28 and Groups G1 and G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref: HH-2303-131.dwg).

Note: The RPA footprint for Trees 12, 16, 17, 19, 20, 21, 22 & 28 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

252a Nine Mile Ride, Finchampstead Tree Protection Plan - Demolition

CLIENT

Mr. Nick Brister

SCALE	DATE	DRAWN
1:250 @ A3	APR 2024	JH

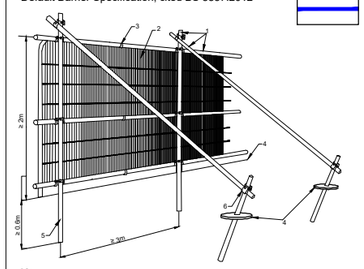
DRAWING NUMBER	REVISION
11730 TPP 01 Demolition Rev C	C

Based on: HH-2303-131.dwg

APPENDIX D

TREE PROTECTION PLAN (11730 TPP 01 Rev F CONSTRUCTION)

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 Trees to be Removed
- Pruning Works
- Tree Protection Barrier
- Tree Protection Barrier (2nd Position)
- Above Soil Surfacing
- Pile and Beam Foundation
- Ground Boarding
- Supervised Excavation

Note: Trees 2, 8, 18 and 28 and Groups G1 and G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref. HH-2303-131.dwg).

Note: The RPA footprint for Trees 12, 16, 17, 19, 20, 21, 22 & 28 have been displaced to allow for the effect of the adjoined highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

252a Nine Mile Ride, Finchampstead Tree Protection Plan - Construction

CLIENT

Mr. Nick Brister

SCALE	DATE	DRAWN
1:500 @ A3	JUN 2024	TR/JH

DRAWING NUMBER	REVISION
11730 TPP 01 Construction Rev F	F

Based on: Submitted Drawings June 4th 2024.dwg

Nine Mile Ride

Kiln Ride Extension

Cycle and bin store

Cycle and bin store

Plot 1

Plot 2

T20, T22 & T23: Proposed footpath within RPA to be constructed above soil.

T20, T22, T23 & G1: Footprint of proposed bin/cycle store within RPA to be excavated under arboricultural supervision.

Ground boarding to be positioned between proposed building footprint and tree protection barriers.

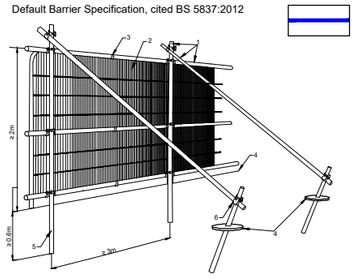
Proposed plots to be constructed on a pile and beam foundation.

T7: Footprint of proposed bin/cycle store within RPA to be excavated under arboricultural supervision.

T1, T3, T29 & T30: Proposed driveway within RPA to be constructed above soil.

T26, T27 & T30: Footprint of proposed gagrage within RPA to be excavated under arboricultural supervision.

Default Barrier Specification, cited BS 5837:2012



Key
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6m)
6 Standard scaffold clamps

1:250 @ A3

0m 2m 4m 10m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 Trees to be Removed
- Pruning Works
- Tree Protection Barrier
- Tree Protection Barrier (2nd Position)
- Above Soil Surfacing
- Pile and Beam Foundation
- Ground Boarding
- Supervised Excavation

Note: Trees 2, 8, 18 and 28 and Groups G1 and G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site (drawing ref. HH-2303-131.dwg).

Note: The RPA footprint for Trees 12, 16, 17, 19, 20, 21, 22 & 28 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE

252a Nine Mile Ride, Finchampstead Tree Protection Plan - Construction

CLIENT

Mr. Nick Brister

SCALE	DATE	DRAWN
1:250 @ A3	JUN 2024	TR/JH

DRAWING NUMBER	REVISION
11730 TPP 01 Construction Rev F	F

Based on: Submitted Drawings June 4th 2024.dwg

APPENDIX E

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during April 2023. 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)
- Over Mature and Veteran (exceeding normal 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	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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