

Land to the East of Longwater Road, Finchampstead

Addendum Arboricultural Note

edp4070_r015a

QA: GSn/WGa_CTi/CRo_271124

1 INTRODUCTION

- 1.1 This Addendum Arboricultural Note (AAN) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd.
- 1.2 It relates to the Planning Application associated with Longwater Road, Finchampstead, Berkshire.
- 1.3 The current full Planning Application (Reference 241567) submitted to Wokingham Borough Council (WBC) is for the erection of 40 no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works.
- 1.4 To address comments raised by consultees, the Site Layout for the Planning Application has been further revised with an amended Site Layout as illustrated in **Appendix EDP 1** and the Levels and Drainage strategy, see **Appendix EDP 2**, resulting in the reduction in number of dwellings by two and the repositioning of the units further away from the southern boundary of the site. As such, this AAN reviews the implications of the most recent revised details, clarifies how these revisions to the layout affect the conclusions detailed within the existing Arboricultural Impact Assessment (AIA) (report reference: edp4070_r013), and makes any additional recommendations, where appropriate.
- 1.5 This AAN has been produced to assess the new proposals as illustrated within **Appendices EDP 1** and **2**, which are overlaid onto the Tree Constraints Plan. The resulting drawing is a revised Tree Protection Plan (**Plan EDP 1**), which will ensure the long-term retention of trees in relation to proposed development.

2 UPDATED IMPACT ASSESSMENT

- 2.1 In their response to the original submission, the Landscape and Tree Officer highlighted the amenity, ecological and arboricultural value of **T2** and suggested it is a veteran tree. However, a Recognition of Ancient, Veteran and Notable Trees (RAVEN 2) assessment was undertaken during the original survey, and it did not qualify as a veteran, however, **T2** does have notable features. To allow **T2** to continue to age and veteranize, an extended area free from construction has been allowed for within the proposal. The suggested radius of 19.2m of no construction by the Tree Officer will allow this notable tree greater protection.

- 2.2 To facilitate this additional area, the units and surrounding hardstanding have been repositioned so that there is now no development within the 15m root protection area (RPA) or the extended area beyond the RPA totalling 19.2m of this high quality Category A oak.

Items Impacted by Proposal

- 2.3 Assessment of the proposed changes determines that five items are impacted by the updated proposed development when compared to the six Items in the previous AIA (report reference: edp4070_r013); these impacts are detailed within **Table EDP 2.1**. The items are category B and C, of moderate and low quality. Items **T22**, **T23**, **T24** and **T25** will be removed for the construction of the proposed main site access and required visibility splays as illustrated within **Appendix EDP 1**. Item **H31** will have a partial removal to facilitate the main site access along with a further partial removal to allow access for site drainage and easement as illustrated within **Appendix EDP 2**.

Table EDP 2.1: Item Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
T22	English oak (<i>Quercus robur</i>)	Complete removal to facilitate main site access proposals and required visibility splays.	B
T23	English oak	Complete removal to facilitate main site access proposals and required visibility splays.	B
T24	English oak	Complete removal to facilitate main site access.	B
T25	English oak	Complete removal to facilitate main site access.	B
H31	Bramble sp. (<i>Rubus</i> spp.) Common hazel (<i>Corylus avellana</i>) Common holly (<i>Ilex aquifolium</i>) Willow sp. (<i>Salix</i> spp.)	Partial removal to facilitate main site access and for underground services and drainage easement into the site.	C

Mitigation

- 2.4 To ensure appropriate protection is afforded to the roots, the extent of the root protection area (RPA) shall be defined by means of the installation of protective barriers in accordance with the recommendations given in Section 6.2 of BS 5837:2012, the specification for which is enclosed as **Appendices EDP 3** and **4** of this AAN.

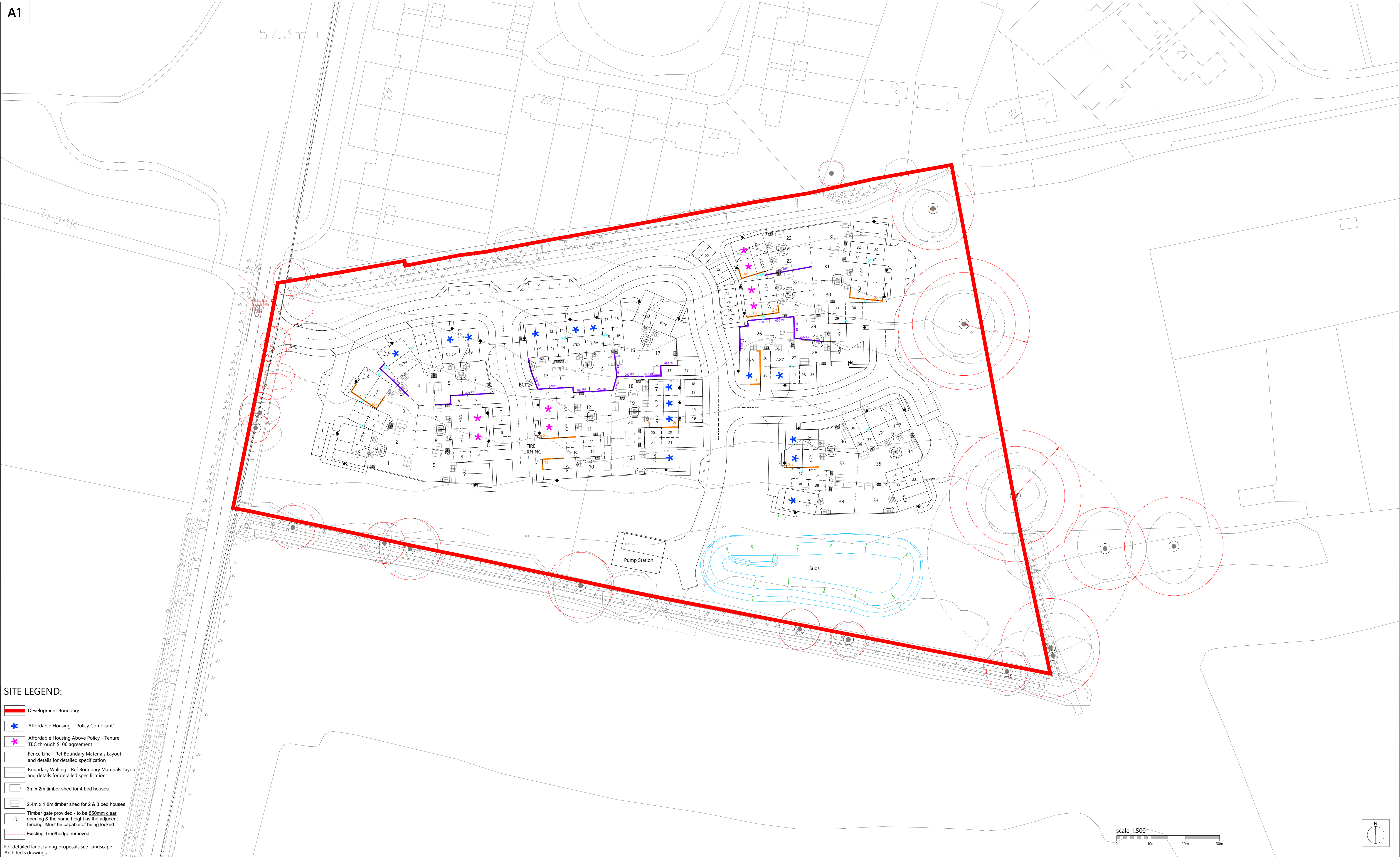
3 CONCLUSIONS

- 3.1 In response to the comments made, the proposed units and hardstanding have been repositioned away from **T2** to facilitate a recommended construction free area, and

although not previously impacted by the original proposal, **T5** has also been afforded the extended area as well ensuring both trees can flourish within the setting. The updated layout (**Appendix EDP 1**) will result in fewer impacts to the trees on the Site. However, the updated layout will still result in the loss of four category B trees of moderate quality to allow access to the Site and the required visibility splay, and the partial removal of **H31**, a category C hedgerow of low quality, that being the northernmost section, to facilitate the main site access.

- 3.2 A 6m wide partial removal within the retained southern section of **H31** is also required for construction of underground services and drainage easement. The loss of these items will be mitigated with the additional planting proposed within the Landscape Strategy (edp4070_d005). All tree stock selection and planting shall be of a high standard in accordance with BS 3936-1:1992 Nursery stock specification for trees and shrubs and BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations. This is to ensure the items lost are replaced with similar quality examples.

Appendix EDP 1
Site Layout
(CATE230603, DWG No. SL01, Rev. A6, 26.03.24)



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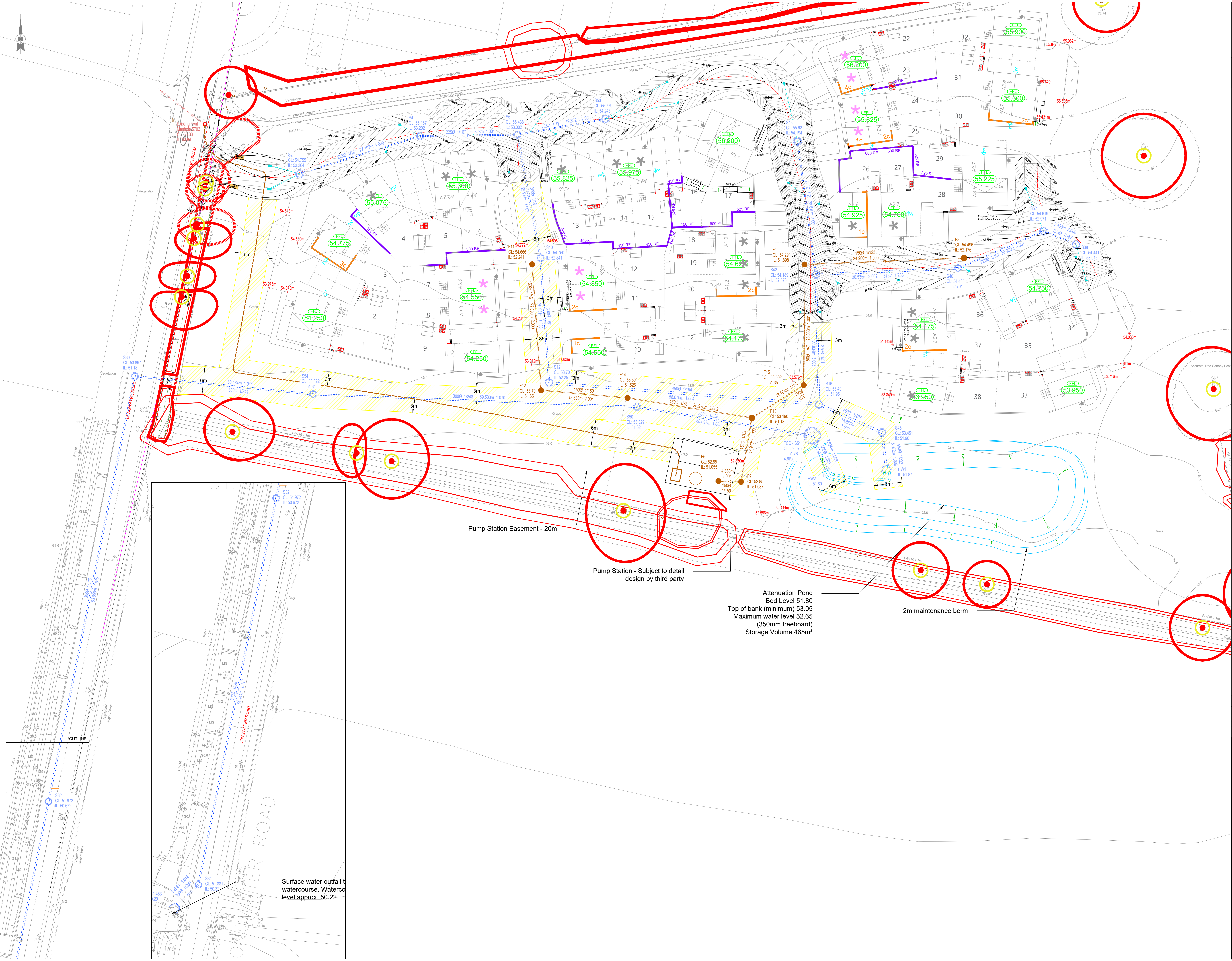
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Rev	Description	Date	Au	Ch
A	Issued for Planning	31.05.24	MK	
A1	Single Driveways increased to 3.1m wide, Visitor space added adjacent plot 33-36. Parking for plots 26-29 reallocated.	19.08.24	MK	
A2	Amended to suit CMP-02	16.10.24	MK	
A3	Amended to suit Client comments	21.10.24	MK	
A4	Amended to suit Engineer's comments	23.10.24	MK	
A5	Amended to allow 19.2m RPA.	01.11.24	RA/MK	
A6	Affordable annotations added, engineer's info added.	19.11.24	MK	

Project	Land at Longwater Road, Finchampstead		
Drawing	Site Layout		
Client	Catesby Estates PLC & Stonebond Properties (Guildford) Limited		
Job no.	CATE230603	Date	26.03.24
Dwg no.	SL01	Rev.	A6
Author	MK	Checked	
Status	PLANNING	Scale	1:500 at A1
Client ref.		Office	Romsey



Appendix EDP 2
Levels and Drainage Strategy
Document No. 30429-RPS-DR-C-001 Rev P06



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Notes

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- This drawing should be read in conjunction with all other relevant drawings and specifications.

For guidance only. Do not scale off this drawing

1:250 0 25m 50m 75m 100m 125m 150m 175m 200m 225m 250m 275m 300m 325m 350m 375m 400m 425m 450m 475m 500m 525m 550m 575m 600m 625m 650m 675m 700m 725m 750m 775m 800m 825m 850m 875m 900m 925m 950m 975m 1000m

PRELIMINARY
SUBJECT TO DETAILED DESIGN

This drawing illustrates a sketch proposal only and is not to be used for construction. It is subject to detailed site investigation including ground conditions and contaminants, drainage, design and planning/conservation regulations. The layout may be based upon an enlargement of an O.S. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk analysis under the C.D.M. Regulations has not been undertaken.

KEY

FOUL WATER
Manhole
Pipe line

SURFACE WATER
Manhole
Pipe line

OTHER
Existing foul sewer

Rising Main

FINISHED FLOOR LEVEL
12.45

RETAINING FEATURES

EXPOSED BRICKWORK & NO. COURSES
2c

EASEMENT

PRIVATE DRIVE SPOT LEVELS
12.450m

Site Impermeable Area estimation (inc. 10% allowance for urban creep on plots & garages) = 0.7ha
Greenfield run-off rate 6.29/s/ha
Proposed discharge rate 4.6/s
Storage required for 1 in 100 + 40% return period = 465m³
1:20 garden gradients were assumed for retaining features

P06	Layer properties updated to ensure drawing clarity	RM	CW	20/11/24
P05	Updated to include latest structural layout	RM	CW	20/11/24
P04	Shops added to rear gardens to reduce retaining features. Spot levels added to private drives	RM	CW	19/11/24
P03	Updated to show latest layout	RM	CW	19/11/24
P02	Formal Issue	RM	CW	06/06/24
P01	Issue	RM	CW	04/06/24
Rev	Description	By	Ckd	Date

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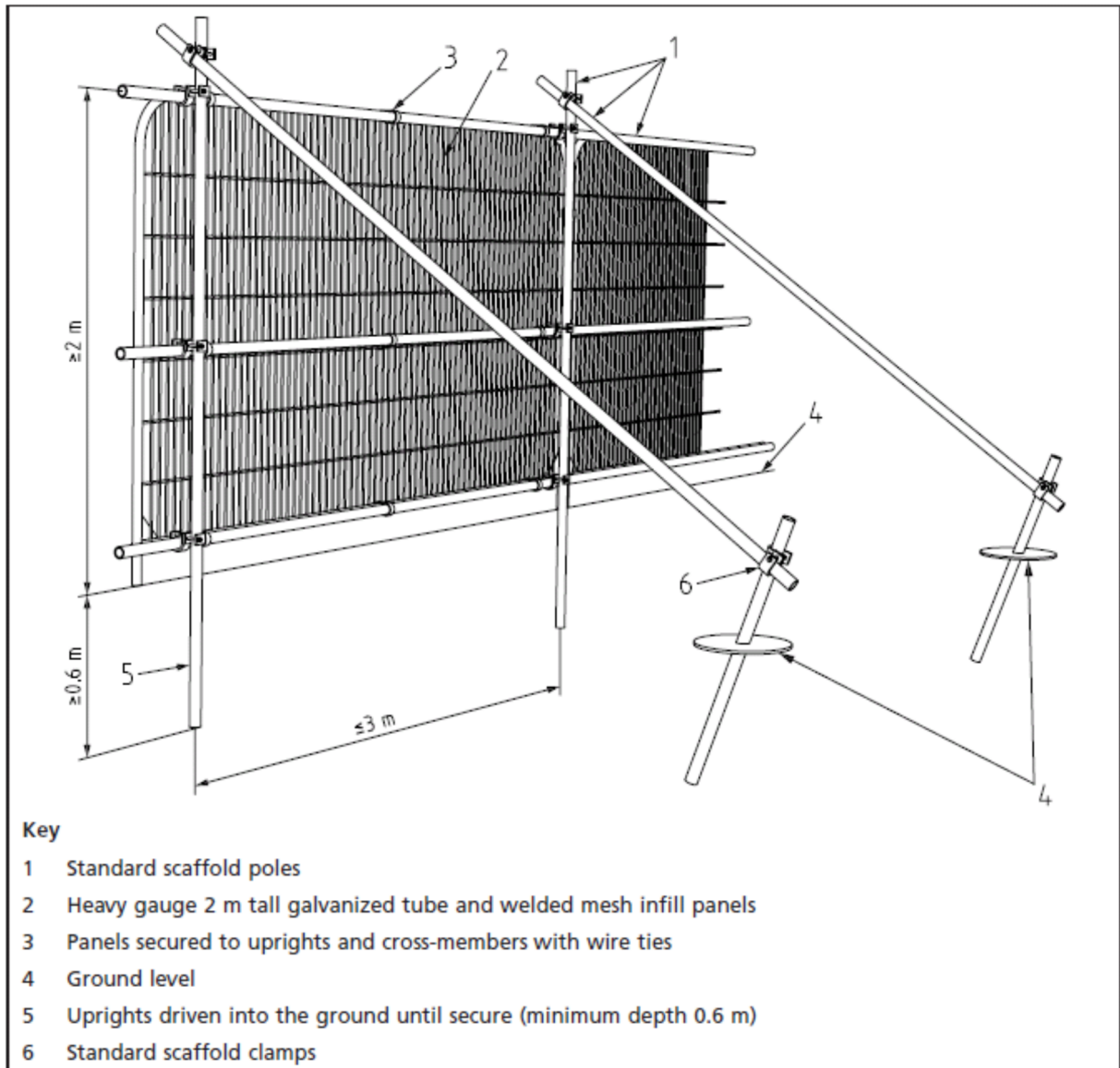
Project: Land off Longwater Road Finchampstead

Title: Levels and Drainage Strategy

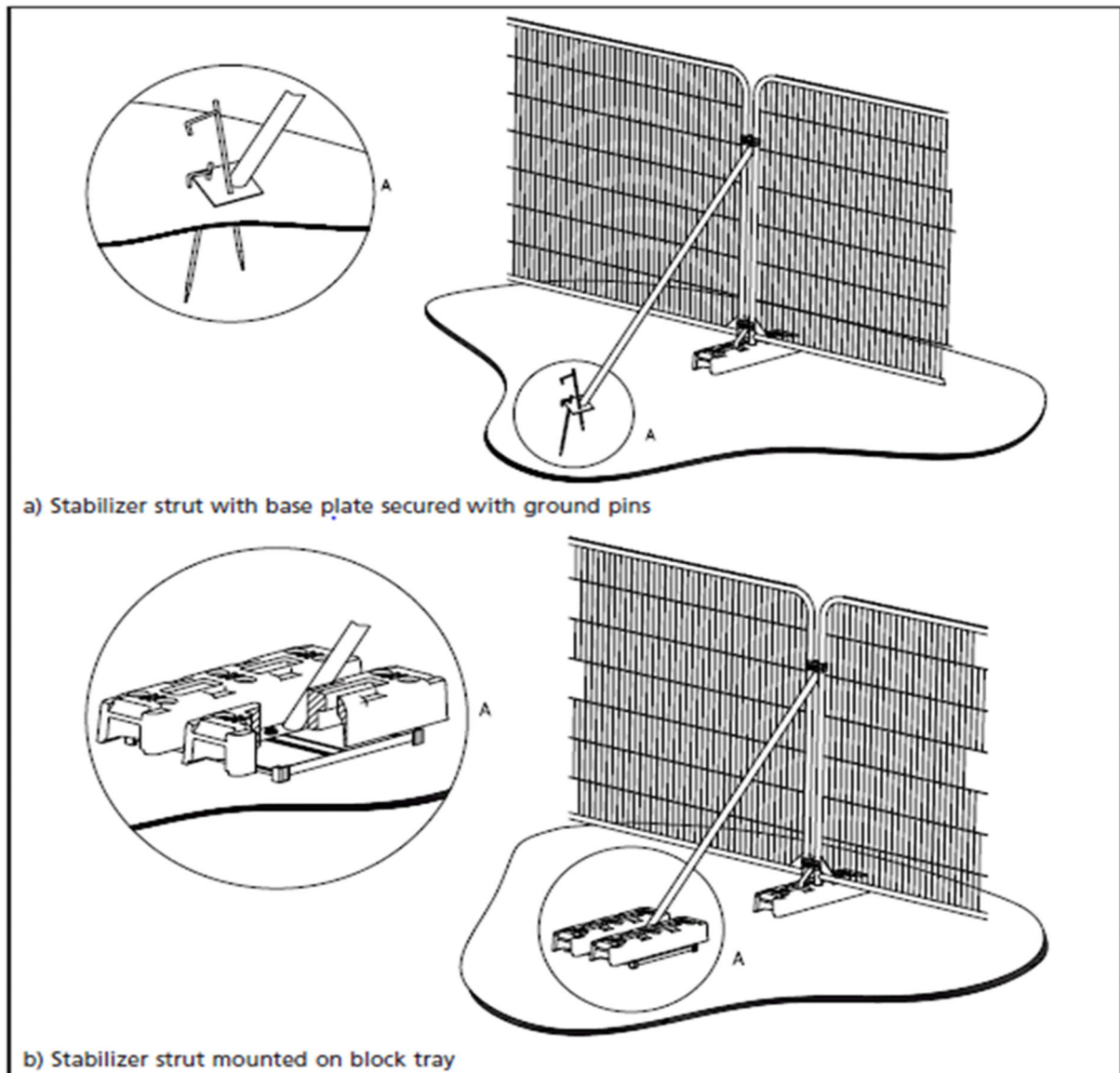
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Preliminary	1:250 @A0	24.02.2024
Task Team Manager	Information Author	Task Information Manager
AG	CW	AG
Document Number		
30429-RPS-xx-xx-DR-C-001		
Project Code - Originator - Zone - Level - Type - Role - Drawing Number		
RPS Project Number	Suitability	Revision
794-DES-ARC-30429	S4	P06
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Appendix EDP 3

Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 2 'Protective Barrier')

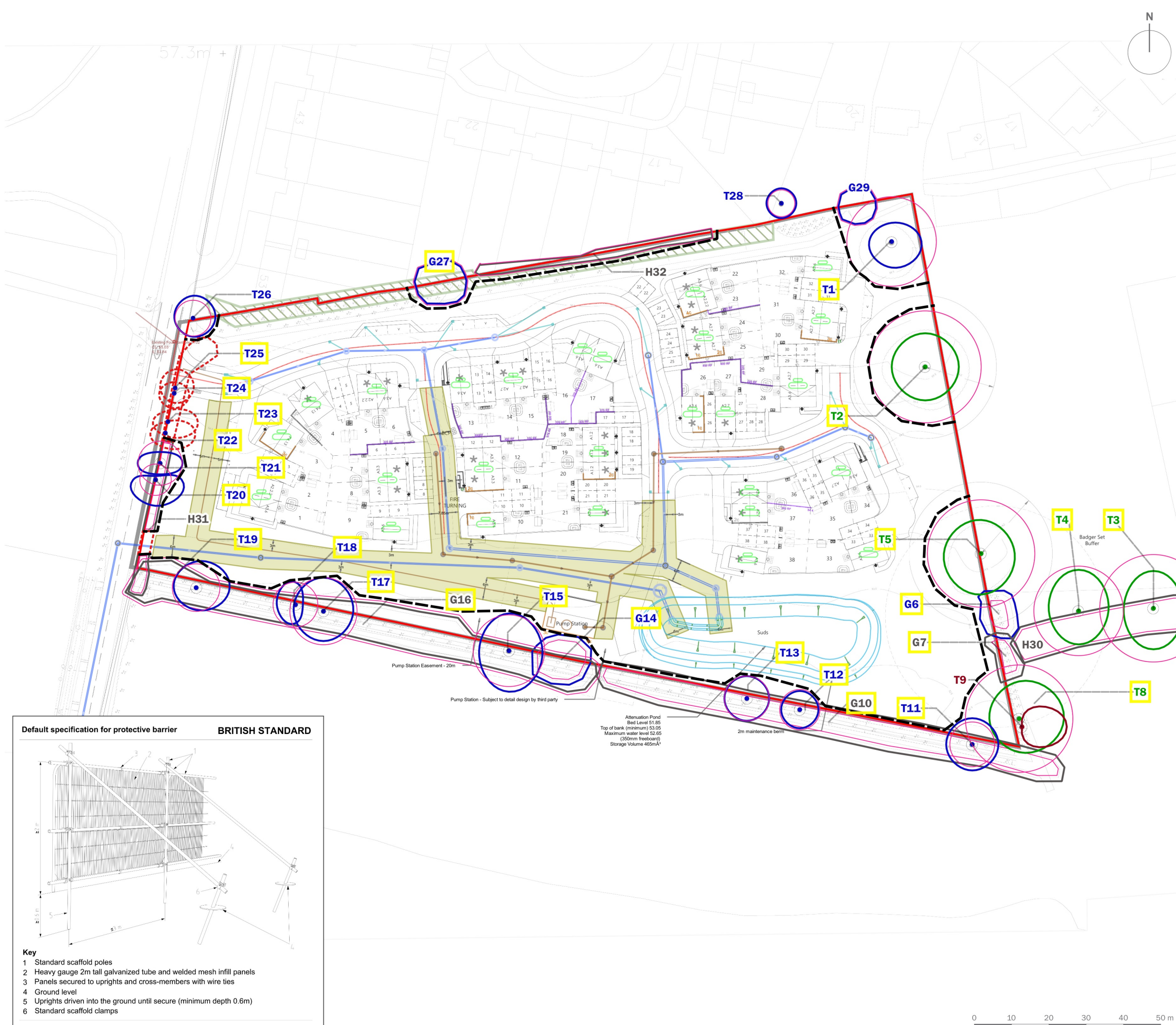


Appendix EDP 4
Alternative Protection Barrier
(Extract from BS 5837:2012, Figure 3 'Above Ground Stabilising System')



Plans

Plan EDP 1: Tree Protection Plan
(edp4070_d034c 18 November 2024 DJo/GSn)



Site Boundary

T1

Tree/Group Number

Tree/Group Canopy

Tree Stem

Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

TPO Trees

Bramble Patch

Protective Fencing in accordance with BS 5837:2012

purpose of issue **PLANNING**

c	Updated site layout	18/11/2024	PDr
b	Updated site layout and client/project name	10/06/2024	VMS
-	Original	08/04/2024	DJo
rev	description	date	by

client
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd

project title
Land to the East of Longwater Road, Finchampstead

drawing title
Tree Protection Plan

date	18 NOVEMBER 2024	drawn by	DJo
drawing number	edp4070_d034c	checked	GSn
scale	1:1,000 @ A3	QA	GYo

Default specification for protective barrier

BRITISH STANDARD

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