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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
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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 data[1], 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 NPPF[2]. 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 Removals[3]

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

[1]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.

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 (m²/%)		New Hard Surfacing (m²/%)		Hard Surface Replacement (m²/%)	
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 Works[4]

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.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (12350 TCP 01 Rev A)

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 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

aspect arboriculture

TITLE

Coppid Hill House, Wokingham
Tree Constraints Plan

CLIENT

Abbeymill Homes

SCALE	DATE	DRAWN
1:500 @ A3	FEB 2025	GN

DRAWING NUMBER	REVISION
12357 TCP 01 Rev A	A

Based on: Barkham Road Edneys Hill Wokingham.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12350 TS 01)

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

12357 TS 01

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*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.*

e.g.: young, semi-mature, early-mature or mature.

Sequential reference number cited on all aspect drawing.

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.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

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 term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

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

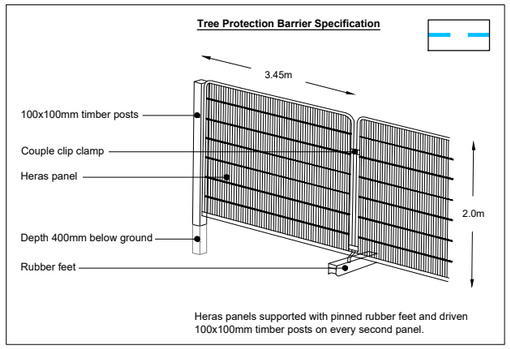
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
16	Ash	260 890 oi	17	8.5	7	8	10		2.75	1.25	Mature	Average	Indifferent	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 *Ganoderma 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 utile 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 homogonous 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)

Tree Protection Barrier Specification



Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

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
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- 8 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.

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

aspect arboriculture

TITLE
Coppid Hill House, Wokingham
Tree Protection Plan

CLIENT
Abbeymill Homes

SCALE	DATE	DRAWN
1:500 @ A3	APR 2025	GW

DRAWING NUMBER	REVISION
12357 TPP 01	

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 *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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Appendix PH2: WBC's Memorandum

M E M O R A N D U M

From:	Brigitte Crafer Landscape Architect		
Service	WBC Landscape and Trees	**App No:**	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations
☐ No comment ☐ No objection ☐ No objection subject to conditions (and reasons) **stated below** ☐ Request further information before determination as **stated below** ☒ Objection due to the reason(s) **stated below**
Comments On Proposal
The site comprises of paddocks and trees and is located in the countryside, Policy CP11 of the Core Strategy applies. The site consists of a predominantly open parcel of grassland at the junction of Barkham Road and Edneys Hill. It is located adjacent to, but outside of, the settlement limits of Barkham, a limited development location within the Borough's settlement hierarchy. The site has not been identified for development in the Local Plan' and is contrary to it. There is a potential *Veteran* Oak tree in the SW corner of the site which is one of a pair with another offsite Oak protected by TPO1935/2023. **SITE LOCATION AND SETTING** The northern site boundary is adjacent to Barkham Road, a Green Route as per the Policy Map. South-east of the site is a farmhouse and associated agricultural buildings and an open fields to the south. The topography of the site is elevated above and slopes towards Edneys Hill a narrow (4m) public road running along the eastern boundary of the site which has a distinctly appealing rural appearance leading to open countryside to the rear of the site that extends far to the south. These features contribute to the generally semi-rural character and appearance which is enhanced further by the presence of mature landscaping and established trees

along the boundaries of the site and within the surrounding gardens and open countryside.

To the west of the site is residential development of large front facing detached dwellings to Barkham Road, and to the rear of which is Coppid Hill House and an additional 4 large detached dwellings that face rear garden boundaries. Coppid Hill House is a sizeable dwelling with a long garden. Built form extends for 54m along the western site boundary from Barkham Road and past Coppid Hill House, south-west of which is Coppid Hill Barn accessed by a 2.2m wide path between the site and Coppid Hill House which extends beyond the barn footprint from Barkham ROad.

Opposite the site to the north of Barkham Road, is the southern extent of the settlement area known as 'Barkham Hill', defined as a Limited Development Location broadly located behind the rear gardens of the original residential development facing Barkham Road. The site is being referred to in the documents as part of Barkham Hill, but it is designated countryside in the Local Plan.

To the SE of the site is PRoW WOKI33 which extends NE towards Barkham Road, and SW towards Barkham *Area of Special Character* (ASC) where it becomes BARK 10. Opposite the site is PRoW BARK19 a byway open to all traffic also known as Aggisters Lane which is lined with groups of trees, some protected by TPO 0761-1995. A short distance to the west of the site is an area of woodland protected by TPO 0765/1995 and an area of Priority Habitat and semi-natural broadleaf woodland. Areas of woodland are a common feature along Barkham Road.

Landscape Character
The site is located within Wokingham Borough Landscape Character Assessment (WBLCA-2019) Area J2 'Arborfield Cross and Barkham Settled and farmed Clay'. A landscape of moderate quality, sensitivity and a modest capacity for change. Although not located in the Valued Landscape the site is close to 'Barkham Bearwood' VL. All the LCAs have 'Valued Landscape Attributes';

The *valuable landscape attributes* that relate to the site and its surroundings include;

- Pattern of arable and pastoral fields, which provides a rural character away from settlement, and creates an important separation between settlements.
- Mature hedgerow trees and in-field trees which provide a wooded character and visual interest within the landscape.
- Rural settlement pattern of farms, hamlets and small nucleated villages outside the urban area which provides a rural character and a link to the past.
- Recreational value of the network of rights of way between settlements.
- Views across the landscape to surrounding character areas, particularly across the river valleys to the west and to the wooded hills to the north and south provides a loose sense of enclosure.

All of these attributes are consistent with the site location and character.

The <u>key issues</u> affecting the J2 LCA relevant to the site include;

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- Effects on tree health or species composition of woodland and wet woodland as a consequence of pathogens and climate change….
- Hedgerow loss and replacement with fencing associated with the expansion of fields and intensification of agriculture….
- Loss of structure and species diversity of the woodland belts has occurred in the past through cessation of coppice management….
- Lack of the recruitment of young trees (through natural regeneration or planting) required to rebalance the age structure of hedgerow trees is an on-going threat to the character of the landscape.
- Pressure for large scale residential development and supporting infrastructure impact landscape character
- Increased traffic on rural roads due to expanding residential development in the area leading to loss of tranquillity, erosion of road verges and increased levels of air pollution in rural areas.
- Light pollution at night causing 'sky glow'.
- High demands for recreation continue to threaten the tranquillity of the landscape..

The Landscape Strategy is to conserve and enhance the remaining rural character of the landscape. *The key aspects to be conserved and enhanced are the field pattern with mature hedgerow trees, wetland and woodland habitats, rural lanes and historic features*. In terms of development, *the aim is to integrate new development into its landscape setting and retain the open and rural character of the landscape between settlements.*

Landscape Guidelines relating to the site include;

- Conserve woodlands and remnant standard trees. Increase the extent of woodland (and tree planting) to provide screening of roads and development using locally occurring species.
- Promote appropriate management through natural regeneration, control of non-native species and coppicing.
- Seek to avoid introduction of coniferous boundaries and shelterbelts.
- Conserve the open and rural qualities of the farmed landscape which provides a physical and visual separation or gap between settlements. and retain their sense of physical and visual separation.
- Conserve and manage hedgerows with standard trees as important wildlife habitats and landscape features, as well as the links they provide across the landscape. Reinstate or repair hedgerows with native species where there are opportunities to do so. Plan for the next generation of hedgerow trees with a programme of tree planting.
- Conserve and enhance the integration of urban edges through wooded boundaries and large-species trees to provide visual screening and create a positive interface between the built up and rural areas
- Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting to minimise the potential impacts of any new development on valuable attributes.

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- Maintain and enhance the character of rural lanes resisting unsympathetic highways improvements, infrastructure and signage particularly in the most rural areas.
- Use appropriate tree planting to help integrate new roads…Encourage retention of wooded edges and boundaries along roads and minimising fencing and other boundary structures.

Arboriculture
An Arboricultural Impact Assessment – Ref. 12357 _AIA.001 24.4.25 is submitted

The impact of development on the existing trees is thought to be acceptable, with the loss of 1 low quality tree and partial clearance of a lapsed hedgerow and understorey scrub. The scheme proposals accommodate all the principle trees and provide for replacement trees.

The site is .68ha. a pasture field with trees confined to the N, E, S boundaries and SW corner of the site. The south-west quadrant of the site is covered in bramble scrub. There is a highways verge that lines both Barkham Road and Edneys Hill adjacent to the east site boundary, most of the trees are within the highway verges. The boundary trees are a range of native species that are semi-mature and mature set within hedgerow and scrub.

There are 2 Oak trees in the SW corner of the site identified as Veteran trees on the Ancient Tree Inventory, Refs. 163180, 163179. Along Edneys Hill is an Oak identified as Notable on the ATI Ref. 45697 and a Veteran Oak Ref. 45698. The mature 'Veteran' Oak (T20 on the plan) is considered to give the site a strong sense of verdant maturity and contributes to the site's amenity. Although it is the opinion of the Arboricultural Consultant T20 does not have sufficient features to qualify as a Veteran tree under the definition set out in the NPPF the tree it has been provided with a buffer zone x15 the dbh, as recommended for veteran trees by Natural England.

Off site trees opposite the site are protected by TPO761/1995 consists of Ash, Hazel, Plum, Holly, Lime. These trees are located along Aggisters Lane a PRoW BARK 19, a historic route in Barkham that links to Bearwood Road, as well as to the Coombes an area of ancient and semi-natural woodland. Trees and woodland are common features within the J2 LCA, but also in the immediate site context and along Barkham Road which has woodland, groups of trees, and rows of trees lining individual plots and open stretches of road, and single mature Oak trees, many of which are protected and include some Veterans.

The eastern site boundary adjacent to Edneys Hill is identified as a 'lapsed' hedgerow that contains a number of broadleaved trees such as; mature Ash, Oak which provide containment to the site but are mainly growing in the highways verge outside of the red line boundary. The site access is proposed along this boundary closer to the sites' SE corner where there is an existing access gate, lower 'C' quality trees.

Trees along the northern boundary comprise of semi-mature to mature Oak, Silver Birch, Norway Maple and Ash. Again most of these trees are growing outside of the

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site within the highway verge. The AIA says these trees form a large canopy area fronting Barkham Road contributing a sylvan appearance. Whilst this is partly made up of some self seeded Ash and scrub which will require management the trees contribute to the local amenity as well as that of the site. There is also a gap next to conifers close to Quarter Hill House.

The Tree Survey Schedule consists of 21 trees, 4 groups of trees, 1 hedge of Cherry laurel, of which T18 'C' Hazel, and part of G2 and G3 also 'C' quality will be partially removed to facilitate the vehicle access to the east and the pedestrian access to the north.

G2 is a native hedge consisting of Ash, Field Maple, Hawthorn, Hazel, Holly, and Silver Birch. G3 includes Elm, Ash, Oak, Field Maple, Hawthorn, Hazel and Holly. Remarks on these features state they G2 and G3 are a cohesive collection lining site boundaries north and east respectively, are Ivy clad, partially managed, provides understorey for trees T3-T14 and are a low level screen to the road and unremarkable.

There is a large area of bramble scrub to the SW of the site that is not included in the tree plans – although the plans overlay a coloured representation from Google maps with a text block to indicate the location. I assume the bramble will be removed.

In addition to the removals are incursions into root protection areas from the development and these are listed in Table 2 of the AIA. The Tree Protection Plan demonstrates incursion into the RPA of T19, and T17 from the access excavation and the road, and incursion into T17, T16, from the new access road. In addition to T20 these 2 trees are 2 of the more consequential trees on the site. The TPP calculations have included an area for offsetting of the RPA into soft ground of the site, but what is gained in the offsetting is lost on development particularly around T16.

The other incursions are minor and Cellweb is proposed in locations where there is incursion from hard surfacing. As the key trees on the site are arguably along the eastern boundary its unfortunate the site layout has placed the internal road close to the trees, rather than avoiding the RPA altogether which is what BS5837:2012 states;

Section 5.3 'Proximity of structures to trees' states at 5.3.1 'The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the trees'.

I see no overriding justification for the current proposals to develop within the RPA of important trees on site particularly when it can be avoided.

There are visibility splay drawings within the Transport Report Drawing Ref. 1052.0002-0001 P02 – the information must be included on the tree protection plan as well to understand the impact on the existing trees and in particular the character

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of Edneys Hill. Assessing the Swept Path Analysis drawings for cars, refuse vehicles and fire appliance vehicles shows vehicles entering the oncoming traffic lane.

Removing the trees to facilitate an entrance that meets with highway policy will change the character of Edneys Hill , as will the additional activity in a rural country lane.

Design and Access Statement (DAS)
The application is for 16 detached, semi-detached and an apartment block with car parking and new access off Edneys Hill.

The DAS states the variation in levels across the site is 8m falling from the high point in the NW of the site, to a low point in the SE towards the proposed entrance. I note the topography and the trees are the key features on the site, but the site itself is a key feature of the immediate and local setting, its corner location, its open, rural and undeveloped character provides continuity of green infrastructure to the south, east and south- west. This character is typical of Barkham Road with its '*landscape pauses'* of open space and woodland which contributes to its Green Route designation.

The DAS and other documents refer to the settlement pattern at Barkham Hill located north of Barkham Road and east of Bearwood Road which differs from the linear settlement pattern which is typical of Barkham Road. The proposed development would extend the building line from the junction of Barkham Road and Edneys Hill to meet the Quarter Hill House. The layout proposed does not follow the building line established to the east of Edneys Hill, or on the west side at Coppid Hill House.

The DAS asserts that despite the constraints of topography, trees and access, the proposed development represents an opportunity to preserve the character of the site setting where 16 new dwellings will make a 'huge difference' to local services.

LVA – Landscape and Visual Appraisal – LA1031 LVA 002 – June 2025

The document is not a fully detailed Landscape and Visual Impact Assessment but assesses the following; Review of Landscape Policy, A baseline assessment, Description of Proposals Assessment of Potential Effects – visual and character, Conclusions

Previous applications on the site include PAs 161412, 162084, 171276 for self build – and subsequent appeals; APP/X0360/W/16/3154856 and APP/X0360/W/17/3184847 which were dismissed in part because of the effect on character and appearance.

The new proposal seeks to address the issues identified such as;

A layout that responds to the existing pattern of development, following developable limits to the south including an open area of landscape and biodiversity improvements, and orientates dwellings onto adjoining roads (new interior roads?), which is thought to form an appropriate transition to the wider countryside and

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retains a degree of openness. The appraisal is informed landscape and visual studies and a landscape led approach that incorporates measures to minimise the effects.

Since the appeals some limited development has occurred opposite the site where 3 storey townhouses were built.

Application site is located between areas of built form and the proposals seek to follow the established building line of existing development to the east and west – however the site is highly influenced by the countryside and outside of development limits. Policy CC02 states;

'*Planning permission for proposals on the edge of settlement will only be granted where they can demonstrate that the development, including boundary treatments is within development limits and respects the transition between built up areas and open countryside by taking account of the character of the adjacent countryside and landscape*.'

The edge of development limits to the east is not governed by the depth of gardens on the east side of Edneys Hill but stops north of the proposed access off Edneys Hill. The site is an undeveloped corner plot facing Barkham Road and Edneys Hill, There are several similar wooded/open gaps between built form along Barkham Road especially heading west into the countryside just 100m away.

Barkham Settlement Area outlined in orange – all other areas are countryside. (site marked with PA 251486).

The site is an open field with existing semi-mature – mature mostly deciduous trees found along the northern and eastern boundaries, The west boundary is a part Laurel hedge, post and rail fence and access track to The Barn and Coppid Hill House. In the south-west corner are the 2 Oaks – T20 an important tree on the site, and its companion tree offsite both protected by TPO 1935-2023. There is a post and wire fence along the southern boundary and an extended area of hedge planting (G4) consisting of mixed native species on average 4m high, beyond which is a large area of bramble scrub. South of the southern boundary is a triangular shaped field and other fields which extend to Barkham Street and the Barkham Village *Area of Special Character* (ASC), and to the SE is a collection of buildings known as

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Mortimers Lodge Farm beyond which is open land of fields, hedgerow and wooded copses. The surrounding landscape is a combination of fields and hedgerow, and landscaped front gardens to Barkham Road many of which contain mature trees some of which are protected, and some Veteran trees.

In the wider landscape to the north is The Coombes an area of ancient and semi-natural woodland, and beyond that is Bearwood Collage a Historic Park and garden. To the south is Rooks Nest SANG.

The site is not publicly accessible. The PRoW closest to the site is BARK 19 Aggisters Lane to the north of the site which is characterised by a wooded copse of protected trees. (TPO 0761/1995) . WOKI 33 extends south from Barkham Road towards Edneys Hill crossing it and becoming BARK 10 which extends to the Barkham ASC . BARK 10 links BARK 7 where there are potential views of the site.

The topography is an important feature of the site where the north of the site is 70AOD and to the SE the lowest point is 60:83 AOD along the SE boundary, and next to Edneys Hill 59.76 AOD. At Bearwood Golf Club about 1.5km to north the topography is 85AOD, whilst at Langley Common about 1km to the SW it is 55 AOD which reflects the gently undulating landscape of J2 LCA with its wooded valleys.

The settlement pattern is discussed above being broadly linear along Barkham Road initially then extending north to area of settlement called Barkham Hill comprising of single storey bungalows and 2 storey semi detached and detached dwellings located between Barkham Road, Bearwood Road and Sandy Lane. Barkham Hill is characterised by areas of woodland / public open spaces, areas of incidental landscaping around pre-existing trees. The settlement has no centre as such and the village stores are located along Bearwood Road.

There are no statutory designations, although the LP identifies Barkham Road is a Green Route on the Policies Map. There are listed buildings along Barkham Road to the west and just to the SW of the site is the Barkham Street ASC. To the south of the ASC is an area called Barkham Square which contains the Church of St. James and a scheduled monument in form of a moated site at Church Farm, and listed building called Church Cottage, and another listed building west of the church.

The site is within local landscape character J2 Arborfield and Barkham Settled and Farmed Clay a moderate quality landscape with moderate sensitivity and a moderate capacity for change. The landscape strategy is to '*conserve and enhance the remaining rural character of the landscape'.* In terms of development the aim is to '*integrate new development into its landscape setting and retain the open rural character of the landscape between settlements'.*

The LVA says in paragraph 3.1.37 '*the localised landscape is of a moderate condition and the sensitivity is ostensibly lowered in and around the settlement edges but increases in the wider gently undulating agricultural landscape'*

The LVA says that although the WBLCA provides a good assessment and overview of quality and character it does not reflect the specific qualities of the site itself and

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immediate localised setting. They produce their own site specific assessment and this broadly repeats their earlier description and my own.

In their assessment of sensitivity their reinterpretation of the site and its setting is reduced to being surrounded by development and road corridors, with a sprawling farm to the SE. The site is not isolated nor does it extend into the wider rural landscape….'

The wording is deliberately contrived to downgrade the *landscape value* of the site which the LVA assess as lower end of medium.

In consideration of susceptibility to site is thought not to be a prominent feature on approach along Barkham Road. The surrounding built form, landscape structure and topography provides a notable level of containment in long and middle distance views – susceptibility is Medium/Low . The sensitivity is Medium to Medium Low and potential landscape effects on J2 LCA no higher than negligible /adverse.

I agree the site is immediately adjacent to Barkham Road a 'B' road, and to Edneys Lane a country road which is generally less than 4m wide. I would not describe them as 'road corridors', rather a local secondary road and country lane.

Mortimers Lodge Farm cannot be said to be sprawling but is neatly contained between the access track and a hedgerow. The site does visually extend into the wider countryside. It is my view the site is prominent along Barkham Road simply because it is a pleasant visual contrast that is well illustrated in the winter viewpoints included in the visual appraisal and as such is valued locally. The fact that the site has remained undeveloped is what gives it value for itself and in the local immediate and wider setting. It connects with the rural landscape to the south, and views of it are experienced along the undulating Edneys Hill providing rural vignettes of the J2 landscape along the way. Developing the site will be incongruous to Edneys Hill as a country lane and a linchpin to the rural landscape of the site. If developed the character of the northern section of this lane adjacent to the site will be lost. The vegetated highway verges will be clipped and urbanised and some of it will be lost to visibility splays. Engineering of the entrance will be at odds with the character where other entrances are to rural tracks or country cottages.

Of the 14 viewpoints 5 are from different locations along Barkham Road and provide clear views of the site and I assess the development will have a very high/high magnitude of change on the receiving landscape.

Of the 6 VPs from Edneys Hill 6, 8, 9, 10, 11 and 12 , I assess that 5 of these views will be lost as a result of development which will have a very high magnitude of change of the receiving landscape.

The site represents a *pause*/*breathing* space of landscape where there are other such pauses such as opposite at Aggisters Lane, and slightly to the west at the junction with Bearwood Road (1A Bearwood Road) which are typical features of Barkham Road as it moves into countryside. Edneys Hill is a country lane with typical features of a narrow roadway lined with highway verges of trees and hedges, and

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undulating in form due to the shallow wooded valleys of J2 LCA and provides the key views into the site currently – illustrated by VPs 9, 10, 11 & 12.

The LVA continually remarks on the building line / settlement boundary insisting the development has taken heed of that – but taking that literally it does not. Unfortunately, the proximity and topography of the development to the west really accentuates a monolithic character to Coppid Hill House and Quarter Hill House which is easily perceived in the viewpoints, and bring a stark visual reminder of how the proposed development will look in VPs10 and 12 and internal Site View A.

Of the 14 views 4 represent a very *high* magnitude of change in views from the Edneys Hill and its flanking countryside. No wirelines are included in the viewpoint images, but it is clear to see the existing vegetation and the rising topography of the site accentuate the views of development. It will take a long time for proposed landscaping to mature sufficiently to screen the development. It is also clear from VP9 that the eastern boundary will need a lot of enhancement to screen development. One key issue is the stark red tiled roofscape of the existing dwellings to the west, the tiles havnt weathered in and the general proximity of the large dwellings to each other and lack of tree planting between accentuates the fact they have been recently built. Often new tree planting in rear gardens gets removed, taken together this reinforces the need for robust and effective planting schemes, and correct choice of materials for buildings to blend into the landscape particularly adjacent to or within the countryside.

As it stands the site is notable along Barkham Road for remaining as open pasture and importantly provides rural context to both Barkham Road, Edneys Hill and is a link to the wider countryside, to the south, east and west. In this sense the amenity value of the site and its trees is elevated as it is distinctive in its location.

Assessment of Layout - Landscape Strategy Plan – Drawing LA 1031 LSP/100 Rev. D April 2025

In my opinion the development is contrary to Local Plan Policy. I am guided by the Inspector's Report from the previous appeal in 2018 where he states;

'The topography of the site is elevated above and slopes towards Edneys Hill, a narrow public road running along the eastern boundary of the site that possesses a distinctively appealing rural appearance leading to the open countryside to the rear of the site. This gives the area an open and generally semi-rural character and appearance, which is further enhanced by the presence of mature landscaping and established trees along the boundaries of the appeal site and within the surrounding gardens and the open countryside'
Referring to Policy CC02 of the Local Plan …*'does allow for some development on the edge of settlements providing that they respect the transition between the built up area and the countryside and landscape. However, this only applies when sites are located within the development limit which is not the case here*.

…the site has a largely undeveloped appearance and currently offers a significant break in the built frontage along Barkham Road..

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…the site offers a significant green openness, which contributes individually and together with the other lessdeveloped areas nearby to the more rural aspect of this semi-rural street scene…

The LVA states in paragraph 4.1.4 'The southern boundary of the Application Site follows the same southerly curtilage line of the residential properties immediately to the west,…

however, the existing building line east of Edneys Hill stops short just north of the proposed access.

The main arm of the proposed development is set back from the offsite boundary trees. The design has used the treed verge as if it were within the site and provides a 6m buffer planting strip adjacent to the road with *some* new planting included with the few existing trees within the site boundary. Within the 6m strip are 2 pedestrian access points, 2 turning heads and 2 visitor parking bays.

The existing trees in the verge are outside of the site boundary/responsibility and cannot be relied upon to provide screening in perpetuity, therefore the verge within the site needs to be wider and include more planting of hedgerow and large species trees. The same approach is required along the eastern boundary where the existing planted verge is outside the site boundary.

When cross referencing the viewpoints, its clear that there is a requirement for more screening of the eastern boundary using large species trees in a wider eastern buffer to the verge which can also avoid incursions into tree rooting areas from the internal road layout. The 2 proposed storey apartment block looks out of place and is over development on this small site.

It is important that an adequate transitional space is provided between development and the countryside. The existing provision shown is not wide enough to accommodate the attenuation basin, and a surrounding open space for the development, as well as an adequate transitional landscape, which is required along the southern boundary to mitigate the visual impact of development – see Viewpoints (VPs) 9, 10, 11 and 12.

The site topography accentuates the scale of the proposed dwellings which can only be mitigated by planting of large species trees in the southern third of the site. This will ensure the site layout creates incidental landscaped spaces that can partially screen the impact of the scale of the dwellings when compared to the smaller scale landscape features of J2 LCA. This may mean reducing the amount of built form on the site such as the car port block, the flatted block and to minimise the amount of road. The design of the dwellings and the material used should recede into the landscape rather than placing very large dwellings very close together which look blocky and stand out is an unpleasing way.

Conclusion - response to para. 4.1.9 of the LVA;

The landscape proposals do not respond sufficiently to the whole character and context or respect the character and appearance of the site in the landscape. It will be difficult to mitigate the visual effects with the majority of the views experiencing

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a very high magnitude of change. The scale and type of development proposed is unsustainable in terms of its landscape and visual impact, the relationship of dwellings to the existing topography, and the location of the proposed access.

The majority of the trees are being retained, most of which are located in the highway verges outside of the site. There is insufficient planting proposed within the site and along the southern boundary tree screening would take many more years to be effective at integrating the development into an appropriate setting.

The proposed open space is not large enough to create a meaningful or usable space as a road, turning head and parking bay are located within the space that could have contributed to creating a reasonable 'transition' to a new rural edge. There are no dwellings of the type proposed orientated towards Edneys Hill which are country houses often far apart or in 2's .

The green character of Edneys Hill is subject to visibility splays where vegetation cannot be above 600mm in the splay. The trees and hedges grow to the edges of Edneys Hill and are in the Highway verge meaning they are subject to cutting back or removal outside of the control of the site, therefore any new landscaping will need to be much wider and more robust than that proposed currently.

Edneys Hill – Looking south note verge to right of image, looking north Coppid Hill Barn in distance

Edneys Hill is a country lane 4m wide with highway verges planted with trees and hedges. Developing the site by introduction of a new entrance and building out land adjacent to Edneys Hill which is not a settlement pattern found on the opposite side of Edneys Hill, will change the character and appearance of this country lane, to an urbanised no mans land between Barkham Road and Mortimer Farm.

The proposals do not meet with Policy TB21 as they do not address the landscape quality, landscape strategy, landscape sensitivity and key issues. The proposals fail to enhance the condition, character and features that contribute to the landscape.

Conditions & Reasons (if required)

Date:		**Signed:**	B. Crafer

Appendix PH3: Photographs of offsite Oak T20 in relation to boundary fencing

Photographs of offsite Oak T20 in relation to boundary fencing

Appendix PH4: Email correspondence with WBC's Landscape Architect relating to the scope of RR7

From: Brigitte Crafer
To: Patrick Haythornthwaite
Subject: RE: Coppid Hill House, Wokingham - Application No 251486
Date: 16 January 2026 09:47:26
Attachments: image004.png
image005.png
image007.png

Hello Patrick,

Sorry for the delay in responding to your email.

Reason for Refusal 7 is in relation to the technical aspects of the tree documentation, and lack of visibility splays in the Tree Protection Plan. The incursions into the root protection areas of the trees from development particularly trees T16 , T17, T19 but also impact on RPAs from facilitating the proposed entrances to the site, both vehicular and pedestrian.

Kind regards

Brigitte

Brigitte Crafer BA (Hons) Dip LA CMLI
Landscape Architect

Community – Heritage – Green and Blue Infrastructure
PLACE and GROWTH
Wokingham Borough Council – Shute End- Wokingham – RG40 1BN

E: brigitte.crafer@wokingham.gov.uk

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Patrick Haythornthwaite <patrick.haythornthwaite@aspect-arbor.com>
Sent: 08 January 2026 15:53
To: Brigitte Crafer <Brigitte.Crafer@wokingham.gov.uk>
Subject: RE: Coppid Hill House, Wokingham - Application No 251486

You don't often get email from patrick.haythornthwaite@aspect-arbor.com. Learn why this is important

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Hi Brigitte,

I hope you enjoyed the Christmas break.

May I check that you have received my email below and whether you are able to provide a response please?

Decision Notice and Memorandum are reattached for ease of reference.

Thank you.

Kind regards,

Patrick Haythornthwaite
Principal Arboricultural Consultant

T: 01295 585 600
DD: 01295 585 605
E: patrick.haythornthwaite@aspect-arbor.com
W: aspect-arbor.com
A: The Stables, Hardwick Business Park, Noral Way, Banbury, Oxfordshire, OX16 2AF

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From: Patrick Haythornthwaite
Sent: 16 December 2025 10:48
To: 'Brigitte Crafer' <Brigitte.Crafer@wokingham.gov.uk>
Subject: Coppid Hill House, Wokingham - Application No 251486

Dear Brigitte,

I hope this finds you well?

I am in receipt of your comments relating to Abbeymill Homes (AMH) application 251486 for the development of land at Coppid Hill House, Wokingham, which was refused on the 16th October 2025 (Decision Notice and Memorandum attached). Abbeymill Homes intend to appeal the decision in the new year, therefore I am instructed to resolve reason for refusal no.7 which is copied below.

> **RfR 7:** 'The proposal fails to demonstrate that the development can be suitably accommodated within the site without impinging on root protection areas, resulting in adverse and unacceptable impacts on important trees. Furthermore, impact on existing trees has failed to be considered in relation to required highway visibility splays. As such, the proposal fails to comply with CC03 of the MDD Local Plan and NPPF'.

From your attached Memorandum and comments relating to arboriculture, I understand that your concern is focused on the impact *potentially* generated by visibility splays associated with the scheme's access design and incursions within the root protection areas of trees occupying the site's eastern boundary, namely trees T16, T17 and T19.

To allow me to address your concerns, please may you confirm that my understanding regarding RfR 7 is correct? This will allow me to prepare suitable material in the new year to accompany the submission.

Please do not hesitate to call if you wish to discuss.

All the best,

Patrick Haythornthwaite
Principal Arboricultural Consultant

T: 01295 585 600
DD: 01295 585 605
E: patrick.haythornthwaite@aspect-arbor.com
W: aspect-arbor.com
A: The Stables, Hardwick Business Park, Noral Way, Banbury, Oxfordshire, OX16 2AF

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We are closed for Christmas from December 23rd to January 2nd.

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Appendix PH5: Revised Tree Protection Plan 12357 TPP 01 Rev A

T3: Footprint of proposed parking bay within RPA to be excavated under arboricultural supervision.

T11 & T12: Proposed pedestrian access within RPA to be constructed above soil.

T1-T3: Proposed pedestrian access within RPA to be constructed above soil.

T11 & T13: Footprint of proposed shared surface within RPA to be excavated under arboricultural supervision.

T16 & T17: Footprint of proposed shared surface within RPA to be constructed above soil.

Proposed selective pruning of lateral growth by a maximum of c.2.2m to accommodate visibility splays associated with the proposed access.

T17: Hard surface replacement within RPA to be carried out under arboricultural supervision.

T17 & T19: Footprint of proposed access within RPA to be excavated under arboricultural supervision.

20 Notable
TPO-1935-2023:T2

Tree Protection Barrier Specification

3.45m
100x100mm timber posts
Couple clip clamp
Heras panel
Depth 400mm below ground
Rubber feet
2.0m

Heras panels supported with pinned rubber feet and driven 100x100mm timber posts on every second panel.

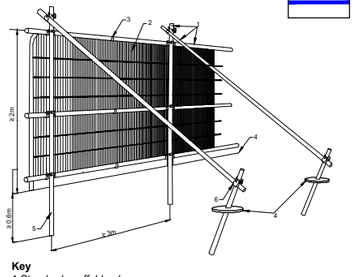
1:500 @ A3

0m 5m 10m 20m

KEY:

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

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

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE
Coppid Hill House, Wokingham
Tree Protection Plan

CLIENT
Abbeymill Homes

SCALE	DATE	DRAWN
1:500 @ A3	FEB 2026	GW

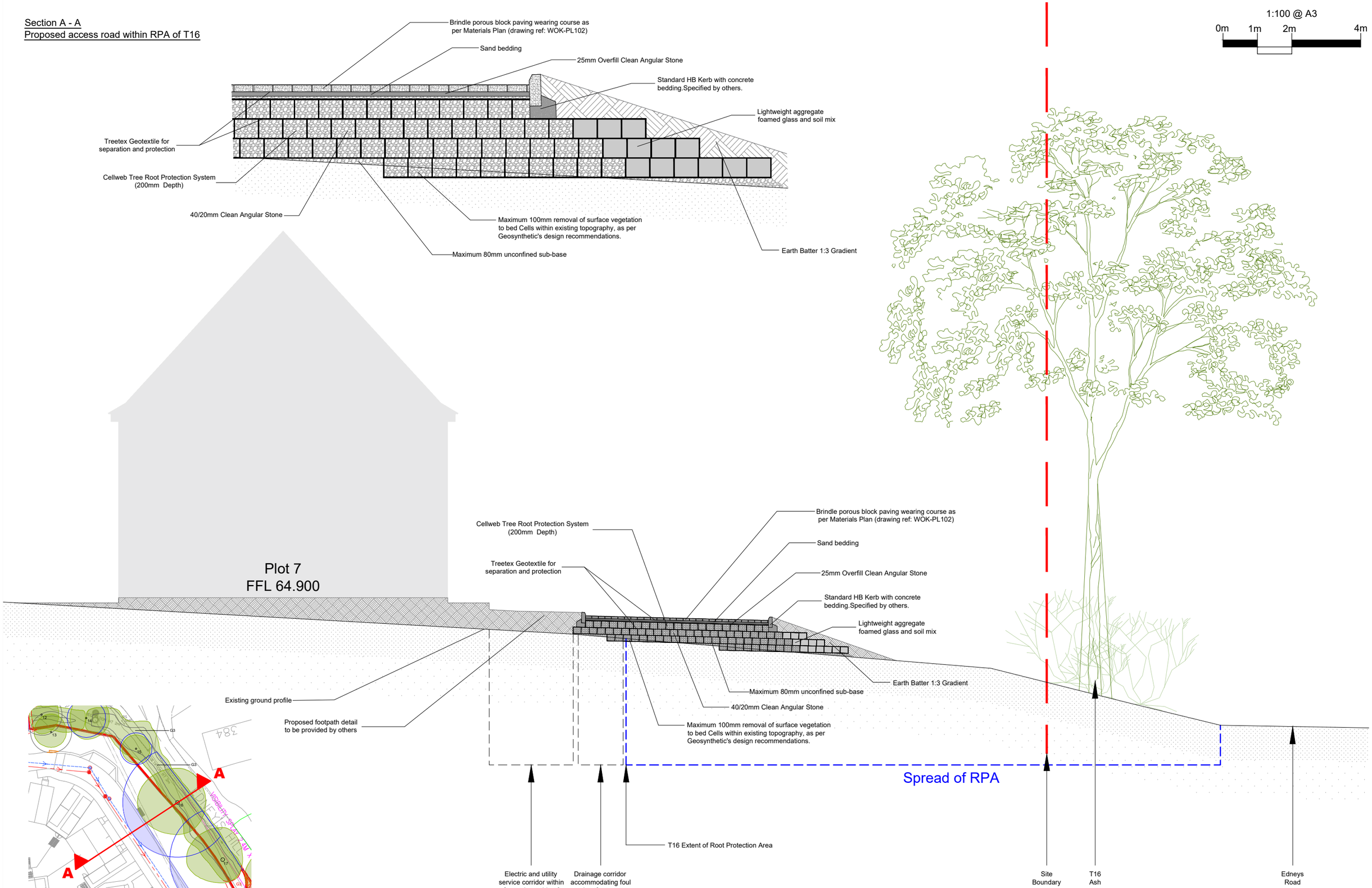
DRAWING NUMBER	REVISION
12357 TPP 01 Rev A	A

Based on: WOK - Site Layout - Rev A 120226.dwg
WOK - FFL - 2026.01.26.dwg
31875-6000.dwg

Appendix PH6: CellWeb Cross Section from 12357 TPP 01 Rev A

Section A - A
Proposed access road within RPA of T16

1:100 @ A3
0m 1m 2m 4m



TITLE	CLIENT	DRAWING NUMBER
Coppid Hill House, Wokingham Tree Protection Plan	Abbeymill Homes	Cross Section from 12357 TPP 01 Rev A DATE FEB 2026

aspect arboriculture

Based on: WOK - Site Layout - Rev A 120226.dwg
WOK - FFL - 2026.01.26.dwg
WOK - Street Scene - 2026.01.26.dwg

Appendix PH7: Email correspondence with Geosynthetics

From: Colin Dobson
To: Patrick Haythornthwaite
Cc: Gavin Wright
Subject: RE: CellWeb Section Detail
Date: 12 February 2026 08:18:48
Attachments: image007.png
image011.png
image012.png
image013.png
image329837.png
image793152.png
image595964.png
image200644.png
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image390861.png
image858103.png
image547061.png
image559460.png
image562733.png
image804180.png
image262644.png
image359273.png
image490242.png

Hi Patrick,

Thanks for sending this over.

Yes—this aligns well with the recommendations I provided. The way you've applied Cellweb TRP to the section is technically sound and follows the correct approach for the scenario.

Geosynthetics are satisfied that your section uses Cellweb appropriately, and we're happy for you to proceed on this basis. If anything changes on site or if you need a quick sense-check on any detail, just let me know and I'll be glad to help.

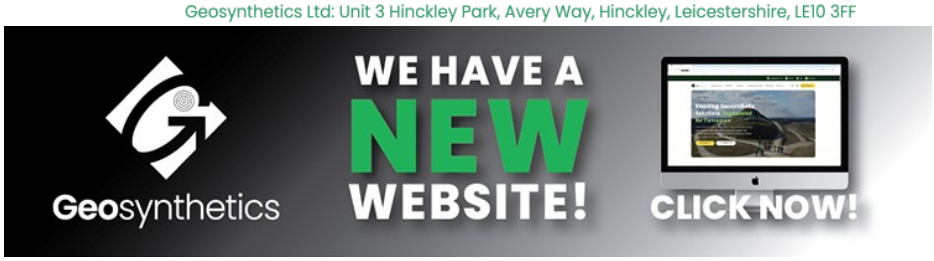
We will all so provide a full TR for this.

Kind regards,
Colin

Kind Regards

Geosynthetics

Colin Dobson
Technical Manager
01455 617139
07851 246 029
Colin@geosyn.co.uk
https://www.geosyn.co.uk
Geosynthetics Ltd: Unit 3 Hinckley Park, Avery Way, Hinckley, Leicestershire, LE10 3FF



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From: Patrick Haythornthwaite <patrick.haythornthwaite@aspect-arbor.com>
Sent: 11 February 2026 17:37
To: Colin Dobson <Colin@geosyn.co.uk>
Cc: Gavin Wright <gavin.wright@aspect-arbor.com>
Subject: CellWeb Section Detail

Entegraty Ltd
Warning: Sender @patrick.haythornthwaite@aspect-arbor.com is not yet trusted by your organization.
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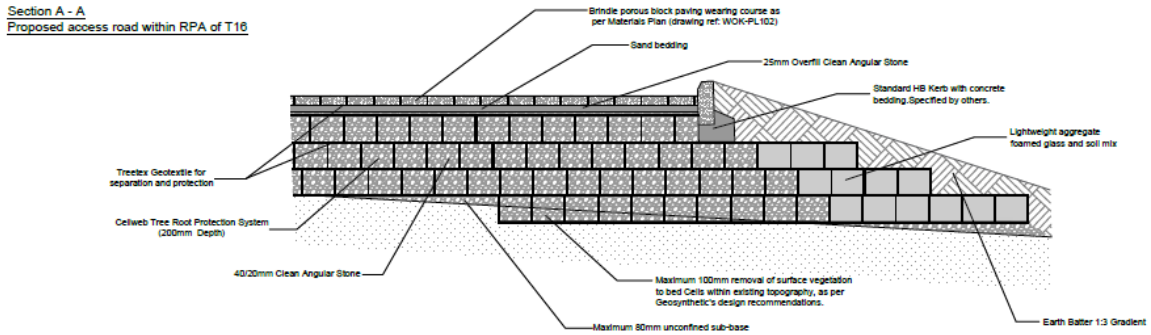
Hi Colin,
Thanks again for your guidance on this.
Can I check that the attached aligns with your recommendations please and that Geosynthetics are satisfied that our section correctly applies CellWeb to the scenario?



As discussed earlier, if your engineering team are able to review and confirm please, I would be extremely grateful.

Thank you

Attachments: Cross Section from 12357 TPP 01 Rev A.

Kind regards,

Patrick Haythornthwaite
Principal Arboricultural Consultant

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