

1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at 178 Bearwood Road on 7th September 2023.
Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey plan and schedule are in appendix 1.
- 1.3 A tree protection plan for demolition is in appendix 2.
- 1.4 A tree protection plan for construction is in appendix 3.
- 1.5 The site proposals are in appendix 4.
- 1.6 The drainage strategy is in appendix 5.
- 1.7 The relevant trees were surveyed and a tree survey and protection plans produced.
- 1.8 Plans provided;
- 641-PA-08 PR Block Plan
 - 19721-D03-C The Lodge, 178 Bearwood Drainage Strategy

Arboricultural Resource

- 1.9 The site relates to the area of land associated with the existing house and access, with gardens to all sides of the existing dwelling.
- 1.10 Trees and tree groups nearest the proposals are all moderate quality.
- 1.11 There are various mature trees located to the north, east and south of the existing house.
- 1.12 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



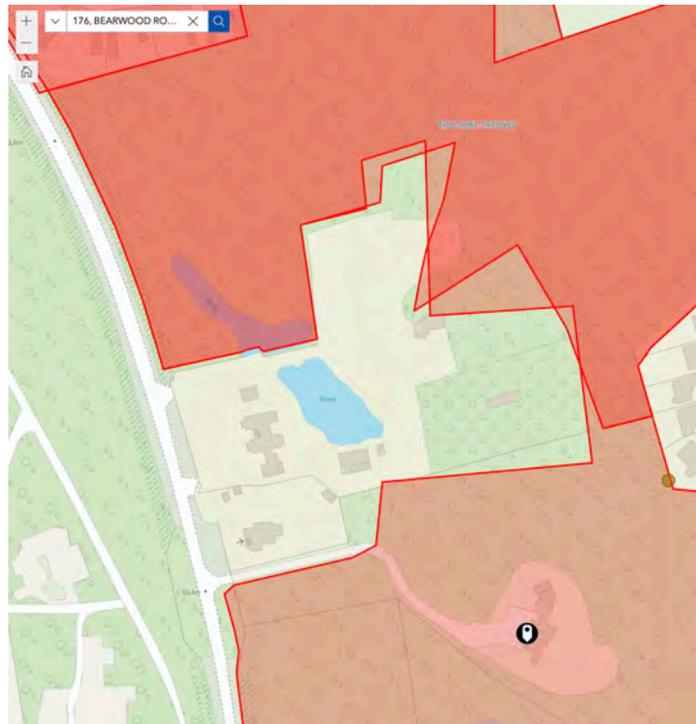
Photo 5



Photo 6

Statutory Tree Protection

- 1.13 Wokingham Borough Councils online mapping resource shows the area of demolition and the proposals are not within a conservation area. The trees just north and east of the area of activity are covered by a TPO ref: 0087-1978-W1 (accessed 25.10.23).



Proposals (Appendix 4)

- 1.14 The proposals are to demolish the existing building and to build a new detached dwelling as shown on the architect's plan (appendix 4). The access will use an existing access point into the site from the south and extend the access to create a new arrival access and parking area to serve the new dwelling.

Tree Works and Removals

- 1.15 The proposals as shown on the site plan do not require any tree removals to facilitate the proposals. The new house and access have been located so as to avoid retained existing trees.
- 1.16 The site plan will require a lateral reduction to both trees of around 2m, to create breathing space between canopy and building. This reduction will likely only require tip removal of various branch tips and small diameter branches to achieve the desired

lateral reduction in canopy. Both trees are mature and can tolerate such minor tree works without impact to the trees. General dead wooding operations would also be desirable to remove any large items of deadwood in the crown, as both were noted as having deadwood and abscised branches present at the time of survey.

Tree Protection (Appendix 2 and 3)

- 1.17 The proposals include demolition works, and as such the protection demolition plan sets out the alignment of heras barriers which will be erected in advance of demolition works, and remain in place until all demolition works and site clearance are completed. There is plenty of space to facilitate such works.
- 1.18 The protection construction plan shows the alignment of heras barriers which will be erected as shown and remain in place until all construction works and hard surfacing are completed.
- 1.19 In respect of flood prevention from rainwater run-off, a low earth bund is required and is located in the outer edge of an RPA of the easternmost tree in G21-B1. The incursions is only a very minor area encroachment into the RPA and will require low earth mounding installed on top of the existing ground level to help retain run off in periods of increased precipitation. The tree can tolerate such a small non-invasive undertaking in the RPA without impact to the tree.

Access and Services (Appendix 5)

- 1.20 Access will be from the existing site access to the south. There is plenty of space internal to the site to store materials, for contractors parking and for deliveries and welfare.
- 1.21 There is a drainage strategy plan that shows services and drainage features outside of RPAs.
- 1.22 No other services information is available at the time of writing. However, the existing house already has services serving the existing property. Due to the scale and nature

of the scheme, there would appear plenty of space to have any required services within the site without affecting the retained trees.

Overbearing Effects

1.23 None anticipated.

Protection Measures

1.24 The following list of activities that must not occur within any RPAs.

- No soil/turf stripping, raising/lowering of ground levels (apart from the new low bund required for rainwater runoff for flood prevention), deposit or excavation of soil or rubble;
- Storage of materials.
- Machinery fuel, chemicals or other materials of any other description must be safely stored if required to be brought to site. There must be equipment to help clean up any spillages that occur, with any chemicals placed on plywood, ground guards or non-permeable sheeting.
- No parking/use of tracked or wheeled machinery.
- No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
- No mixing of cement within RPAs.

1.25 The methods of construction set out above are proportionate to the proposals.

1.26 Provided the measures suggested are implemented, the proposals can be installed without impact to retained survey items.

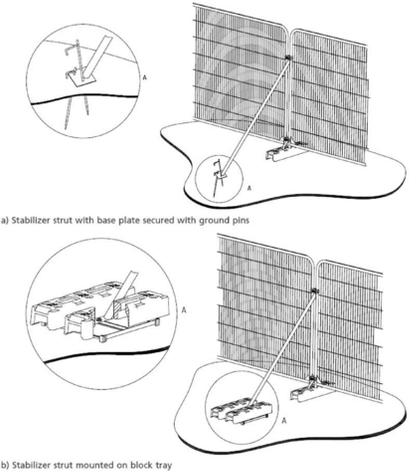


APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est. Direction	Ht. Can. (m)						
G1	Bramble, rhododendron, bamboo, holly	5.0	1	100	1.2	5	C2	As shown				N/A		0.5	M	10+	Fair	Fair	Group of boundary vegetation, dense holly throughout.	None at time of survey.
G2	Blue spruce, Monkey puzzle, magnolia	14.0	1	280	3.4	35	C2	As shown				N/A		1.0	M	10+	Fair	Fair	Three trees in lawn, small shape.	None at time of survey.
T3	Yew	9.0	2	283	3.4	36	C1	0.5	3.0	2.0	2.0	N/A		1.0	M	10+	Fair	Fair	Trimmed to northern side adjacent access.	None at time of survey.
G4	Birch	15.0	1	300	3.6	41	C1	3.0	3.0	3.0	3.0	N/A		7.0	M	10+	Fair	Fair	Several dead trees, limited canopies, deadwood, vegetation at base.	None at time of survey.
T5	Magnolia	9.0	1	430	5.2	84	C1	4.0	4.0	3.0	2.0	N/A		2.0	M	10+	Poor	Fair	Dieback, growing leaves, deadwood.	None at time of survey.
T6	Cypress	12.0	1	540	6.5	132	C1	4.0	4.0	4.0	3.5	N/A		2.0	M	10+	Fair	Fair	Deadwood, thinning canopy.	None at time of survey.
T7	Oak	18.0	1	900	10.8	366	A1	10.0	10.0	10.0	10.0	N/A		2.0	M	40+	Good	Good	Large spreading, minor deadwood, typical of age and species.	None at time of survey.
T8	Yew	7.0	1	372	4.5	63	C1	3.0	3.0	4.0	2.5	N/A		1.5	M	10+	Fair	Fair	Suppressed.	None at time of survey.
T9	Sweet chestnut	7.0	1	200	2.4	18	C1	4.0	4.0	4.0	0.5	N/A		1.5	SM	10+	Fair	Fair	Small tree, suppressed to west.	None at time of survey.
T10	Norway maple	15.0	1	530	6.4	127	B1	4.0	4.0	4.0	4.0	N/A		1.0	M	20+	Fair	Fair	Kinked stem, minor deadwood, fused branches.	None at time of survey.
G11	Birch	9.0	1	100	1.2	5	C1	As shown				N/A		1.0	Y	10+	Fair	Fair	Small cluster of trees in pond edge.	None at time of survey.
T12	Fir	10.0	1	200	2.4	18	B1	2.5	2.5	2.5	2.5	N/A		1.5	EM	20+	Good	Good	Good shape, uniform crown.	None at time of survey.
T13	Pear	11.0	1	310	3.7	43	C1	3.5	2.0	2.0	2.0	N/A		3.0	M	10+	Fair	Fair	Thinning canopy, minor deadwood.	None at time of survey.
G14	Pear	9.5	1	260	3.1	31	C1	As shown				N/A		1.5	M	10+	Fair	Fair	Group aligning north side of outbuilding, minor deadwood.	None at time of survey.
T15	Oak	17.0	1	510	6.1	118	B1	5.0	4.0	5.0	7.0	N/A		1.0	M	20+	Fair	Fair	Moderate abscised branches and deadwood in eastern canopy, lower canopy pruned.	None at time of survey.
T16	Pine	17.0	1	580	7.0	152	B1	4.0	4.0	4.0	4.0	N/A		7.0	M	20+	Fair	Fair	High canopy, good shape. Minor deadwood.	None at time of survey.
T17	Red oak	17.0	1	490	5.9	109	B1	5.5	5.0	3.5	6.0	N/A		1.5	M	20+	Fair	Fair	Kinked stem, canopy favours north west, minor deadwood, included wound north side.	None at time of survey.
T18	Oak	12.0	1	250	3.0	28	C1	1.5	3.0	2.0	4.0	N/A		1.0	EM	10+	Fair	Fair	Minor deadwood, suppressed.	None at time of survey.
T19	Oak	16.0	1	460	5.5	96	C1	2.0	5.0	9.0	5.0	N/A		8.0	M	20+	Fair	Fair	Leaning south, canopy favours south.	None at time of survey.
T20	Oak	16.0	1	270	3.2	33	C1	1.5	3.0	3.0	1.5	N/A		9.0	M	<10	Fair	Fair	Drawn up form, limited canopy.	None at time of survey.
G21	Oak, sweet chestnut, spruce	17.0	1	350	4.2	55	B1	As shown				N/A		5.0	M	20+	Fair	Fair	Group of trees in lawn, minor deadwood. Lower canopies pruned.	None at time of survey.
G22	Oak	17.0	1	470	5.6	100	B1	As shown				N/A		8.0	M	20+	Fair	Fair	Two trees, high canopies, minor deadwood.	None at time of survey.
T23	Oak	20.0	1	680	8.2	209	B1	6.0	6.0	9.0	8.0	N/A		1.0	M	20+	Fair	Fair	Abscised branches, canopy suppression north east, minor deadwood.	None at time of survey.
T24	Oak	20.0	1	760	9.1	261	B1	9.0	6.0	5.0	7.0	N/A		2.0	M	20+	Fair	Fair	Minor deadwood, wide spreading, climbing equipment attached to stem.	None at time of survey.
G25	Mixed fruit apple and damson	5.0	1	125	1.5	7	C1	As shown				N/A		1.0	M	10+	Fair	Fair	Mixed fruit trees, some leaning, minor deadwood.	None at time of survey.

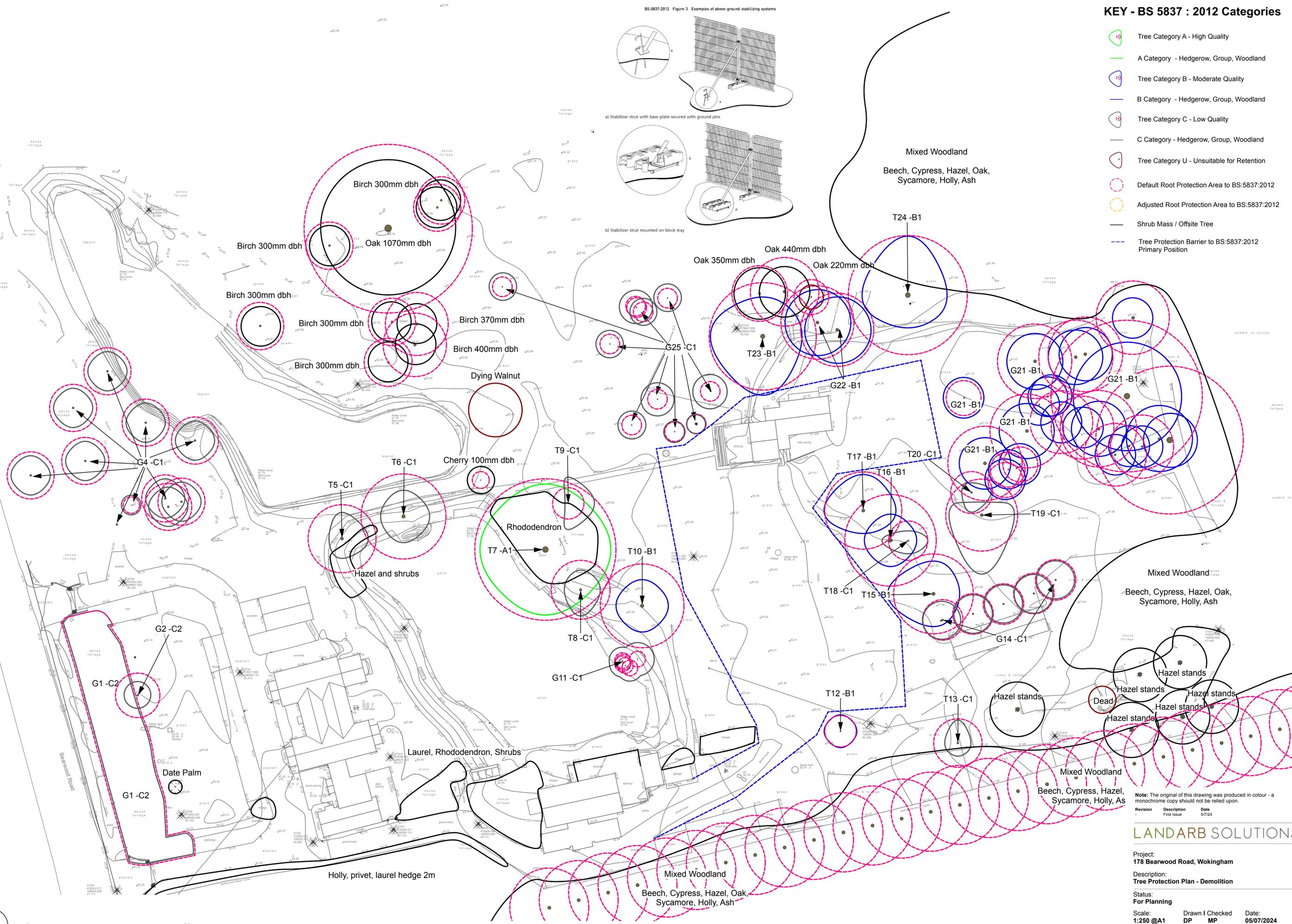


APPENDIX 2: TREE PROTECTION PLAN - DEMOLITION



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Protection Barrier to BS:5837:2012 Primary Position



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

Revision	Description	Date
1	First Issue	5/7/24

LANDARB SOLUTIONS

Project:
178 Bearwood Road, Wokingham

Description:
Tree Protection Plan - Demolition

Status:
For Planning

Scale:
1:250 @A1

Job Number:
LAS 687

Drawn I Checked
DP MP

Date:
05/07/2024

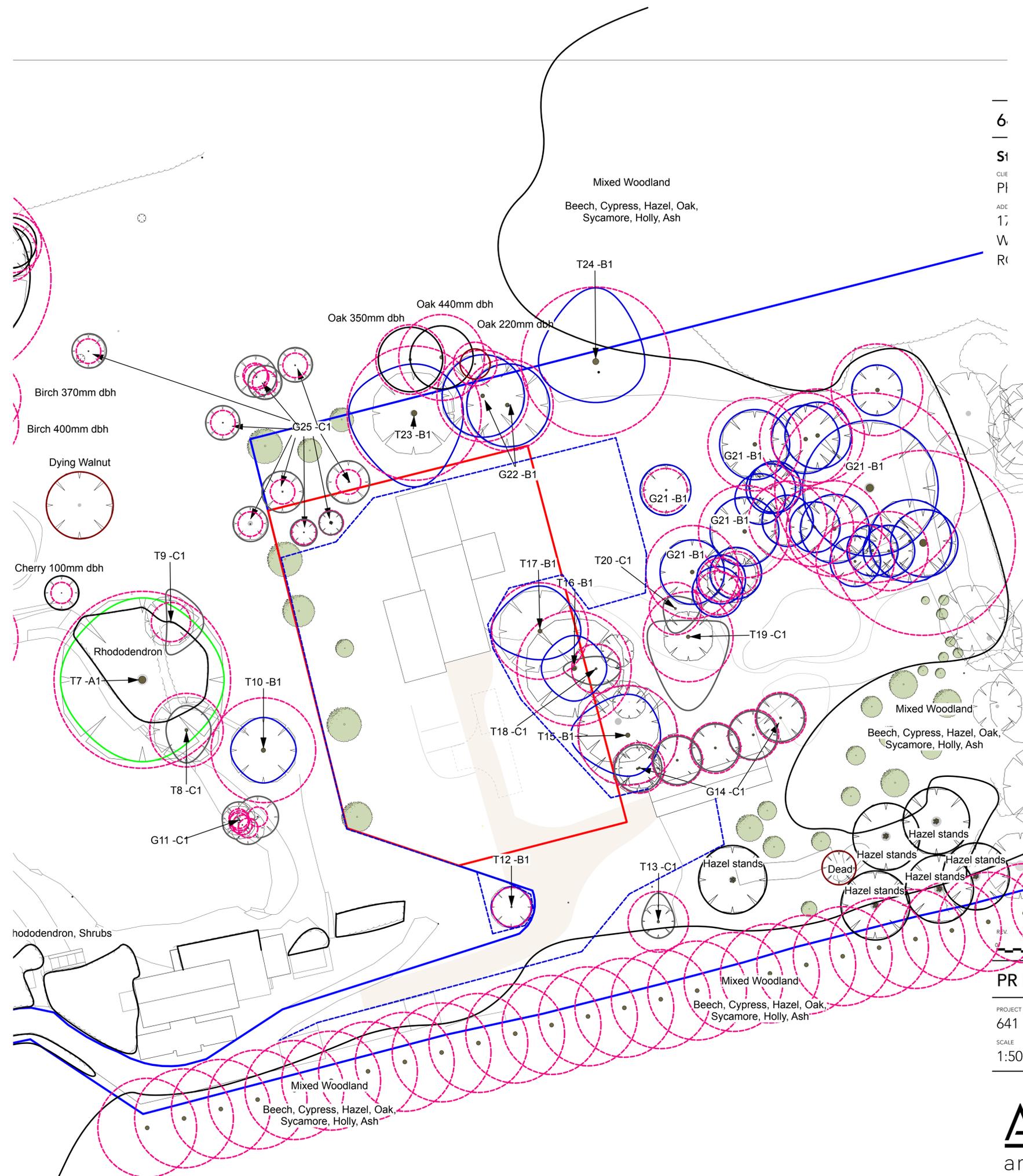
Revision:
-



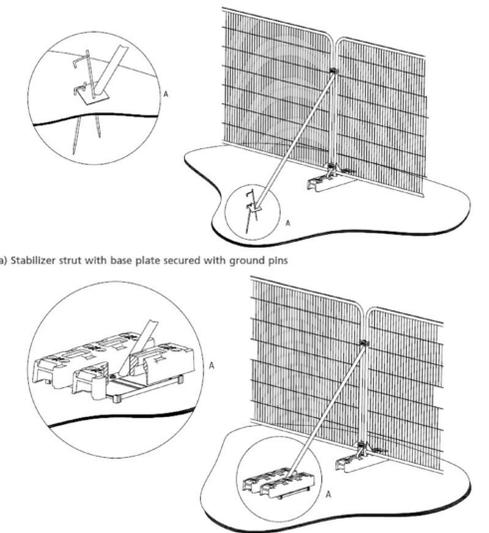
APPENDIX 3: TREE PROTECTION PLAN - CONSTRUCTION

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
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-  Tree Category C - Low Quality
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BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray



PR B
 PROJECT
 641
 SCALE
 1:500

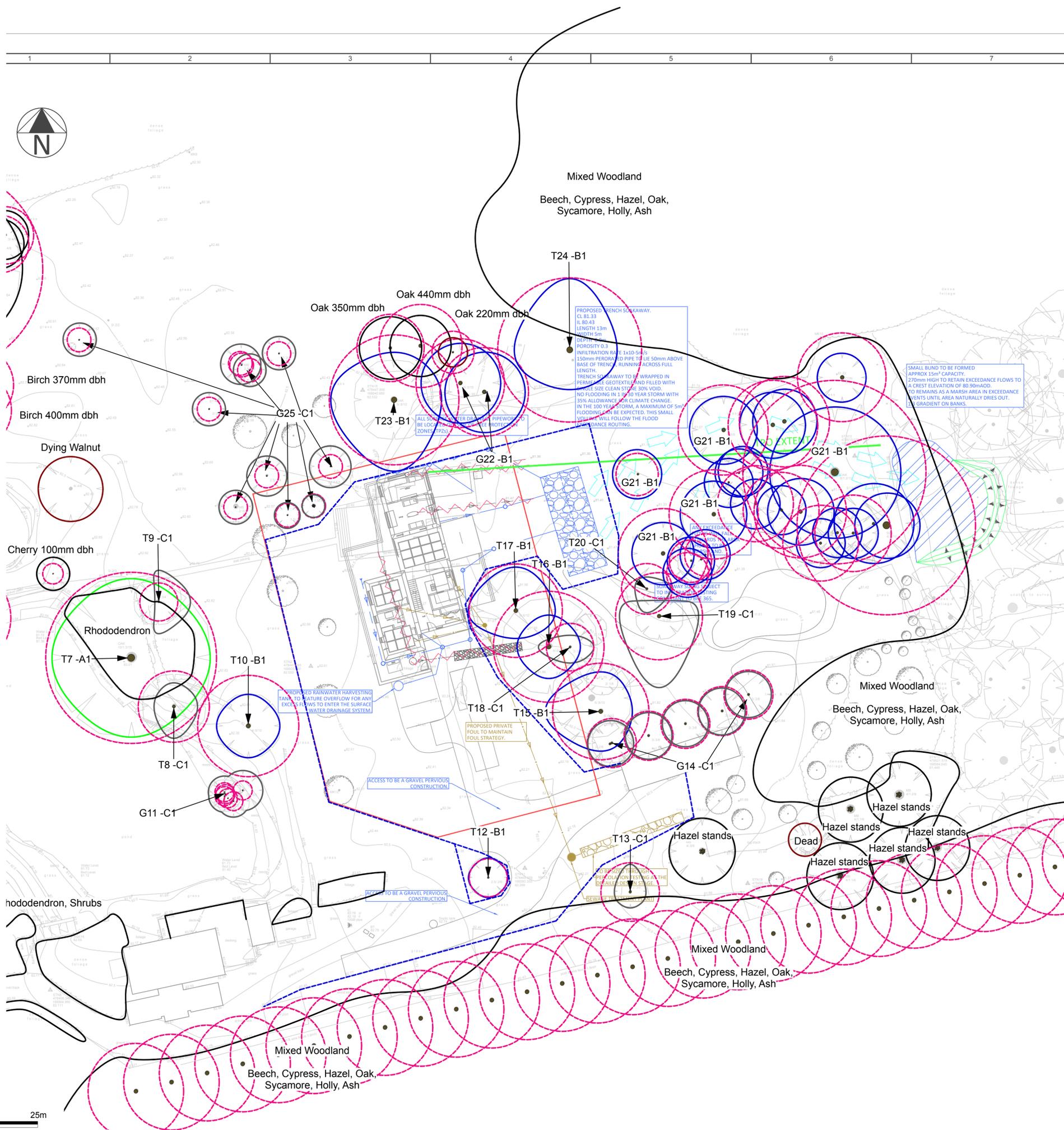
Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
First Issue		5/7/24
A	Second Issue	1/12/25

LANDARB SOLUTIONS

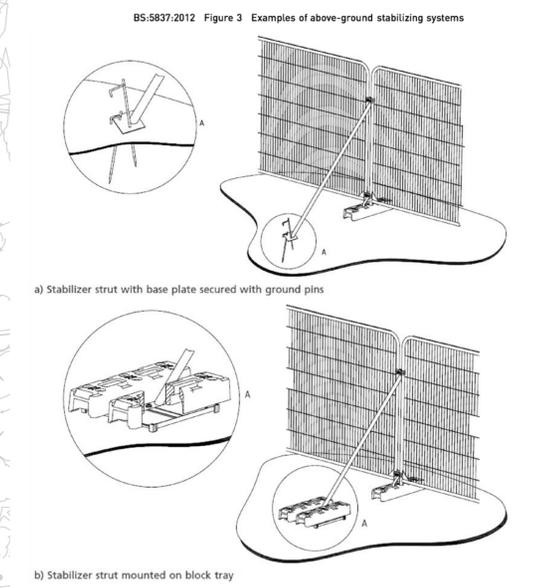
Project:
178 Bearwood Road, Wokingham
 Description:
Tree Protection Plan Construction - Site Proposals
 Status:
For Planning
 Scale:
1:250 @A1
 Job Number:
LAS 687
 Drawn I Checked
DP MP
 Date:
01/12/2025
 Drawing Number:
05
 Revision:
A





KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
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Revision	Description	Date
First Issue		5/7/24
A	Second issue	1/12/25

LANDARB SOLUTIONS

Project:
178 Bearwood Road, Wokingham

Description:
Tree Protection Plan Construction - Drainage

Status:
For Planning

Scale: **1:250 @A1** Drawn I Checked Date:
DP MP 01/12/2025

Job Number: **LAS 687** Drawing Number: **05** Revision: **A**





APPENDIX 4: SITE PLAN

641 The Lodge

Stage 03

CLIENT
Philippa Kay and Luke Sanders
ADDRESS
178 Bearwood Road
Wokingham
RG41 4SH



PR Block Plan

PROJECT	STAGE	DRAWING	REV	DRAWN
641	03	08		IH
SCALE	SIZE	CREATION		
1:500	@ A3 L	Sep 2025		

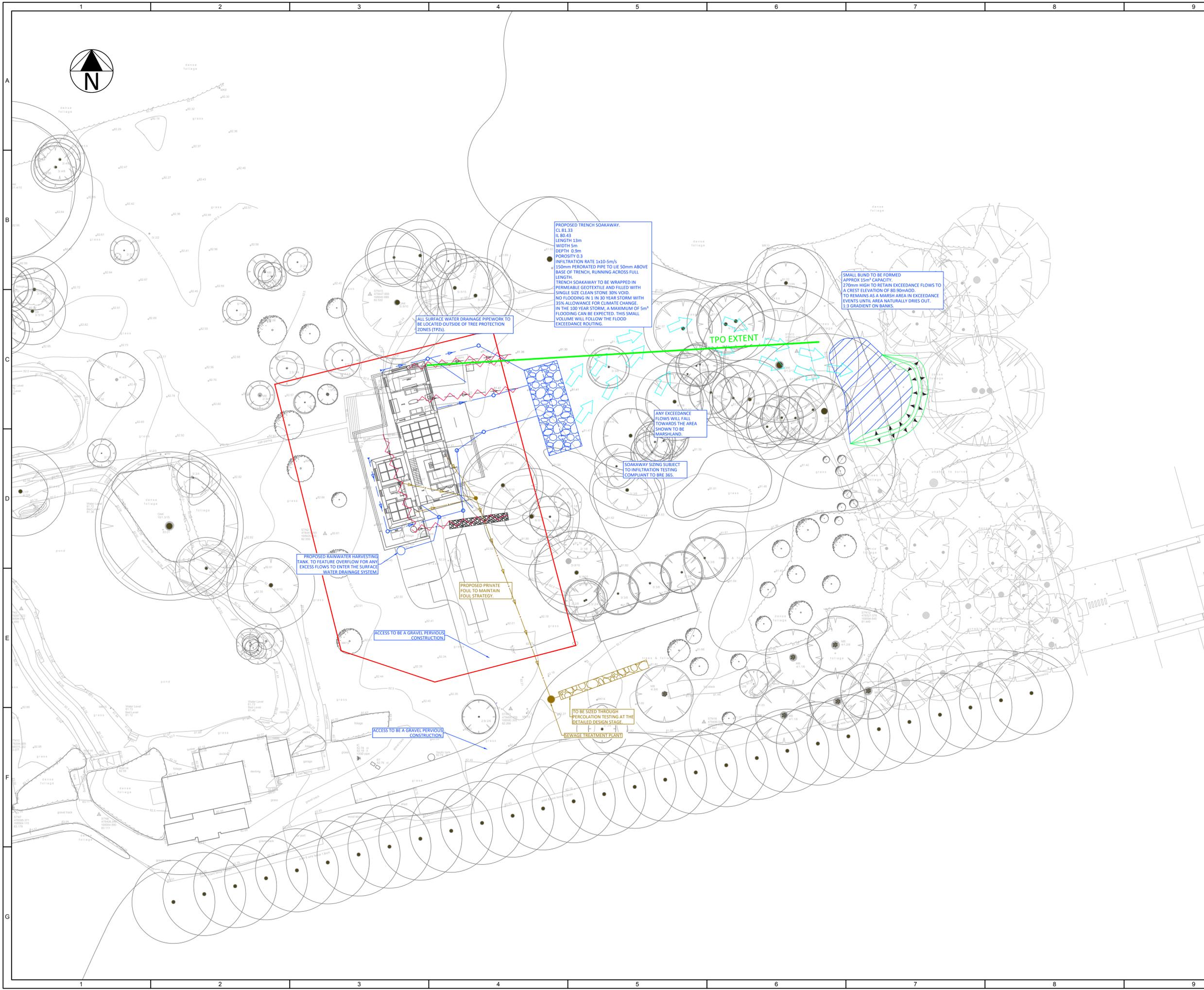


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BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING



APPENDIX 5: DRAINAGE



KEY	
PROPOSED PRIVATE FOUL CHAMBER	
PROPOSED PRIVATE FOUL DRAIN	
PROPOSED PRIVATE SURFACE CHAMBER	
PROPOSED PRIVATE SURFACE DRAIN	
EXISTING CHAMBER/DRAIN TO BE ABANDONED	
EXCEEDANCE FLOW ROUTE	

PROPOSED TRENCH SOAKAWAY.
 CL 81.33
 IL 80.43
 LENGTH 13m
 WIDTH 5m
 DEPTH 0.9m
 POROSITY 0.3
 INFILTRATION RATE 1x10-5m/s
 150mm PERFORATED PIPE TO LIE 50mm ABOVE BASE OF TRENCH, RUNNING ACROSS FULL LENGTH.
 TRENCH SOAKAWAY TO BE WRAPPED IN PERMEABLE GEOTEXTILE AND FILLED WITH SINGLE SIZE CLEAN STONE 30% VOID. NO FLOODING IN 1 IN 30 YEAR STORM WITH 35% ALLOWANCE FOR CLIMATE CHANGE. IN THE 100 YEAR STORM, A MAXIMUM OF 5m³ FLOODING CAN BE EXPECTED. THIS SMALL VOLUME WILL FOLLOW THE FLOOD EXCEEDANCE ROUTING.

SMALL BUND TO BE FORMED
 APPROX 15m² CAPACITY.
 270mm HIGH TO RETAIN EXCEEDANCE FLOWS TO A CREST ELEVATION OF 80.90m AOD.
 TO REMAIN AS A MARSH AREA IN EXCEEDANCE EVENTS UNTIL AREA NATURALLY DRIES OUT.
 1:3 GRADIENT ON BANKS.

ALL SURFACE WATER DRAINAGE PIPEWORK TO BE LOCATED OUTSIDE OF TREE PROTECTION ZONES (TPZs).

TPO EXTENT

ANY EXCEEDANCE FLOWS WILL FALL TOWARDS THE AREA SHOWN TO BE MARSHLAND.

SOAKAWAY SITES SUBJECT TO INFILTRATION TESTING COMPLIANT TO BRE 365.

PROPOSED RAINWATER HARVESTING TANK. TO FEATURE OVERFLOW FOR ANY EXCESS FLOWS TO ENTER THE SURFACE WATER DRAINAGE SYSTEM.

PROPOSED PRIVATE FOUL TO MAINTAIN FOUL STRATEGY.

ACCESS TO BE A GRAVEL PERVIOUS CONSTRUCTION

ACCESS TO BE A GRAVEL PERVIOUS CONSTRUCTION

TO BE SITED THROUGH PERCOLATION TESTING AT THE DETAILED DESIGN STAGE.
 SEWAGE TREATMENT PLANT

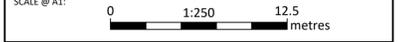
REV.	DESCRIPTION	Date	BY	CHK
I	UPDATED TO MOVE DRAINAGE OUT OF RPA	03.12.25	JJ	RP
H	UPDATED TO MOVE DRAINAGE OUT OF A TPO	11.11.25	JJ	RP
G	UPDATED TO REMOVE OBJECTS FOR DEMOLITION	03.11.25	JJ	RP
F	UPDATED EXISTING TOPO AND RELOCATED FOUL	29.10.25	JJ	RIP
E	UPDATED FOLLOWING NEW SITE PLAN	03.10.25	JJ	RIP
D	UPDATED IN LINE WITH ARCHITECTS SITE LAYOUT	02.08.24	RIP	SW
C	UPDATED BASED ON EXTENDED TOPO	19.02.24	RIP	SW
B	UPDATED FOLLOWING NEW SITE PLAN	19.12.23	RIP	SW
A	DRAFT ISSUE	27.10.23	RIP	SW

DESIGN BY:

CLIENT:
PHILIPPA & LUKE KAY

ARCHITECT:
ARTEL31

DRAWING STATUS:
PLANNING APPLICATION



PROJECT:
**THE LODGE,
 178 BEARWOOD ROAD**

TITLE:
PROPOSED DRAINAGE STRATEGY

PROJECT No:	DRAWING No:	REV:
19721	D03	I