

Report



Arboricultural Method Statement South Wokingham

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Submitted to:

Clancy

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by ADAS for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been conducted, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK ADAS Limited.

Revision History

Revision	Date	Amendment
-	December 2024	Initial Report
Rev A	March 2025	Updated
Rev B	May 2025	Updated Wording
Rev C	December 2025	TPO Application Response and Updated Working Methodology

1 Executive Summary

ADAS was instructed by Clancy to conduct a tree survey and produce an Arboricultural Method Statement for works relating to the project known as SEPD2024 South Wokingham. Clancy are undertaking specific works relating to this project on behalf of Scottish and Southern Electricity networks (SSEN). Other contractors are also involved on the project; however, this Arboricultural Method Statement relates to Clancy works that have the potential to impact upon arboricultural features only.

The purpose of this document is to provide reference and clarification on tree protection and working methods for works near to trees. To achieve this, the methodology for works that may affect the trees will be clearly set out.

An ADAS Arboricultural Consultant carried out an arboricultural survey in line with the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012) methodology. The tree survey recorded the presence of 80 features within influencing distance of the proposed works by Clancy. However, during an additional survey, ADAS found several of the features previously recorded had since been felled. Therefore, ADAS has amended the data within this report to reflect the remaining trees present across the site.

In accordance with section 4.5 and Table 1 of BS5837:2012 the existing trees on the site were categorised according to their quality and value as either category U, A, B, or C. Of the 50 remaining tree features surveyed, five were identified as high-quality (category A), of which two were assessed using the RAVEN - Recognition of Ancient, Veteran & Notable Trees assessment due to having very large girths for their species and were awarded notable status. There were 17 moderate quality (category B), 24 low-quality (category C) and four were assessed as being unsuitable for retention (category U).

A desktop study of Wokingham Borough Council's online mapping service revealed that the site is not located within a Conservation Area (CA). However, there are Tree Preservation Orders (TPOs) on the site. A TPO application (ref: 251817) was submitted to Wokingham Borough Council in July 2025 with a response issued in October 2025.

Additionally, a desk top study of the Department for Environment, Food and Rural Affairs (DEFRA) online mapping tool, MAGIC Maps, revealed there are no Ancient and Semi-Natural Woodland or Ancient Replanted Woodland designations within influencing distance of the works area.

A search on the Woodland Trusts Ancient Tree Inventory confirmed the site does not contain any listed Ancient or Veteran Trees, however, the search found there is one tree awarded notable status within influencing distance of the works. ADAS believes that adopting the approach specified within this report will ensure that the proposed works will not have a significant impact on the health and stability of the

trees which are to be retained and will particularly ensure that these trees continue to contribute to the amenity value of the local area.

2 Introduction

2.1 The Author

This document has been prepared by Arboricultural Consultant Florence Mullins. Florence is an Associate member of the Arboricultural Association and has a BSc Hons degree in Ecology and Conservation Management and a Level 4 Diploma in Arboriculture.

2.2 Client Instruction

ADAS was instructed by Clancy in October 2024 and again in February 2025 by the issuing of a contract detailing that ADAS would carry out a tree survey and produce an Arboricultural Method Statement for the proposed works located in the South Wokingham area.

2.3 Purpose of Report

The purpose of this document is to provide reference and clarification on tree protection and working methods for works near to trees. To achieve this, the methodology for works that may affect the trees will be clearly set out.

This document is also intended as a reference point for all site operatives and a copy will remain with the site manager for the duration of the development.

2.4 Assumptions and Limitations

This assessment is based upon the information provided by the client in addition to information collected by ADAS during a survey of the site undertaken in November 2024 and February 2025. The documents and drawings considered are detailed within **Table 1**.

Table 1: Documentation Considered

Author	Document Title	Drawing / Document Number	Date
Dalcour Maclaren	South Wokingham Plan	South Wokingham Plan	Issued November 2024
Issued by Clancy	CON24461-01ex ALP	CON24461-01ex ALP	Issued November 2024
GEOTEC	Topographical Survey	2409s018	Sep 2024
Clancy	South Wokingham Works Sequence	South Wokingham Works Sequence	November 2024
Nexus Planning / ACD Environmental / Pegasus Group / SSE	South Wokingham Phase 2B – Tree Mitigation for Condition 64	P19-0052-164C	December 2025

The Tree Constraints Plan (TCP) contained in **Appendix 1** has been developed from the tree survey information and the documents listed above. This has been used to assess the potential impact to each arboricultural feature. For completeness the TCP shows all trees surveyed by ADAS including those that have since been felled as identified during the February 2025 survey. ADAS is unsure who has felled the trees, although it is likely linked to a nearby large-scale development. To distinguish the felled trees, these have been marked up in red on the TCP.

A topographical survey was commissioned for part of the survey area. However, the topographical survey did not cover the full survey extent. Therefore, many of the tree locations are indicative only, should it be found that greater accuracy is required then a full topographical survey will need to be provided.

The Tree Protection Plan (TPP) contained in **Appendix 2** has been developed from the tree survey data and the proposed works. The felled trees identified within the TCP in **Appendix 1** have been removed from the TPP.

This report is not a full hazard or risk assessment of trees and should not be used as such.

Trees are living organisms and are constantly adapting to their ever-changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report. Therefore, this report is only valid for a period of one year from the date of the initial site inspection.

2.5 Site Description

The site is situated south of Wokingham town. The western aspect of the site is situated east of a large supermarket (RG40 2NS). There are public footpaths that traverse part of the site, in addition to Emm

Brook that extends on the northern aspect of the site in an east to western direction. The Emm Brook creates a marshy grassland and a riparian corridor.

The site traverses over agricultural land in an eastern direction towards East Hampstead Road. Before continuing east through further agricultural land towards Waterloo Road. East of Waterloo Road, the site continues to William Heelas Way, before extending east into the field situated on the eastern aspect of the road.

There are various tree lined field boundary crossings and roadways extending through the site from north to site. Towards the eastern aspect of the site, there is a Balfour Beatty compound. With the exception of the highways and public footpaths on the western aspect of the site, much of the site is not open to the public.

2.6 Description of Proposed Development

The wider development referred to as the South Wokingham 132kV and 33kV Overhead Line (OHL) Diversion project involves the diversion of the existing BW OHL between towers BW13 and BW18, and a 33kV OHL between pole 16 and pole 37. The works are required to facilitate the construction of a new housing development on land to the south of Wokingham.

The proposed works that Clancy are undertaking on the South Wokingham project involve the installation of a new terminal H poles and the removal of existing H poles and the removal of approximately 100m existing underground cable. Access for these works will be off Finchampstead Road. In addition to the installation of ducting under the three neighbouring roads - East Hampstead Road, Waterloo Road, William Heelas Way Road and one field boundary crossing situated near to Ordnance Grid reference SU 83263 68193. Clancy have confirmed the excavations will be undertaken via mechanical excavators using an open cut methodology.

The open cut methodology involves excavating a trench of approximately 1.5m width and a minimum of 2.5m in depth, within the 10m easement. It is understood that the easement's position was predominantly determined by the development partners of the new South Wokingham Phase 2B housing development based on the proposed layout of that project. The easement's position was also influenced by the location of the existing electricity network (pylons and poles) to which the new cables must connect – this has given the easement fixed start and end points. To the immediate north of the cable easement is a railway line and associated land owned by Network Rail. Relocating the easement further north is not feasible, as this would encroach into Network Rail's estate, and their consent for this would not be granted. To the immediate south of the easement would be new dwellings and streets, for which planning approval has been granted. As such, there are no alternative locations for the cable easement at this location.

Following discussions with both Clancy and SSEN, ADAS has been advised the 10m easement, the alignment of which has been pre-agreed with the customer, is required to be cleared, where feasible, to facilitate the works.

The site compound and storage area will be situated outside of all retained tree RPAs. The indicative site compound location is situated within a grassed field west of Waterloo Road, accessed via an existing field gate off Waterloo Road.

2.7 Tree Survey Methodology

A tree survey was conducted in November 2024 and February 2025 by ADAS Arboricultural Consultant Florence Mullins.

The tree survey was conducted in accordance with the recommendations contained within BS5837:2012 and the guidance contained in Street Works UK (formerly National Joint Utilities Group (NJUG)) Volume 4 Issue 2.

All trees have been visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

The information, shown in **Table 2** below, was recorded as part of the tree survey.

Table 2: Tree Survey Schedule heading descriptions

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees ▪ H = Hedgerow
Species	The English common name has been used.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances, such as in close groups of trees, one height may be measured, and other nearby trees estimated from this height. Measurements are provided in metres.

Column Heading	Description
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi mature, EM = early mature, M = mature, OM = over mature)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in Appendix 3 .
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

2.8 Legislation

2.8.1 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is provided to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990

- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Tree Preservation) (England) Regulations 2012

The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority.

Unauthorized works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine for each tree.

A desktop study of Wokingham Borough Council's online mapping service on 12th December 2024 revealed that the site is not located within a CA. However, the search confirmed that there numerous TPOs on the site. The results from this search are included in **Appendix 4**.

Table 3 below shows the ADAS tree reference number and the corresponding TPO reference.

Table 3: ADAS Tree Reference cross reference to TPO results

ADAS Tree Reference	Wokingham Borough Council TPO Reference	TPO Tree Number
G42 / T40 / T41	TPO-1434-2012	G1
T44	TPO-1341-2010	T1
T78 / T79 / T80	TPO-1341-2010	T6 / T7 / T8
T56 / T58	TPO-1341-2010	T13 / T14
T63	TPO-1340-2010	T1
G68 / T67 / T69 / T70 / G71 / T73	TPO-1340-2010	A1

A TPO application (ref: 251817) was submitted to Wokingham Borough Council in July 2025 with a response issued in October 2025. Wokingham Borough Council has approved the tree works to the TPO trees outlined within this report with exception of the proposed works to T58 (TPO ref: TPO-1341-2010 (T14)) and T63 (TPO ref: TPO-1340-2010 (T1)), which remain outstanding. A separate application will be submitted in relation to the proposed works to T58 and T63.

The TPO application response is contained in **Appendix 5**.

2.8.2 Ancient Tree and Woodland Search

A search on the Woodland Trust's Ancient Tree Inventory on 12th December 2024 confirmed that the site does not contain any listed Ancient or Veteran Trees, however, there is one oak (*Quercus robur*) (tree ID:

46686) that has been awarded notable status. ADAS has cross referenced the tree number and found it to be ADAS tree reference, T63. This tree is also covered by a TPO (TPO-1340-2010) as listed within **Table 3**.

ADAS also undertook a desktop study of the Department for Environment, Food and Rural Affairs (DEFRA) online mapping tool, MAGIC Maps, on the 12th December 2024. The search concluded there are no areas designated as Ancient and Semi-Natural Woodland within influencing distance of the Clancy works. These searches are shown in **Appendix 6**.

3 Tree Survey Results

3.1 Overview

The tree survey identified a total of 50 arboricultural features within influencing distance of the proposed works. In accordance with section 4.5 and Table 1 of BS5837:2012 the existing trees on the site were categorised according to their quality and value as either category U, A, B, or C.

Further details of the tree survey can be found in the survey schedule contained in **Appendix 7**. Trees that were previously recorded during the initial survey that have subsequently been felled, have been identified in the Tree Survey Schedule and have been shaded out.

The tree survey results are summarised in **Table 4** below.

Table 4: Tree survey results summarising the Tree Quality Assessment Grading

Category Description	Tree Quality Assessment Category Grading				Totals
	A	B	C	U	
	Those of high quality with an estimated remaining life expectancy of at least 40 years.	Those of moderate quality with an estimated remaining life expectancy of at least 20 years.	Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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.	
Individual Trees	T44, T63, T74, T78, T80	T18, T34, T40, T56, T58, T60, T62 T70, T73, T75, T79	T12, T15, T27, T28, T30, T31, T36, T41, T49, T50, T55, T59, T61, T67, T69	T29, T33	33
Groups of trees	None	G42, G54, G65, G66, G71, G72	G32, G35, G38, G39, G48, G57, G64, G68, G76	G37, G77	17
Total of each category	5	17	24	4	50

Of the four features awarded high quality status, two features T78 and T80 were assessed using the RAVEN - Recognition of Ancient, Veteran & Notable Trees assessment due to having very large girths for their species. Both trees were awarded notable status. In addition a further category A tree, T63 has been awarded notable status as per the search on the Woodland Trust's Ancient Tree Inventory (**Appendix 6**).

4 Arboricultural Impact Assessment

4.1 Overview

The impact the proposed development is likely to have on the existing trees has been assessed under the following categories, and the findings are summarised in **Table 5** below.

- *Trees proposed for removal. This includes trees:*
 - *that are located within the footprint of the proposed works.*
 - *whose RPAs are heavily affected by the proposed works.*
 - *which are to be removed for reasons of sound arboricultural management.*
- *Retained trees that are at risk of damage through disturbance of RPAs or crowns.*
- *Trees which are unaffected by the proposed works.*

Table 5: Arboricultural Impact Assessment

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Features proposed for removal	▪ Condition (Category U). ▪ Access construction ▪ Conflict with works.	None	T62	48m ² section of G48, 179m ² section of G76, 11m length of G57, T67, T69 , 81m ² section of G68 , 1.5m length of G64 on northern aspect	None	8
Features that are partially removed or at risk of damage through disturbance of RPAs or crowns	Development zones encroach into RPA or impacts the crowns of the trees.	T44, T74, T63, T78	T56, T58 G66, G72, T75, T40	T59, T41	None	12
Retained features that are unaffected by the proposed cable route.	All works outside of RPAs and Canopies.	T80	T18, T34, G42 , G54, T60, G65, T70, T73, G71, T79	T12, T15, T27, T28, T30, T31, G32, G35, T36, G38, G39, T49, T50, T55, T61	T29, T33, G37, G77	30
Totals		5	17	24	4	50

Features in bold within **Table 5** hold TPO status.

East of William Heelas Way Road, the two moderate quality features G66 and G72 have their main stems situated outside of the 10m wide easement, however, the crowns of the trees forming these features overhang the easement creating an average height clearance of 4m with a lowest clearance of 1.5m. To enable the safe retention of these two features and provide sufficient height clearance, it is recommended the southern parts of the overhanging crowns are lifted to 5m. Furthermore, the RPAs situated within the easement have the potential to be impacted and therefore will be protected during the duration of construction.

The three moderate quality trees T70, T73 and G71, are situated outside of the easement. However, as they are situated within the area TPO (TPO-1340-2010) tree protection fencing will be used to exclude these features from all work-related activity.

Adjoining the Waterloo Road crossing, the low quality T59, has an existing crown extent on the northern aspect to approximately 3m, with a crown clearance of <0.50m. The feature has previously been maintained in line with G57 as an element of a boundary hedgerow. It is recommended the northern crown extent is reduced by 1.6m to the edge of the 10m easement to allow for the features safe retention.

Features T58, holding TPO status (TPO-1341-2010) and T63, holding TPO status (TPO-1340-2010), are both situated within the proposed easement. These features will be impacted by the proposed cable trench works but the recommended methods and protection measures outlined in **Section 5** of this report will be implemented with the intention of retaining these features and minimising impacts where reasonably practicable. In addition, T58 currently has a minimum crown clearance of 1.5m and T63 currently has a minimum crown clearance of 1m. As both trees are located within the easement, it is recommended that the crowns of both trees are lifted to 5m in all aspects to provide sufficient height clearance.

The, moderate quality T56, and the low quality, T59, remaining section of G57, T61 and remaining section of G64 all have the potential to be impacted by the Waterloo Road crossing. The southern RPA of T56 and northern RPA of T59 will both require an incursion loss, due to the work associated with minor ground level alternations within the easement for the duration of the works. Both remaining RPAs will be excluded from the works using tree protection fencing.

The moderate quality T75 and high quality T74 are both situated outside the northern aspect of the easement, with their southern crowns overhanging the easement, creating a minimum height clearance of 1m for T74 and 3m for T75. To allow for the features safe retention and provide sufficient height clearance, it is recommended both T75 and T74 have the southern crowns lifted to 5m.

The high quality notable tree, T78, situated south of the easement, has a minimum height clearance of 1m. To allow for the trees safe retention and provide sufficient height clearance, it is recommended the northern crown is lifted to 5m.

The two high quality features, T74 and T78, of which T78 hold TPO status (TPO-1341-2010), and moderate quality T75, have the potential to be impacted by the excavation due to their RPAs being situated within the 10m easement, in addition there is the potential for the trench to pass through a section of their RPAs. The RPAs not included within the trench footprint will be protected by ground protection and tree protection fencing along the edge of the easement.

Adjoining the Easthampstead Road crossing, the high-quality category A tree, T44 has the potential to be impacted, although there are no scheduled excavations to be undertaken within the RPA, there is the potential for work associated activity / vehicle movement to be undertaken within the RPA. Therefore, the RPA will be excluded with tree protection fencing and the use of ground protection where there is no existing hard standing. The RPAs of the moderate T40 and low quality T41 (TPO-1434-2012), will also likely have an incursion loss due to the RPAs extending into the northern aspect of the easement, and the ground levelling works associated with this particular crossing.

The one low quality feature, T15 and one moderate quality feature, T18, are not directly impacted upon by the proposed works, however, their RPAs will be protected and excluded from all work-related activity by the use of tree protection fencing.

The two low quality groups G38 and G39 are situated in reasonable proximity to the work associated with installing a new H pole. However, the RPAs are excluded from work activities using tree protection fencing.

4.2 Tree Removal

The following features have been identified as requiring removal due to being situated within the 10m easement and to allow for safe working practices when excavating the trench / installing the cable.

There is one moderate quality feature, T62, and seven individual low quality features that require either full or partial removal comprising of; 48m² section of G48, 179m² section of G76, 81m² section of G68 holding TPO status (TPO-1340-2010), 11m length of G57, 1.5m length of G64 and two individual trees T67 and T69, both of which hold TPO status (TPO-1340-2010).

The 48m² section of the low quality G48, and 81m² section of G68 consists of young scrub that does not ordinarily meet the requirements to be included within a BS5837:2012 Survey, however, they have been included for a complete overview. Therefore, the removal of the section of G48 and G68 will not have a significant arboricultural impact, nor will it require remedial planting. It should instead be left to naturally regenerate on completion of the works.

At this stage, the intention is to retain the high quality notable tree T63, holding TPO status (TPO-1340-2010), and the moderate quality tree T58, holding TPO status (TPO-1341-2010). However, it should be noted that during the construction phase, retention of these features may not be practicable and their removal may become necessary, with the permission from Wokingham Borough Council.

No further groups or individual trees require removal to facilitate the works. The project arboricultural consultant should be consulted if additional trees are required for removal as the project progresses and permissions sought from Wokingham Borough Council.

4.3 RPA Incursion

The low quality T59 is situated outside the southern aspect of the 10m easement. The topography of the easement in this particular location will require some minor levelling to enable the trench to be safely installed. This will create an incursion into the RPA by 1.6m², reducing the overall RPA from 13.1m² to 11.5m² resulting in a percentage loss of 12.2%. This is deemed to be within the trees tolerable limits.

The moderate quality T56 is situated outside the northern aspect of the 10m easement. The topography of the easement in this particular location will require some minor levelling to enable the trench to be safely installed. This will create an incursion into the RPA by 12.4m² reducing the overall RPA from 113.1m² to 110.7m² resulting in a percentage loss of 10.9%. This is deemed to be within the trees tolerable limits.

The low quality T41 is situated outside the northern aspect of the 10m easement. The topography of the easement in this particular location will require some minor levelling to enable the trench to be safely installed. This will create an incursion into the RPA by 8.23m² reducing the overall RPA from 191.2m² to 182.9m² resulting in an RPA percentage loss of 4.3%. This is deemed to be within the trees tolerable limits.

The moderate quality T40 is situated outside the northern aspect of the 10m easement. The topography of the easement in this particular location will require some minor levelling to enable the trench to be safely installed. This will create an incursion into the RPA by 6.6m² reducing the overall RPA from 215.4m² to 208.8m² resulting in an RPA percentage loss of 3%. This is deemed to be within the trees tolerable limits.

The specified RPA percentage losses have been calculated to be within the trees tolerable limits. It is not anticipated this will have a long term detrimental impact on the trees (T59, T56, T41 and T40) overall health and vitality.

4.4 Remedial Planting

To mitigate the loss of the one moderate, partial / full loss of the seven low quality features (with the exception of G64 and G68) and the potential loss of an additional high quality tree and moderate quality

tree required to facilitate the proposed development, a remedial planting scheme that addresses the clients Natural Environment Policy is recommended. This should comprise a suitable mix of locally sourced native tree species, and species already present within the site to the original location. Details of the proposed tree replacement planting has been provided within Section 4 of the Tree Mitigation Strategy, referenced in **Table 1** of this report, provided by Miller Homes and Kier Property to discharge Condition 64 of the planning permission (ref: 191068). The replacement planting will be delivered via the South Wokingham Phase 2B project.

4.5 Tree Pruning

The southern aspects of the crowns forming two moderate quality features G66 and G72 overhang the easement creating an average height clearance of 4m with the lowest clearance of 1.5m. It is recommended the southern aspects of these trees crowns are lifted to 5m.

In addition to one further moderate quality feature, T75 and one high quality feature T74 have their southern crowns overhanging the easement, creating a minimum height clearance of 1m for T74 and 3m for T75. It is recommended both T75 and T74 have the southern crowns lifted to 5m.

The one high quality notable tree, T78, has a minimum height clearance of 1m on the norther aspect of the crown over the easement, it is recommended this tree has its northern crown lifted to 5m. Due to high quality notable feature T78 holding TPO status (TPO-1341-2010) permissions must be granted by Wokingham Borough Council prior to any facilitation tree works.

The low quality T59, has an existing crown extent on the northern aspect to approximately 3m, with a crown clearance of <0.50m. It is recommended the northern crown extent is reduced by 1.6m to the edge of the 10m easement.

Finally, moderate quality tree T58 and high quality tree T63 are both situated within the easement with minimum crown clearances of 1.5m and 1m respectively. It is recommended that the crowns of both trees are lifted to 5m in all aspects to provide sufficient height clearance within the easement. Due to both trees holding TPO status, T58 (TPO-1341-2010) and T63 (TPO-1340-2010), permission must be granted by Wokingham Borough Council prior to any facilitation tree works.

No further pruning is anticipated to facilitate the works. Should it become apparent once works have started, further facilitation pruning is required, no works should be undertaken until the permission has been granted from Wokingham Borough Council and the project arboricultural consultant has been consulted who can advise on the best practice guidance prior to any pruning works commencing.

4.6 Works within RPA's

The potential works to be undertaken within the RPA's of retained trees are summarised in **Table 6**, along with details of recommended mitigation measures. Further RPA guidance can be found in **Appendix 8**.

Table 6: Summary of potential damage to retained trees.

Tree Number	Species	Potential Cause of Damage	Mitigation
T44	Oak	Root damage and crown damage from works associated activities within the RPAs	- Use of banksmen for all work with machinery with booms. - Use of tree protection fencing to exclude as much of RPA as possible from Clancy operations. - Ground protection to be used where there is no existing hardstanding within the RPA.
T40, T41, G57, T59	Various	Root damage and crown damage from RPA extending into the easement.	- Use of banksmen for all work with machinery with booms. - All roots calculated within the RPA incursion within the easement can be cut back to the easement edge if ground levelling is required under arboricultural supervision. - If ground levelling is not required, ground protection shall be installed to protect the RPA within the easement for passage of vehicles and pedestrians. - Use of tree protection fencing along the edge of the easement to prevent accidental damage to retained trees adjacent to the easement.
G66, G72	Oak	Root damage / severance and crown damage from RPA extending into the easement	- Use of banksmen for all work with machinery with booms. - Use of tree protection fencing along edge of easement to exclude RPA from Clancy operations. - Use of ground protection for RPAs within the easement. - Trench location to be situated within easement outside of RPA.
T74, T78, T75	Various	Root damage / severance and crown damage from cable duct installation	- Use of banksmen for all work with machinery with booms. - Use of tree protection fencing to exclude RPA for edge of easement.

Tree Number	Species	Potential Cause of Damage	Mitigation
			- Ground protection to be used for passage of vehicles / pedestrians within RPA. - Arboricultural supervision for all excavations within the RPAs of T74, T75 and T78. - All roots greater than 25mm diameter to be retained. - Excavations to be undertaken using a vacuum excavator / air lance or hand digging methodology. - Prior and upon completion of the excavation, ground protection will be used to cover the whole easement within this section due to overlapping RPAs. - Ground protection may only be removed from the trench location during the trenching operations.
T58, T63	Oak	Root damage / severance and crown damage from cable duct installation	- Use of banksmen for all work with machinery with booms. - Excavations will be phased ensuring tree protection fencing and ground protection is installed in areas where excavations are not actively taking place. - Arboricultural supervision for all excavations taking place in the RPAs of T58 and T63. - All roots greater than 25mm diameter to be retained. - Excavations to be undertaken using a vacuum excavator / air lance or hand digging methodology. - Prior and upon completion of the excavation, ground protection will be used to cover the whole easement within this section due to overlapping RPAs. - Ground protection may only be removed from the trench location during the trenching operations. - Where roots are retained and temporarily exposed within excavations, they will be protected by covering in hessian.

Tree Number	Species	Potential Cause of Damage	Mitigation
			More details are contained in Section 5 of this report.

The proposed cable trench excavations will be situated within the RPAs of the moderate quality TPO tree T58 (TPO-1341-2010) and high quality TPO tree T63 (TPO-1340-2010). The recommended methods and protection measures outlined in **Section 5** of this report will be implemented with the intention of retaining these features and minimising impacts where reasonably practicable. Any works proposed within the RPAs of these features will be subject to the prior approval of Wokingham Borough Council.

Should it become evident during construction that retention of either tree is not feasible due to unacceptable risks to tree stability or due to construction safety, the trees may be unable to be retained and the need for their removal would be addressed accordingly, with the permission of Wokingham Borough Council.

4.7 TPO Application Response (ref: 251817)

Of the eight features that require either partial or full removal to facilitate the works, the following features hold TPO status: G68, T67, T69 (TPO-1340-2010).

Of the four features that require a percentage loss of their overall RPA, the following features hold TPO status: T40, T41 (TPO-1434-2012) and T56 (TPO-1341-2010).

Of the eight features that require facilitation pruning works, the following features hold TPO status: T58 (TPO-1341-2010), T63 (TPO-1340-2010) and T78 (TPO-1341-2010).

In October 2025, Wokingham Borough Council issued their response following the TPO application (ref: 251817) requesting consent for the above works, contained in **Appendix 5**. Consent has been granted for the following:

- Removal of G68, T67, T69 (TPO-1340-2010);
- RPA incursion loss to T40, T41 (TPO-1434-2012) and T56 (TPO-1341-2010);
- Facilitation pruning works to T78 (TPO-1341-2010).

The request for the proposed works to T58 (TPO ref: TPO-1341-2010 (T14)) and T63 (TPO ref: TPO-1340-2010 (T1)) remain outstanding where a separate application will be submitted in relation to these features.

5 Method Statement

5.1 Overview

The contractors working for / on behalf of Clancy will be following the precautions set out below.

5.2 Facilitation Tree Work

5.2.1 Tree pruning and Tree Felling

The removal of T62, T67, T69, 48m² section of G48, 179m² section of G76, 81m² section of G68, 11m length of G57 and 1.5m length of G64. In addition to the facilitation pruning works to T58, T63, G72, G66, T59, T75, T74 and T78 must first be undertaken, prior to construction operations commencing.

No further facilitation works or tree removal are anticipated prior to the commencement of Clancy works. However, if it becomes necessary as the project progresses the project arboriculturist should be consulted and permission for Wokingham Borough Council granted.

All felling and pruning operations should be conducted in accordance with BS3998:2010 'Recommendations for Tree Work;' current arboricultural industry guidelines and best practice; and all relevant Health & Safety standards. Tree work is a specialist task that requires operatives to be appropriately qualified, skilled, and adequately insured. Guidance on selecting an appropriate contractor can be obtained from the Arboricultural Association, who also maintains a directory of Approved Contractors. The Arboricultural Association can be contacted on 01242 522152 or via their website <http://www.trees.org.uk>.

5.3 Working Methods to be Adopted

The following general precautions will be taken where works are proposed within or adjacent to the RPA or above ground parts of trees:

1. Crown lifting will take place prior to any construction activity commencing and on conformation from the project arboricultural consultant and Wokingham Borough Council.
2. No excavations will be conducted within 1m of the base of any tree without arboricultural supervision.
3. Ground protection, such as Tuff Track will be installed along the route prior to any construction activity commencing where there is no hard standing for vehicle movement / storing of spoil within the retained trees RPAs. An example of TuffTrack is included in **Appendix 9**.
4. Use of machinery with booms will have a banksman to prevent accidental contact of the boom with the retained trees.

5. As the roots of the trees extend well beyond the limits of the RPAs, no fuels or chemicals should be poured or stored within an area equal to the height of the tree.
6. No materials or equipment should be stored within the RPAs of any trees.
7. Nothing will be attached to the trees.
8. All excavations pertaining to the trench within the RPAs of T58, T63, T74, T75 and T78 will be undertaken with arboricultural supervision and the use of a vacuum excavator / air lance, or suitable hand dig approach.
9. All excavations pertaining to changes in ground level within the RPAs of T40, T41, T56 and T59 will be undertaken with arboricultural supervision.
10. Tree protection fencing and Ground protection will be installed around retained trees as detailed on the TPP in **Appendix 2** prior to works commencing in an area.
11. All excavations outside of the retained trees RPAs can be done by the contractors preferred method without arboricultural supervision but with the tree protection measures installed as advised in **Section 5**.

5.4 Construction Exclusion Zone (CEZ)

The CEZ is defined as either side of the works area and around the retained trees by the RPAs shown on the TPP contained in **Appendix 2**. Where possible the CEZ is positioned to protect both the crowns and the Root Protection Areas (RPA) of the retained trees.

5.5 Barriers

In line with Section 6.2.2 of BS5837:2012, which requires that the tree protection barriers be fit for the purpose of excluding construction activity and that they provide adequate protection to the trees, it is proposed that they will consist of 2m tall, welded mesh panels supported on concrete feet. Each panel will be secured to its neighbour with a minimum of 2 anti-tamper couplers secured so that they can only be undone from inside the CEZ. The panels will be further supported by stabilizer struts which will be pinned to the ground. An example of this type of barrier is contained in **Appendix 10**.

Due to the nature of the site, fixed tree protection barriers for the duration of the works may not be feasible, therefore the protection barriers should be used in a 'rolling' method as various sections of work get completed. Their precise location and construction will be agreed on site between the project arboricultural consultant and the Clancy Site Manager before any site works commence. An alternative method of tree protection fencing can consist of standard site plastic 2m long Chapter 8 barriers secured in place with metal stakes to prevent movement as shown in **Appendix 11**. This alternative type of fencing will be easier for contractors to implement as the works progress across the site.

Inside the CEZ the following prohibitions will be complied with:

- No excavations, including by hand, unless approved by Wokingham Borough Council.
- No storage of machinery.
- No storage or handling of building materials, fuel, chemicals, or spoil.
- No fires.
- No vehicular access.
- No pedestrian access, unless approved by Wokingham Borough Council.
- No alteration, increase or decrease, to existing ground levels, unless approved by Wokingham Borough Council.
- No excavation or installation of services, unless approved by Wokingham Borough Council.

To ensure that the CEZ remains intact, the tree protection barriers will not be moved or temporarily dismantled except in specific situations. Such events are to be discussed and approved by the project arboricultural consultant and Clancy site manager.

To enable site operatives to appreciate the purpose of the protective fencing and reduce the risk of operatives attempting to move them, all-weather notices will be erected on the barriers like the example in **Appendix 12**. The barriers will only be adjusted or removed if prior written approval is obtained from the project arboricultural consultant.

5.6 Trenching within the RPAs of trees

In the first instance temporary exclusion fencing shall be installed as described in **Section 5.5** above.

There is minimal existing hard standing across the works area, therefore, when trenching within the RPAs, the following precautions will apply.

- All excavations within the RPAs of T74, T75, T78, T40, T41, T56 and T59 will be carried out under the supervision of the project arboricultural consultant who will advise on root pruning and tree protection methods.
- The trench within the retained trees RPAs will be kept as narrow as possible and not exceed the approximate 1.5m width.
- Roots encountered less than 25mm diameter will be pruned back to the trench edge using a pruning saw or secateurs to leave a clean cut. No roots larger than 25mm diameter will be severed at any time without first consulting the project arboricultural consultant.
- A vacuum excavator will be used when excavating within the RPAs of T74, T75 and T78. If a vacuum excavator is not feasible in these areas, then hand digging will be required.

- When working within the RPAs of T40, T41, T56 and T59 the excavator will use light scrapes to expose any roots. When the root has been exposed it can be cut back to the easement edge. The digger shall not rip roots out during excavation leaving frayed edges.
- Temporary proprietary surfacing, such as TuffTrak which is flexible and conforms to the existing surface (and will therefore not require excavation or infill to level out surfaces), will be used for all vehicle and pedestrian movements to prevent compaction of the ground when working within retained trees RPAs. An example of TuffTrak is shown in **Appendix 9**.
- No roots will be left exposed for a period of over 24 hours.
- Spoil will not be stored within the RPAs of any retained trees, unless suitable ground protection is in place.
- Backfill should, where possible, contain originally excavated material.
- Consultation and approval for any changes to the AMS will be required from the project arboricultural consultant and Wokingham Borough Council.

5.6.1 Trenching within the RPAs of T58 and T63

In the first instance, the TPO-protected trees T58 and T63 are intended to be retained, therefore it is recommended that the following working methods and tree protection measures are implemented:

- The trench excavations shall be phased ensuring tree protection fencing and ground protection is installed in areas where excavations are not actively taking place.
- Excavations are to be undertaken using a vacuum excavator / air lance or hand digging methodology.
- All roots greater than 25mm diameter shall be retained in situ. Roots up to 25mm may be pruned back under arboricultural supervision using a pruning saw or secateurs, leaving a clean-cut surface and a lateral root where possible.
- Where roots are retained and temporarily exposed within the excavation, they will be covered with hessian cloth which will be kept damp in hot months and dry in cooler months to avoid desiccation. In addition to hessian, where trenches are left open overnight they shall be covered with trench cover boards, for example, to reduce the risk of further desiccation.
- All excavations within the RPAs of T58 and T63 will be carried out under the supervision of the project arboricultural consultant who will advise on root pruning and tree protection methods.
- The cable ducting shall be installed beneath any retained roots.
- Backfill should, where possible, contain originally excavated material.
- Use of a banksman for all work with machinery with booms.
- Ground protection may only be removed from the trench location during the trenching excavations.

- Prior and upon completion of the excavation, ground protection will be used to cover the whole easement within this section due to overlapping RPAs.
- Where trench supports are required for safety purposes, the use of timber posts for trench support would be the preferred method and should, where practicable, be installed around retained roots. However, if it is found that during construction a large quantity of large diameter roots are exposed where structural stability becomes a risk and the installation of the trench supports become compromised, the felling of one or both trees may be unavoidable.

5.7 Arboricultural supervision

Arboricultural supervision is recommended for the works through the RPAs of T58, T63, T74, T75, T78, T40, T41, T56 and T59.

If at any point throughout the works further advice is required regarding safe retention of the trees, the project arboriculturist should be contacted.

6 Arboricultural Input

6.1 Sequence of Events

The following Arboricultural Sequence of Events shall be referenced during the works process:

Wokingham Borough Council Approved Arboricultural Method Statement
▼
Pre-commencement site meeting (if necessary) / Arboricultural Toolbox Talk
▼
Facilitation tree works as described in as described in Section 5.2
▼
Installation of temporary tree protection fencing in work areas on a 'rolling' method and installation of ground protection
▼
Commencement of works with arboricultural supervision within the RPAs of T58, T63, T74, T75, T78, T40, T41, T56 and T59
▼
All Clancy works completed
▼
Removal of tree protection fencing

6.2 Key Contacts during Development

A list of key contacts relevant to this site that may be required throughout the duration of the works has been included in **Appendix 13**.

6.3 Arboricultural Monitoring

A Project Arboricultural Consultant will be appointed to monitor the tree protection measures on site. The purpose of this is to ensure the protection measures remain in situ and continue to provide sufficient protection to the trees.

This role will initially entail the Project Arboricultural Consultant liaising with the works contractor and Wokingham Borough Council to ensure the recommended protection measures are suitably installed. Once the tree protection measures have been installed, and construction activity commences, the extent of any on-going site monitoring is at the discretion of Wokingham Borough Council.

A formal record of these supervisory visits will be kept on file; a copy should also be circulated to all relevant parties, including the Wokingham Borough Council. The Project Arboricultural Consultant will be

kept informed of the progress of works and of any changes to the AMS. The site manager will be made aware of the importance of keeping vehicles and machinery to the temporary ground protection and the correct use of tree protection fencing to prevent damage to trees present on the site.

7 Conclusion

The tree survey conducted in November 2024 and February 2025 identified a total of 50 arboricultural features within influencing distance of the proposed works, located in South Wokingham.

A desktop study of Wokingham Borough Council's online mapping service revealed that the site is not located within a Conservation Area. However, the search confirmed that there are TPOs on the site. Additionally, a desk top study of the Department for Environment, Food and Rural Affairs (DEFRA) online mapping tool, MAGIC Maps, revealed there are no Ancient and Semi-Natural Woodland designations on the site, although a search on the Woodland Trust's Ancient Tree Inventory confirmed that the site does not contain any listed Ancient or Veteran Trees, however, there is one oak that has been awarded notable status.

The proposed works requires the removal / partial removal of eight features comprising one moderate quality feature T62 and seven low quality features comprising of; 48m² section of G48, 179m² section of G76, 81m² section of G68 (TPO-1340-2010), 11m length of G57, 1.5m length of G64 and two individual trees T67 and T69, both of which hold TPO status (TPO-1340-2010).

To mitigate the loss of the features mentioned above, replacement planting will be delivered via the South Wokingham Phase 2B project. Details of the proposed tree replacement planting has been provided within Section 4 of the Tree Mitigation Strategy document provided by Miller Homes and Kier Property to discharge Condition 64 of the planning permission (ref: 191068).

Facilitation tree work is required to three high quality features T63, T74 and T78. The feature T63 is of notable status and holds TPO (TPO-1340-2010), T78 is of notable status and holds TPO (TPO-1341-2010), four moderate quality features T58, holding TPO (TPO-1341-2010), G66, G72 and T75 and one low quality feature T59.

The works also require the percentage loss of the RPAs within tolerable limits, to the features; low quality T59 and T41, and two moderate quality features T40 and T56. Of these features three hold TPO status, T40, T41 (TPO-1434-2012) and T56 (TPO-1341-2010).

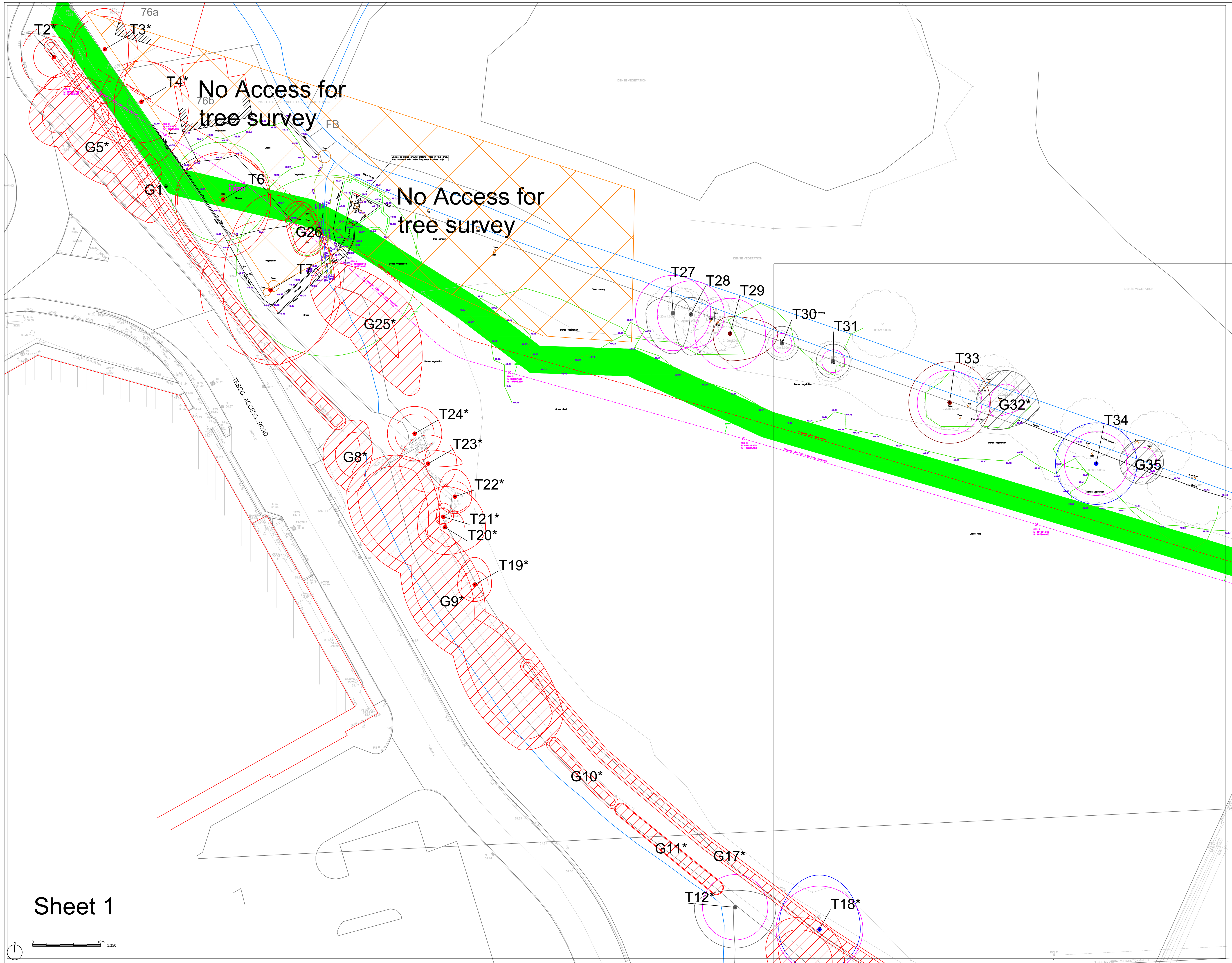
The following features that hold TPO status requiring either, full removal, partial removal, facilitation pruning or excavation works are G68, T67, T69, T58, T40, T41, T56, T63 and T78. Permission to carry out works on to G68, T67, T69, T40, T41, T56 and T78 has been granted under the TPO application (ref: 251817) issued by Wokingham Borough Council in October 2025.

Permission to carry out the facilitation pruning and works within the RPAs of T58 and T63 remains outstanding and will be sought via a separate application. As part of this application, it should be noted that if a significant number of large diameter roots of T58 or T63 are impacted during construction, the felling of one or both trees may become necessary, for which permission will also be requested.

ADAS is satisfied that if the recommendations contained within this Arboricultural Method Statement are followed, then the proposed development can take place with minimal harm being caused to the retained trees on site providing the specified tree protection measures are in place as described within the report and on the TPP in **Appendix 2**.

Appendix 1: Tree Constraints Plan (TCP)

See following page.

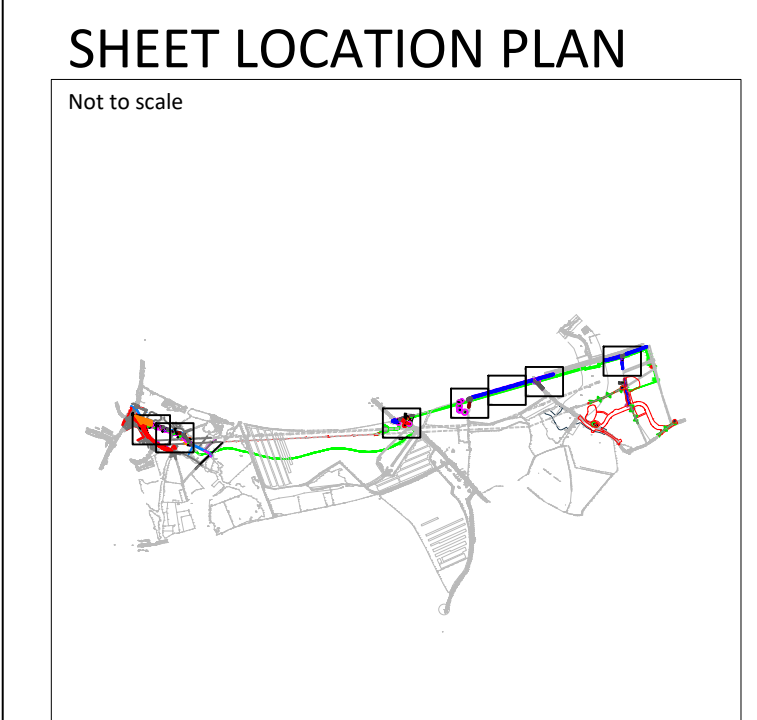


LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- T#***
Trees not included in original site survey and therefore positions are indicative only.
- Features recorded in the original survey that have been removed and are no longer a consideration.
- No access at time of survey
- Easement

Based on SSEN drawing (South Wokingham Plan.dwg, 2409s018.dwg and CON2461-01ex ALP.dwg. Please see original for details.
This drawing was produced in colour; a monochrome copy should not be relied upon.



Second Issue	Updated Survey	March 2025
First Issue		December 2024
Rev.	Issue Details.	Date.

Client:
Clancy

Project:
South Wokingham

Drawing Title:
Tree Constraints Plan

Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP

Scale: A1 @ 1:250 / Sheet 1

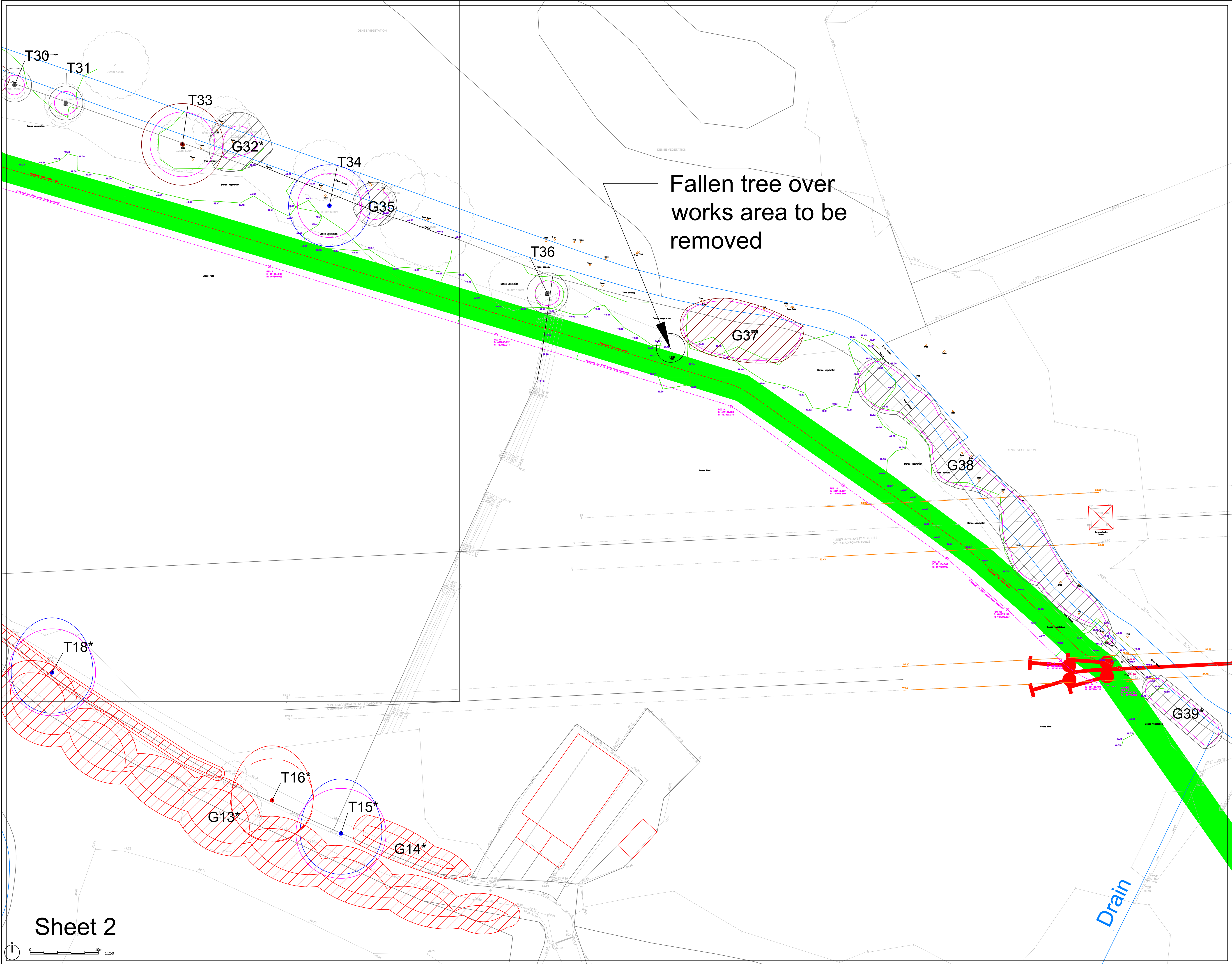
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Date: 5/12/24

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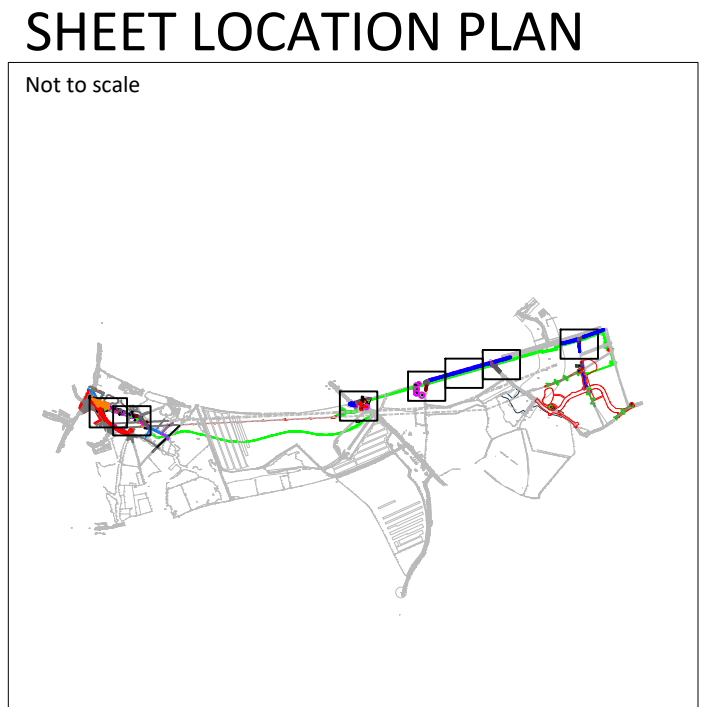


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Drawing Title:
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Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP

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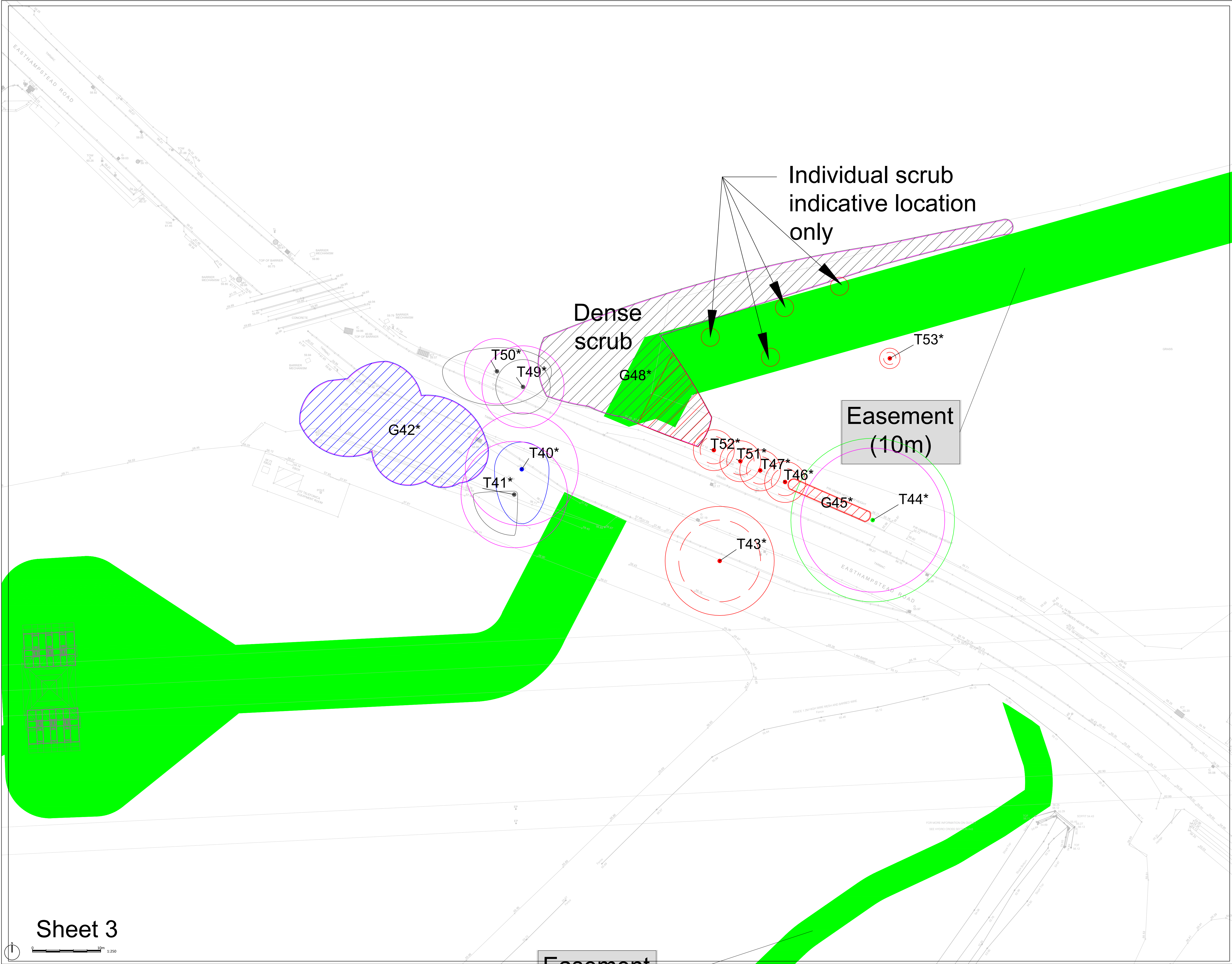
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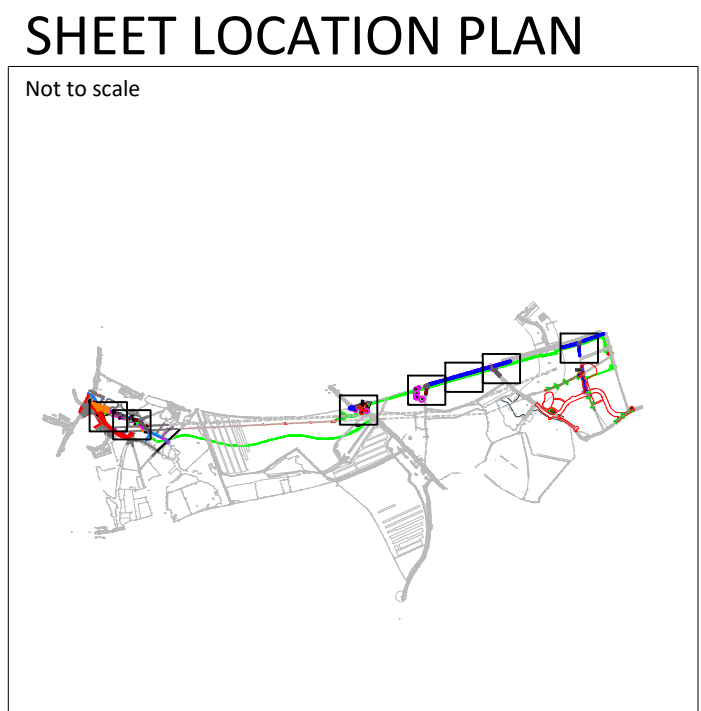


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Project:
South Wokingham

Drawing Title:
Tree Constraints Plan

Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP

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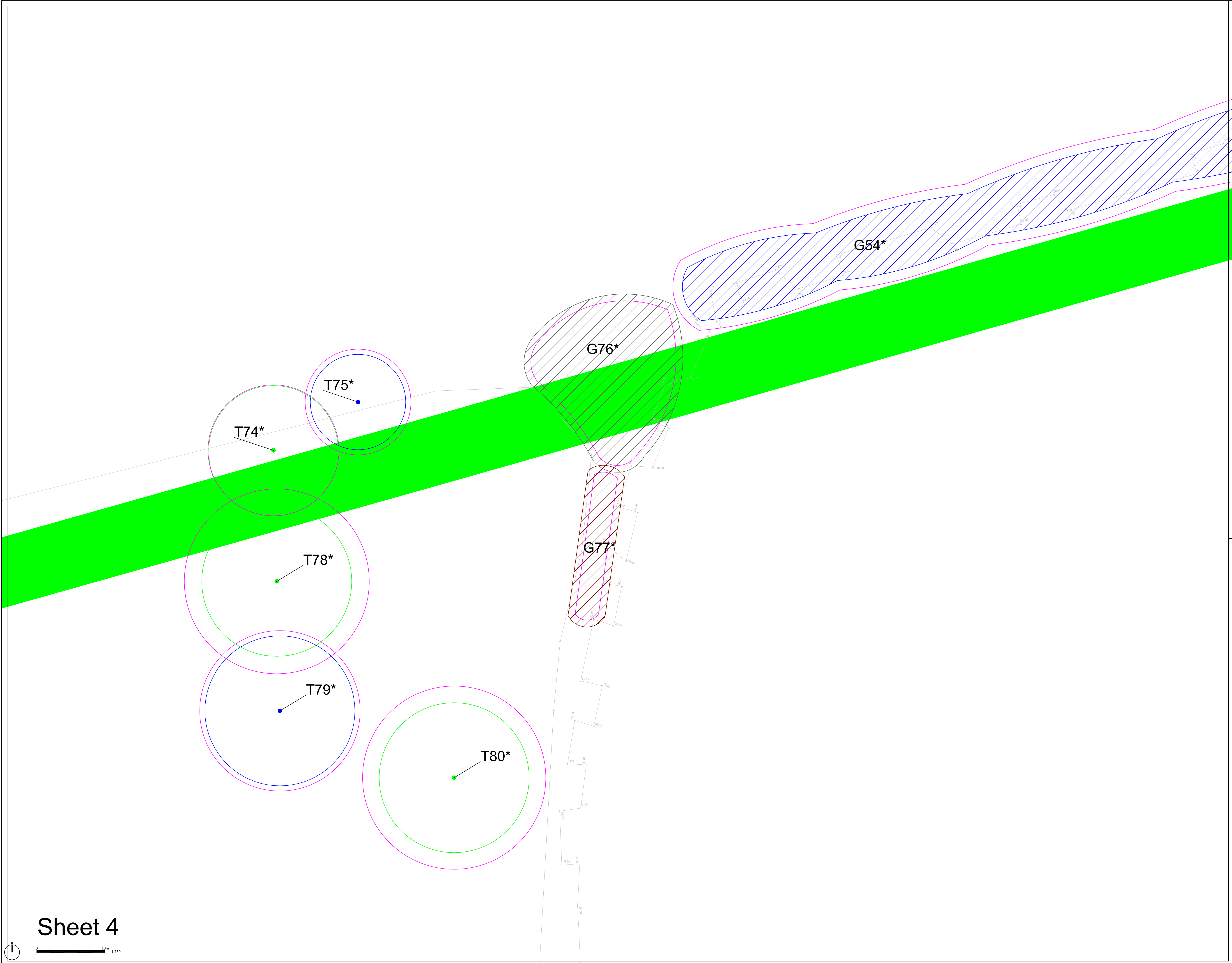
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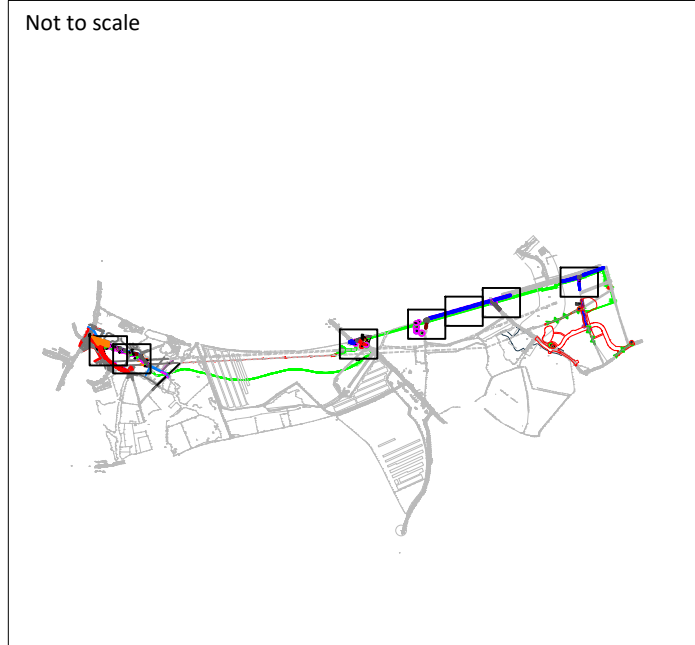
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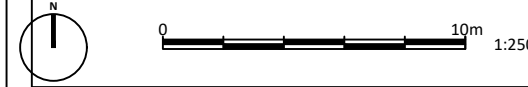
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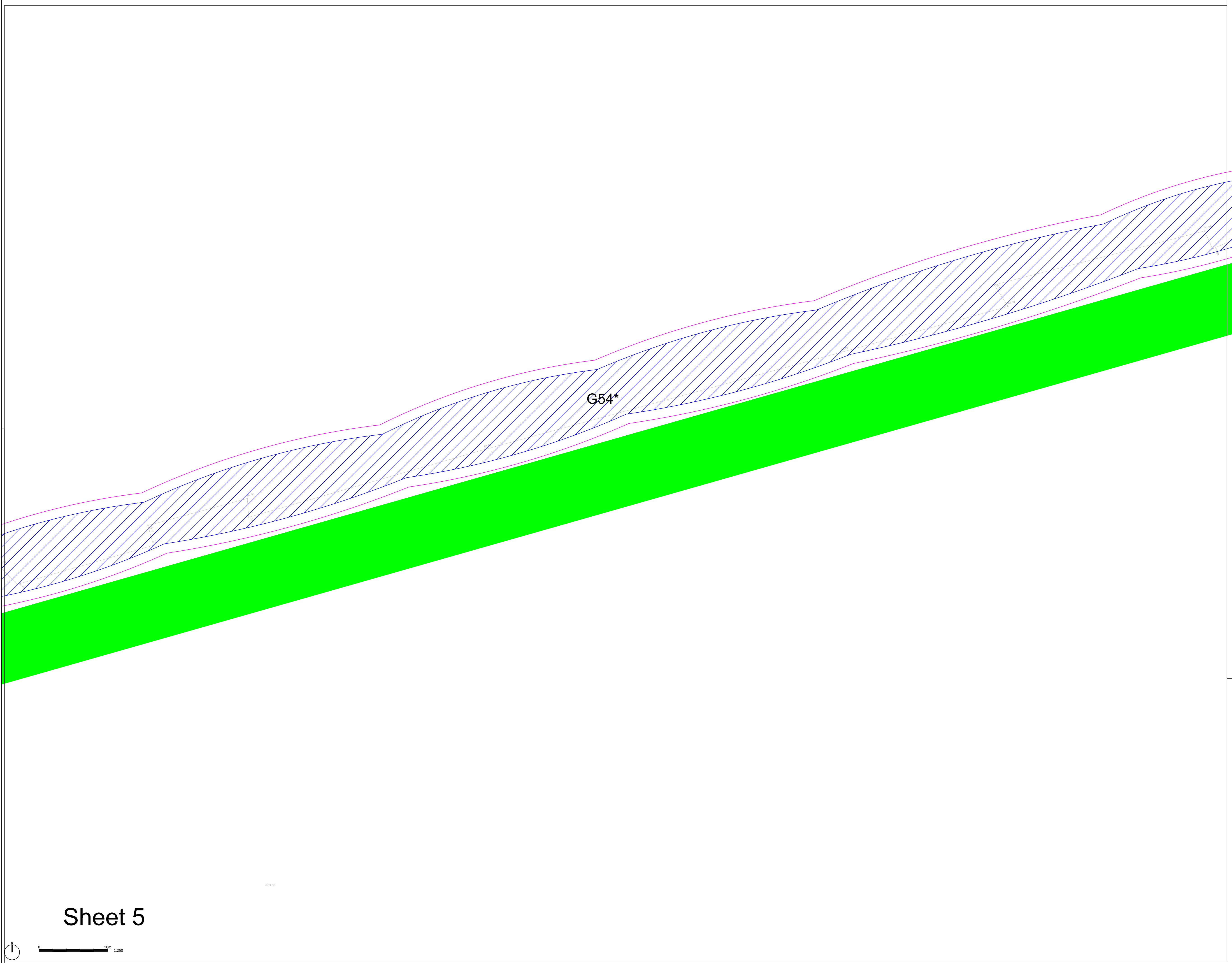
SHEET LOCATION PLAN



Second Issue	Updated Survey	March 2025
First Issue		December 2024
Rev.	Issue Details.	Date.

Client:
Clancy
Project:
South Wokingham
Drawing Title:
Tree Constraints Plan
Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP
Scale: A1 @ 1:250 / Sheet 4
Drawn by: FM
Date: 5/12/24
Checked by: IW
Date: 5/12/24





LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- T#***
Trees not included in original site survey and therefore positions are indicative only.
- Features recorded in the original survey that have been removed and are no longer a consideration.
- No access at time of survey
- Easement

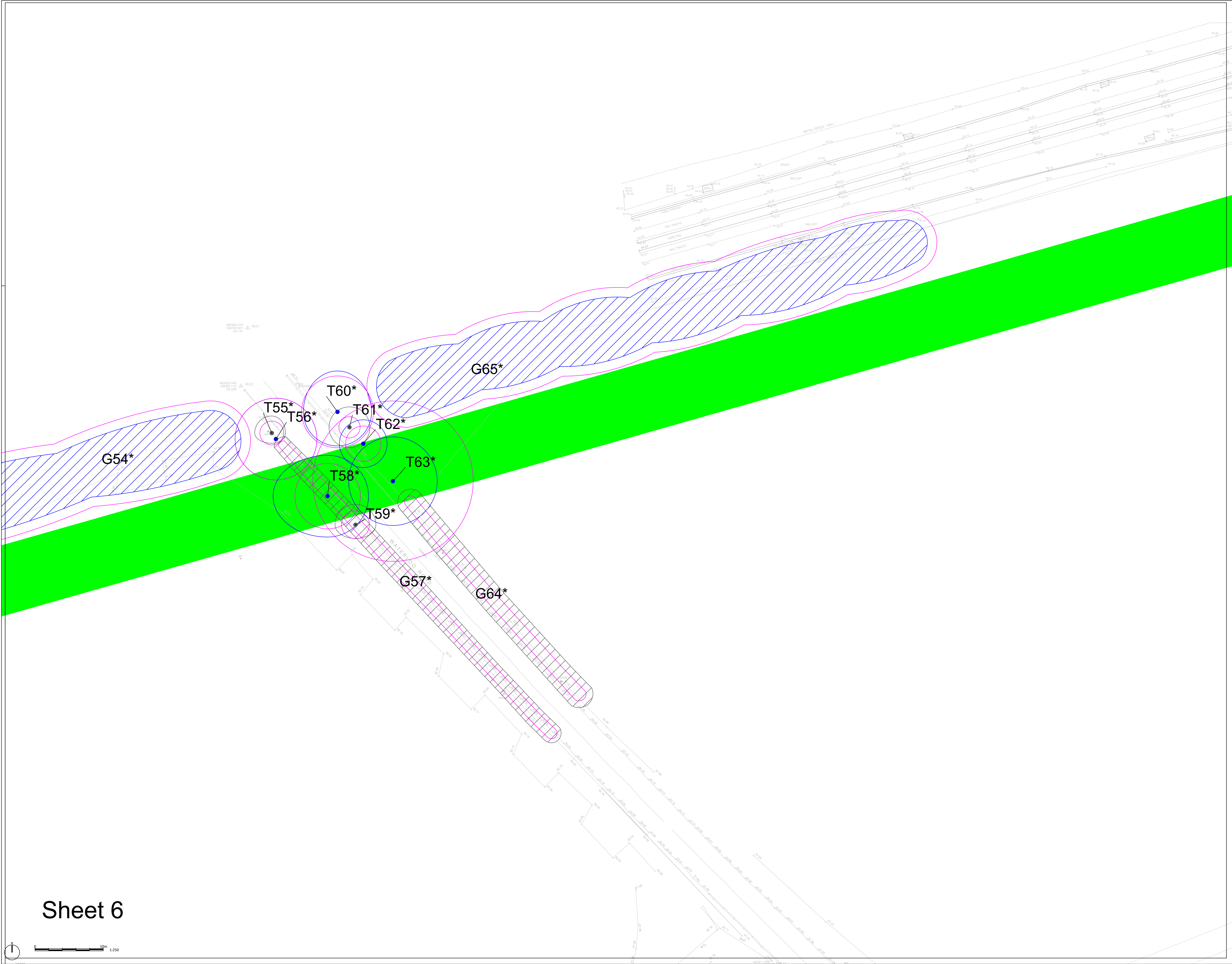
Based on SSEN drawing (South Wokingham Plan.dwg, 2409s018.dwg and CON24461-01ex ALP.dwg. Please see original for details.
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SHEET LOCATION PLAN



Second Issue	Updated Survey	March 2025
First Issue	December 2024	
Rev.	Issue Details.	Date.

Client:
Clancy
Project:
South Wokingham
Drawing Title:
Tree Constraints Plan
Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP
Scale: A1 @ 1:250 / Sheet 5
Drawn by: FM
Date: 5/12/24
Checked by: IW
Date: 5/12/24
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Tel: 01235 355630
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LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

Category A

Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.

Category B

Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.

Category C

Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U

Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.

Root Protection Area (RPA)

T#*

Trees not included in original site survey and therefore positions are indicative only.

Features recorded in the original survey that have been removed and are no longer a consideration.

No access at time of survey

Easement

Based on SSEN drawing (South Wokingham Plan.dwg, 2409s018.dwg and CON24461-01ex ALP.dwg. Please see original for details.
This drawing was produced in colour; a monochrome copy should not be relied upon.

SHEET LOCATION PLAN

Not to scale

Second Issue	Updated Survey	March 2025
First Issue		December 2024
Rev.	Issue Details.	Date.

Client:
Clancy

Project:
South Wokingham

Drawing Title:
Tree Constraints Plan

Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP

Scale: A1 @ 1:250 / Sheet 6

Drawn by: FM

Date: 5/12/24

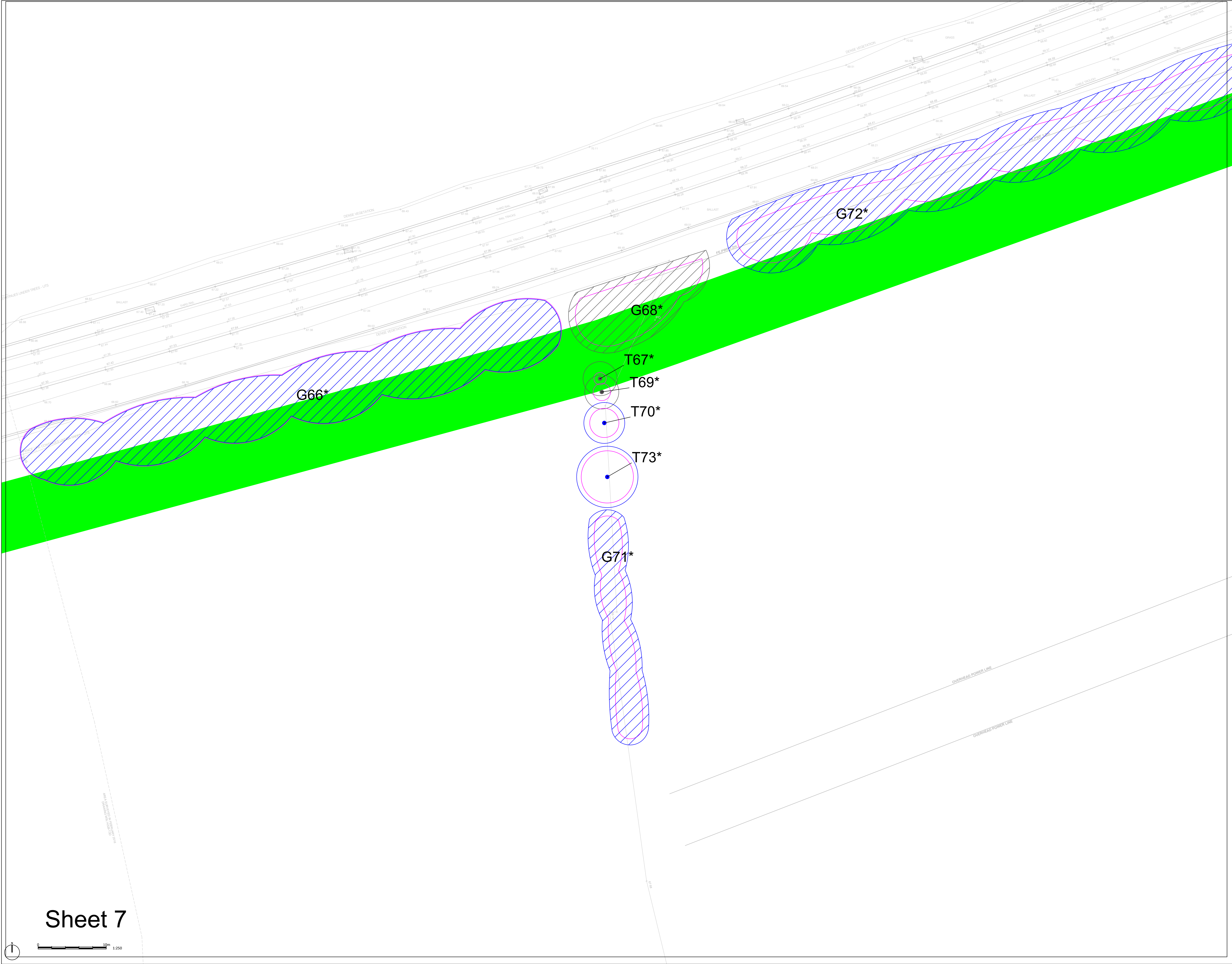
Checked by: IW

Date: 5/12/24

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Sheet 6

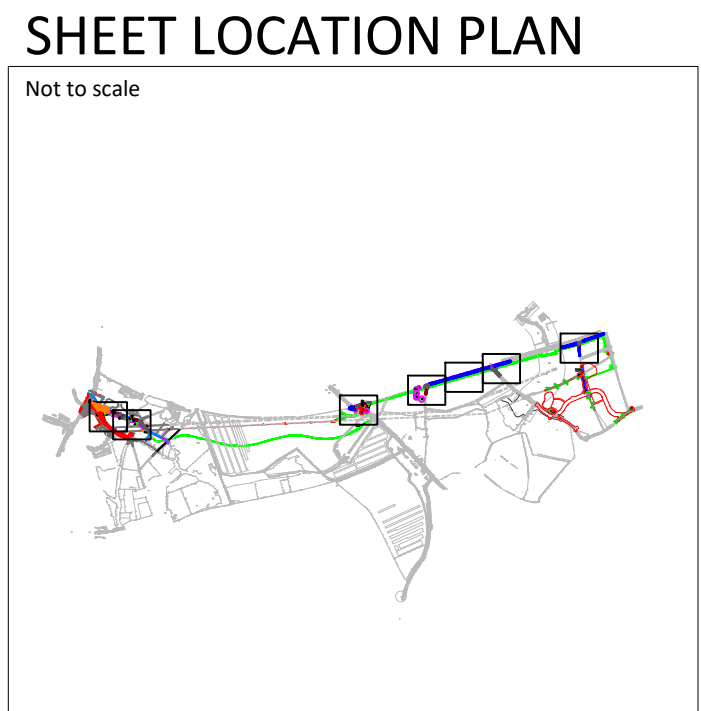


LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- T#***
Trees not included in original site survey and therefore positions are indicative only.
- Features recorded in the original survey that have been removed and are no longer a consideration.
- No access at time of survey
- Easement

Based on SSEN drawing (South Wokingham Plan.dwg, 2409s018.dwg and CON24461-01ex ALP.dwg. Please see original for details.
This drawing was produced in colour; a monochrome copy should not be relied upon.



Second Issue	Updated Survey	March 2025
First Issue	Issue Details.	December 2024
Rev.		Date.

Client:
Clancy

Project:
South Wokingham

Drawing Title:
Tree Constraints Plan

Drawing No: ADAS_1052383-018_Clancy_South Woking_TCP

Scale: A1 @ 1:250 / Sheet 7

Drawn by: FM
Date: 5/12/24

Checked by: IW
Date: 5/12/24

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Appendix 2: Tree Protection Plan (TPP)

See following page.

TPO Tree: T56 / T58 / T63

RPA loss:

T56 = 10.9%

T59 = 12.2%

Tree protection fencing

Tree protection fencing and ground protection to be installed in areas where construction is not actively taking place.

Tree protection fencing

Tree protection fencing

T59 - Reduce northern crown extent from 3m by 1.6m
T58 and T63 - Crown lift all aspects to 5m

T58 and T63 are intended to be retained in the first instance. However, their removal may be required if constructions activities determine that retention is not feasible.

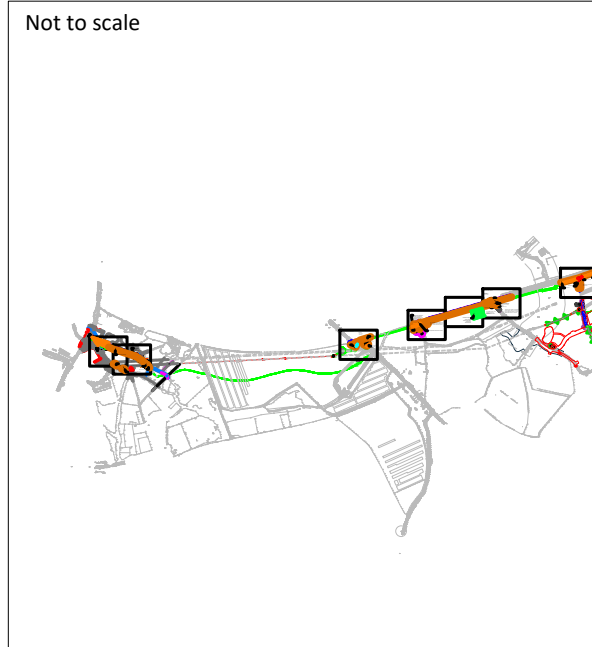
LEGEND

TREE CATEGORIES - NOTE: Quality class description derived from BS5837:2012

- Category A**
Trees / Groups of high quality: with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees / Groups of moderate quality: with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees / Groups of low quality: with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.
- Category U**
Trees / Groups: in such a condition that they cannot realistically be retained as living trees in the context of current land use for longer than 10 years.
- Root Protection Area (RPA)**
- Trees for removal**
Trees not included in original site survey and therefore positions are indicative only.
- T#***
- No access at time of survey
- Easement
- Tree Protection Fencing
- Ground Protection
- RPA incursion loss:
T41 = 4.3%
T40 = 3%
T56 = 10.9%
T59 = 12.2%
- Indicative compound location

Based on SSEN drawing (South Wokingham Plan.dwg, 24099018.dwg and CON24461-01ex ALP.dwg. Please see original for details.
This drawing was produced in colour; a monochrome copy should not be relied upon.

SHEET LOCATION PLAN



Fourth Issue	Updated Tree Plan	December 2025
Third Issue	Amended Plan	May 2025
Second Issue	Updated Survey	March 2025
First Issue	-	December 2024
Rev.	Issue Details.	Date.

Client:
Clancy
Project:
South Wokingham
Drawing Title:
Tree Protection Plan
Drawing No: ADAS_1052383-018_Clancy_South Woking_TPP
Scale: A1 @ 1:250 / Sheet 6
Drawn by: FM
Checked by: IW
Date: 5/12/24
Date: 5/12/24
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Appendix 3: Cascade Chart for Tree Quality Assessment

See following page.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	See Table 2
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
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
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 with material conservation or other cultural value
	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

Appendix 4: TPO and Conservation Area Check

WOKINGHAM
BOROUGH COUNCIL

Protected Tree Map

Map Feedback

Tree Works Applications Current

Tree Works Applications Historic

Tree Preservation Orders Served or Confirmed

Conservation Areas

Boundaries

58, FINCHAMPSTEAD ROAD, WOKIN...

Search result

TPO Number: 798/1996 Tree Reference: T1

Zoom to

TPO Reference

TPO Document

Description

TPO Type

Record Status

Date TPO Served

Date TPO Confirmed

Area

The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.

Woodland

A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings (i.e. trees less than 3.5m in height are not excluded). The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

How to...

Find a tree:

Use the search box to locate a specific protected tree, e.g. 1716/2020 or find an address.

View a Tree Preservation Order document (PDF):

After locating the protected tree you wish to explore, left-click it on the map to see more details.

To view a Tree Preservation Order document (PDF) left-click "View" next to TPO Document within the pop-up.

This will open our TPO document storage system in a new tab where documents are stored in sub-folders split by year e.g. TPO-1716-2020.

Protected Tree Information

WOKINGHAM
BOROUGH COUNCIL

Protected Tree Map

Map Feedback

Tree Works Applications Current

Tree Works Applications Historic

Tree Preservation Orders Served or Confirmed

Conservation Areas

Boundaries

58, FINCHAMPSTEAD ROAD, WOKIN...

Search result

TPO Number: 798/1996 Tree Reference: T2

Zoom to

TPO Reference

TPO Document

Description

TPO Type

Record Status

Date TPO Served

Date TPO Confirmed

Area

The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.

Woodland

A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings (i.e. trees less than 3.5m in height are not excluded). The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

How to...

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Protected Tree Information

WOKINGHAM
BOROUGH COUNCIL

Protected Tree Map

Map Feedback

Tree Works Applications Current

Tree Works Applications Historic

Tree Preservation Orders Served or Confirmed

Conservation Areas

Boundaries

58, FINCHAMPSTEAD ROAD, WOKIN...

Search result

TPO Number: 798/1996 Tree Reference: T3

Zoom to

TPO Reference

TPO Document

Description

TPO Type

Record Status

Date TPO Served

Date TPO Confirmed

Area

The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.

Woodland

A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings (i.e. trees less than 3.5m in height are not excluded). The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

How to...

Find a tree:

Use the search box to locate a specific protected tree, e.g. 1716/2020 or find an address.

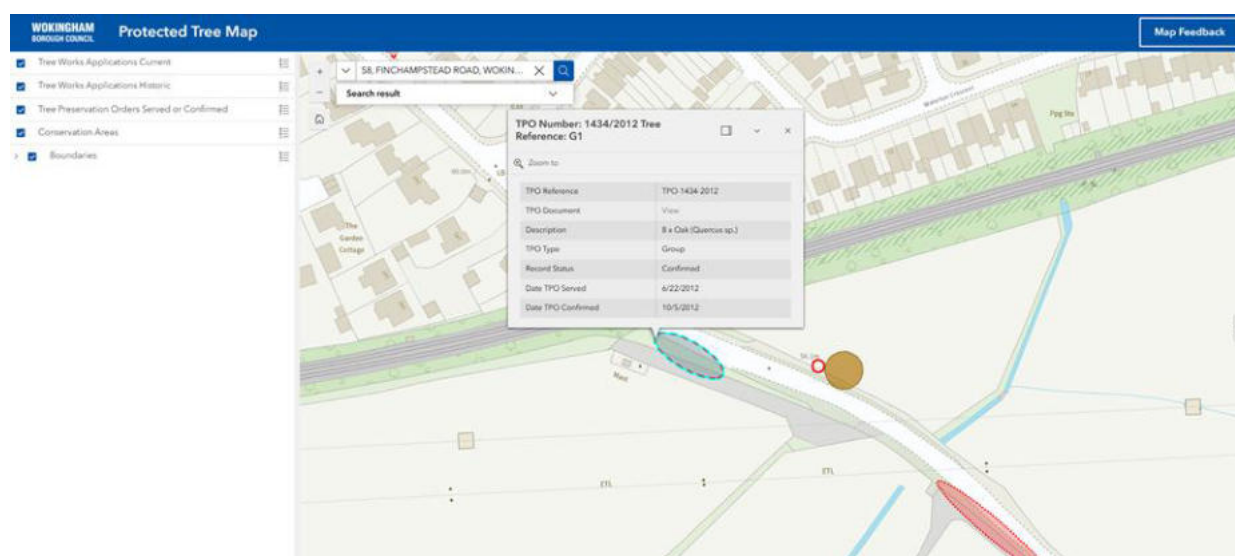
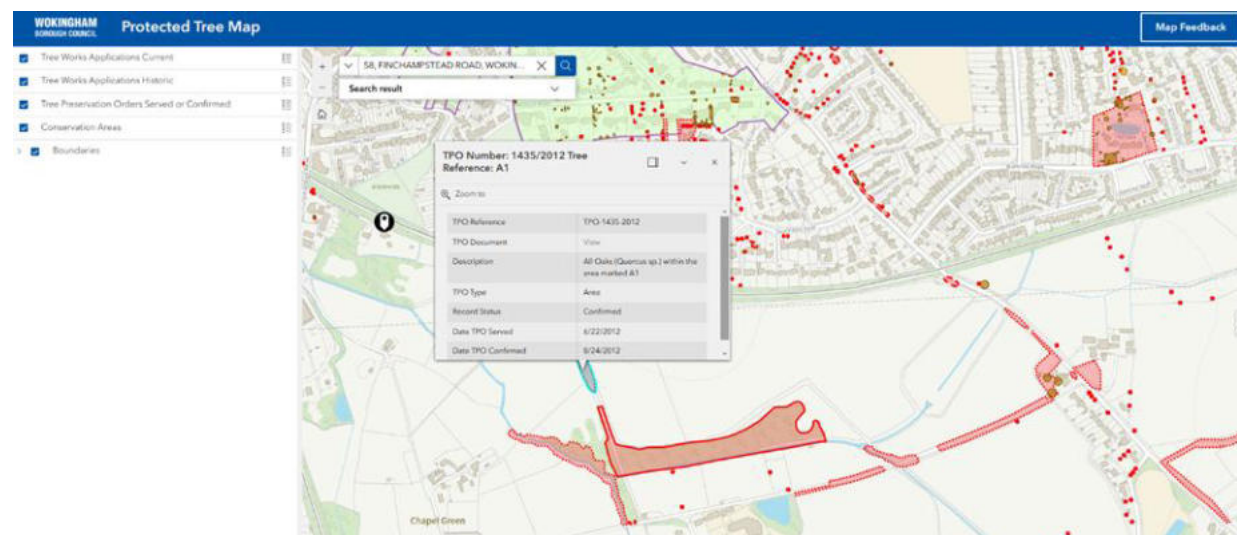
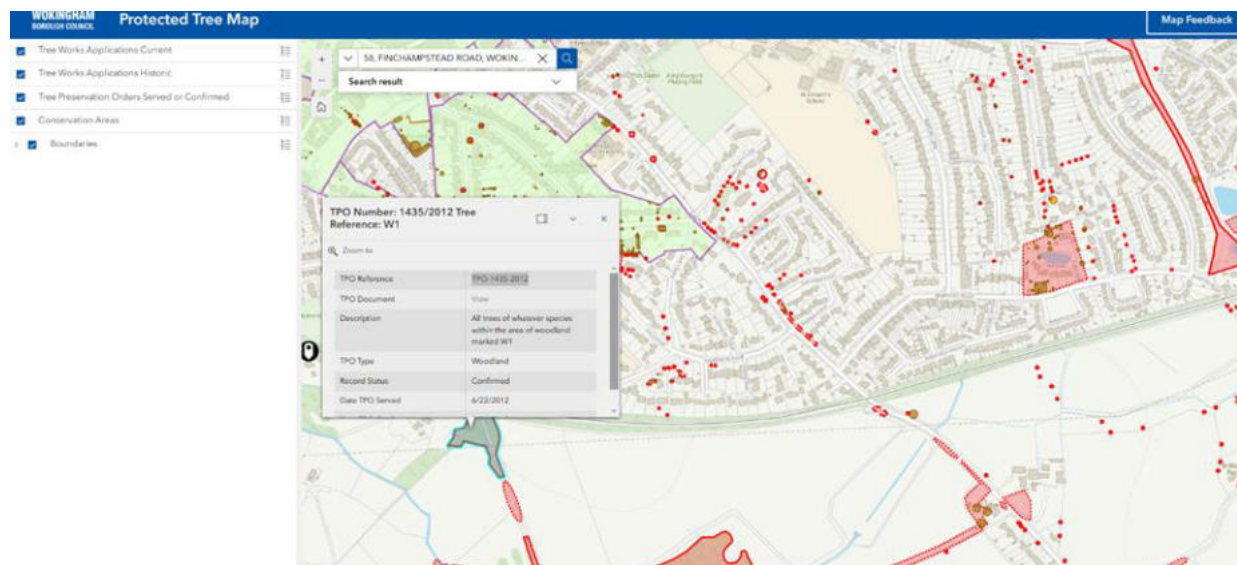
View a Tree Preservation Order document (PDF):

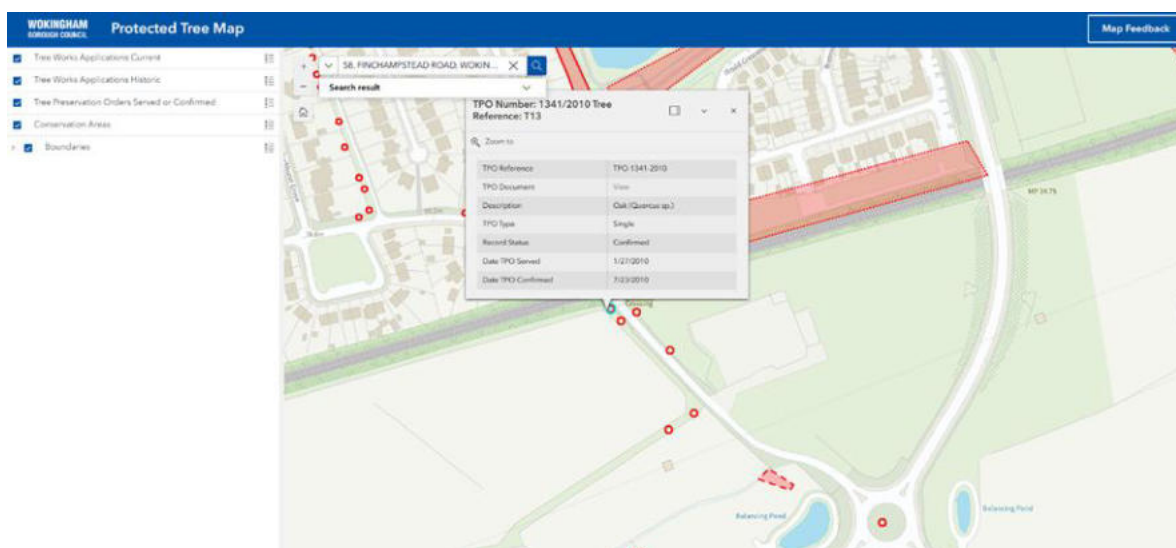
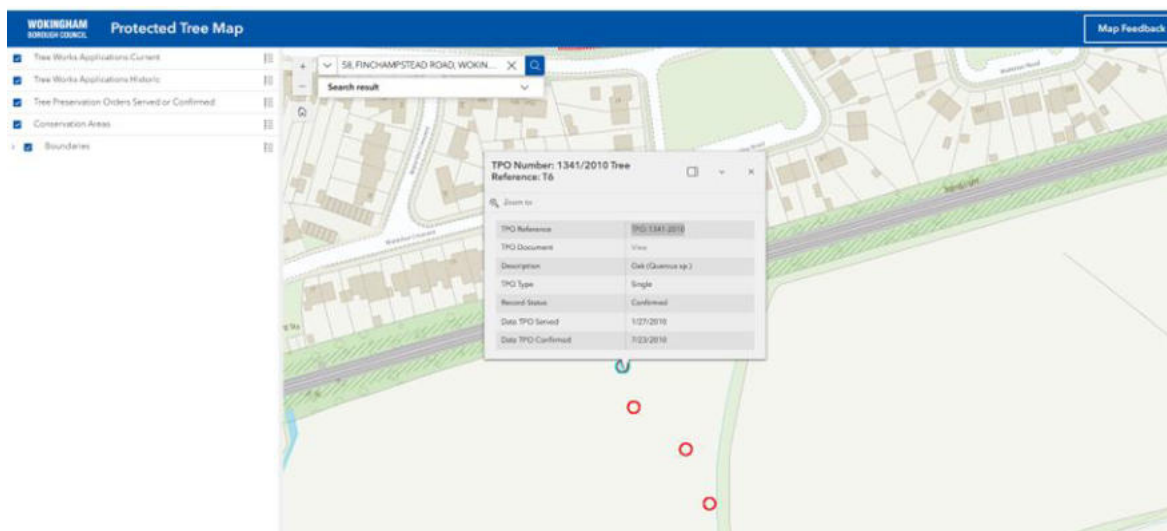
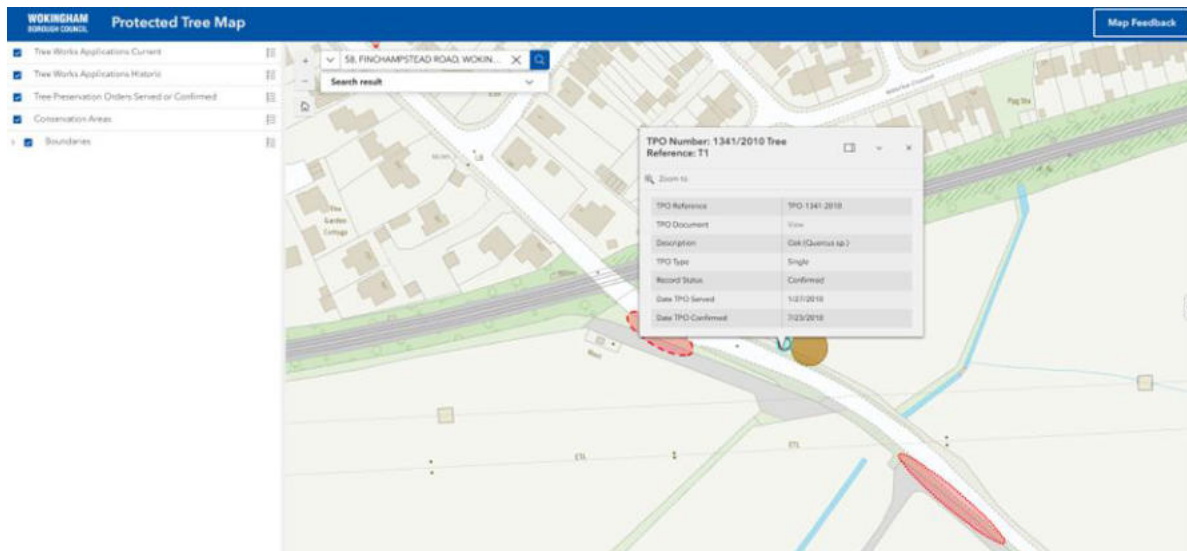
After locating the protected tree you wish to explore, left-click it on the map to see more details.

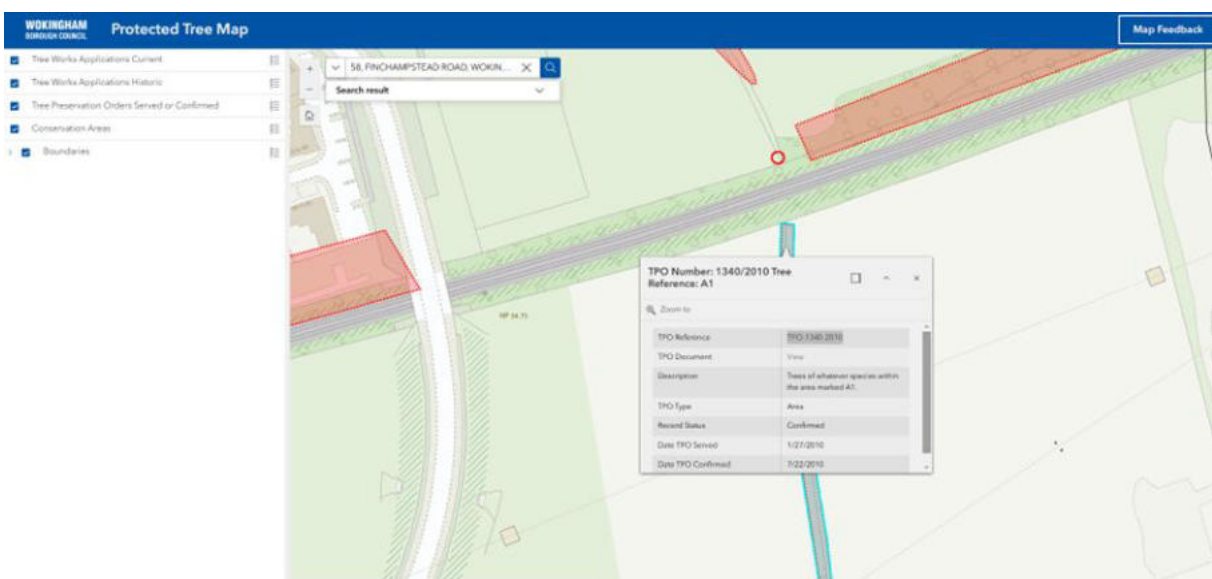
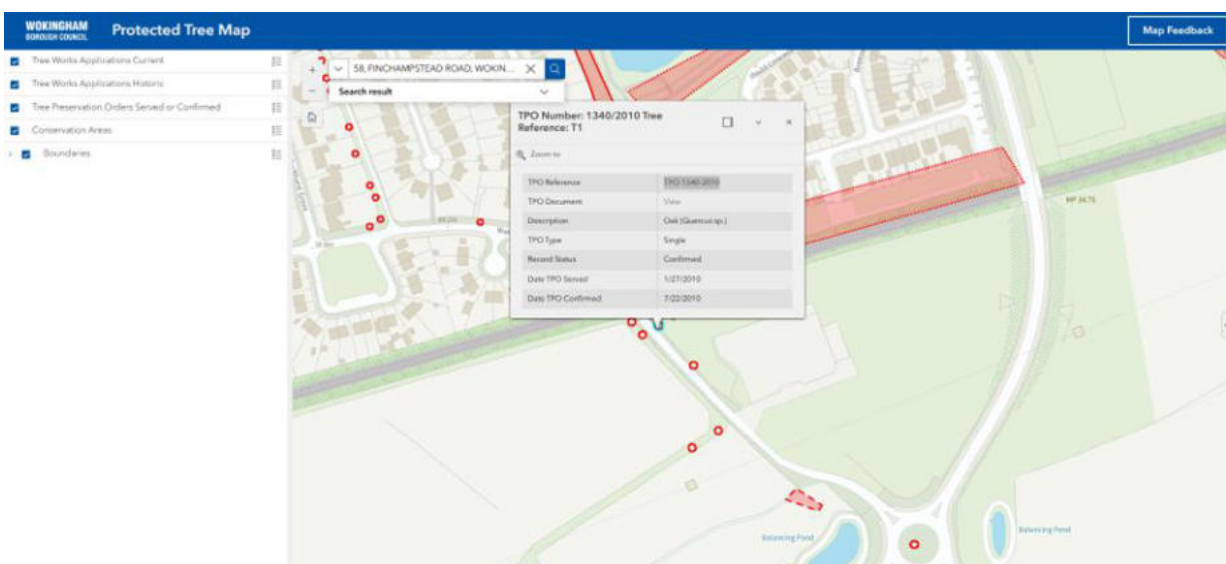
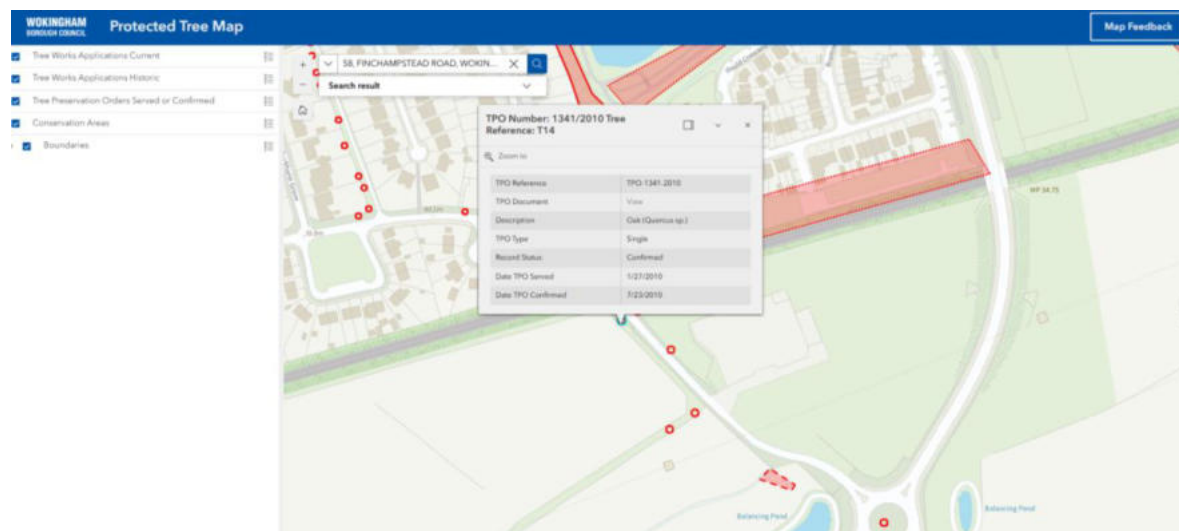
To view a Tree Preservation Order document (PDF) left-click "View" next to TPO Document within the pop-up.

This will open our TPO document storage system in a new tab where documents are stored in sub-folders split by year e.g. TPO-1716-2020.

Protected Tree Information







Appendix 5: TPO Application Response

See following pages.

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 17 October 2025
My ref: TF/TPO/1434/2012/1341/2010/1340/2010/251817



WOKINGHAM BOROUGH COUNCIL

Miss Tiara Wijaya
RSK ADAS Limited
Unit 3 Library Avenue
Harwell Oxford
Didcot
OX11 0SG

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Miss Wijaya,

TREE PRESERVATION ORDER NUMBER: 1434/2012/1341/2010/1340/2010
APPLICATION NUMBER: 251817
SITE ADDRESS: LAND TO THE REAR OF 41 FLEMING CLOSE, ARBORFIELD,
WOKINGHAM, RG2 9NS

I am writing to you regarding your application to carry out works to protected tree(s), which was received and validated on the 29 July 2025.

Please accept my apologies for the delay in determining this application I can confirm Wokingham Borough Council **refuses consent**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Proposed tree works to Single 1 of TPO 1340/2010 and Single 13 of TPO 1341/2010

T1 Oak:

- Remove.

T13 Oak:

- Remove.

Reasons stated for works:

TPO-1341-2010, T13 - to be removed as the tree is situated within the easement and to provide a safe working space. TPO-1340-2010, T1: to be removed due to its location within the easement to provide a safe working space.

Officer comments:

Following a detailed review of your proposal and supporting documentation, the Council must advise that it cannot currently support the proposed removal of Oak trees T1 and T13 protected under TPO 1340-2010 and 1341/2010 respectively. The following concerns and recommendations are provided to support a revised proposal that meets both utility and environmental protection objectives.

The application does not demonstrate that all reasonable design and engineering alternatives have been explored to avoid the removal of these protected trees. Given the statutory protection of T1 and T13, and their contribution to public amenity and local character, their loss should only be considered as a last resort.

In line with National Joint Utilities Group (NJUG) Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees), section 4.2 states:

"The first principle is to avoid damage to trees by designing the location of apparatus away from trees wherever possible."

We strongly advise that alternative installation techniques be formally assessed for example trenchless technology, route diversion, reduced working easement and hand digging.

T1 Oak is recorded as a "Notable Tree" on the Woodland Trust Ancient Tree Inventory, which indicates it is of special local and national interest. This adds to its importance in terms of retention and public perception.

Both trees are highly visible from the public highway and near a level crossing, providing vital softening of built form and contributing to the rural character of the area. Their removal would result in a notable adverse impact on visual amenity and setting.

In the context of large-scale development, retention of existing mature trees is essential to achieving a balanced, sustainable, and landscape-led design.

The Council encourages SSEN to reconsider the cable routing or installation method and welcome the opportunity to engage constructively with your engineering and arboricultural teams to facilitate a mutually acceptable solution that delivers infrastructure while retaining valued trees.

Due to the reasons stated above the proposed removal of T1 and T13 have been refused.

I can confirm that Wokingham Borough Council **consents, with conditions**, to the remainder of the proposed work being carried out to the tree(s) included in the aforementioned Tree Preservation Order (TPO):

Approved Tree Work to TPO 1434/2012/1341/2010/1340/2010:

TPO-1434-2012, G1: 2x trees RPA incursion loss of 4.3% and 3% to facilitate ground level adjustments within the 10m easement for the SSEN underground cable route.

TPO-1341-2010, T6: Crown lift on the northern aspect to 5m above ground level to provide sufficient height clearance over the easement for the passage of works activities. In addition, the cable trench will be passing through the northern aspect of the RPA, all roots in 25mm diameter and above will be retained.

TPO-1340-2010, T14 - RPA incursion loss of 10.9% to facilitate the ground level changes within the 10m easement.

TPO-1340-2010, A1: 2x coppiced trees and 1x self-seeded group to be removed to provide sufficient working space within the 10m easement.

The consent is granted subject to the following conditions:

1. The above works must be completed before **17 October 2027** and in the event of the works not being completed by that date, further consent will be required.
2. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'. Where trenching near RPA margins is unavoidable, all excavation within the RPA should be done manually with retention of roots >25mm diameter.
3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s) and ensure works are undertaken in accordance with recognised arboricultural good practice.
3. Spikes can cause extensive long-term damage to trees.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you can currently only make a planning appeal online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent would be required.

If we can be of any further assistance, please contact the Tree Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant: Mr Tiara Jones, Scottish Southern Electricity Networks, 1 Forbury Place, 43 Forbury Road, Reading, RG1 3JH

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

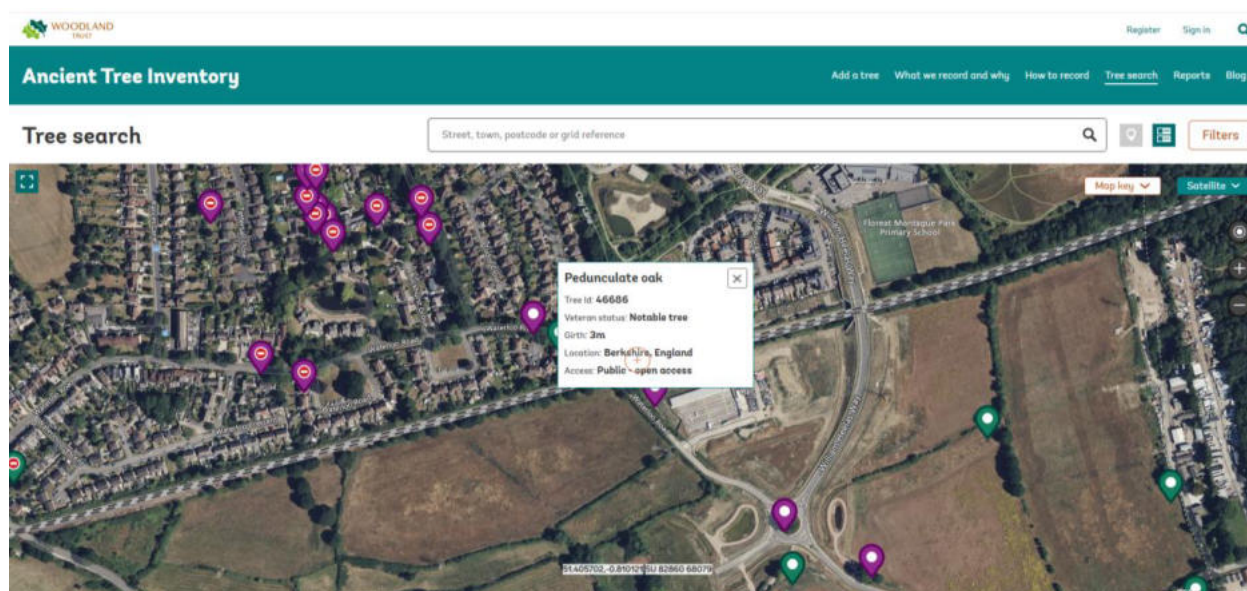
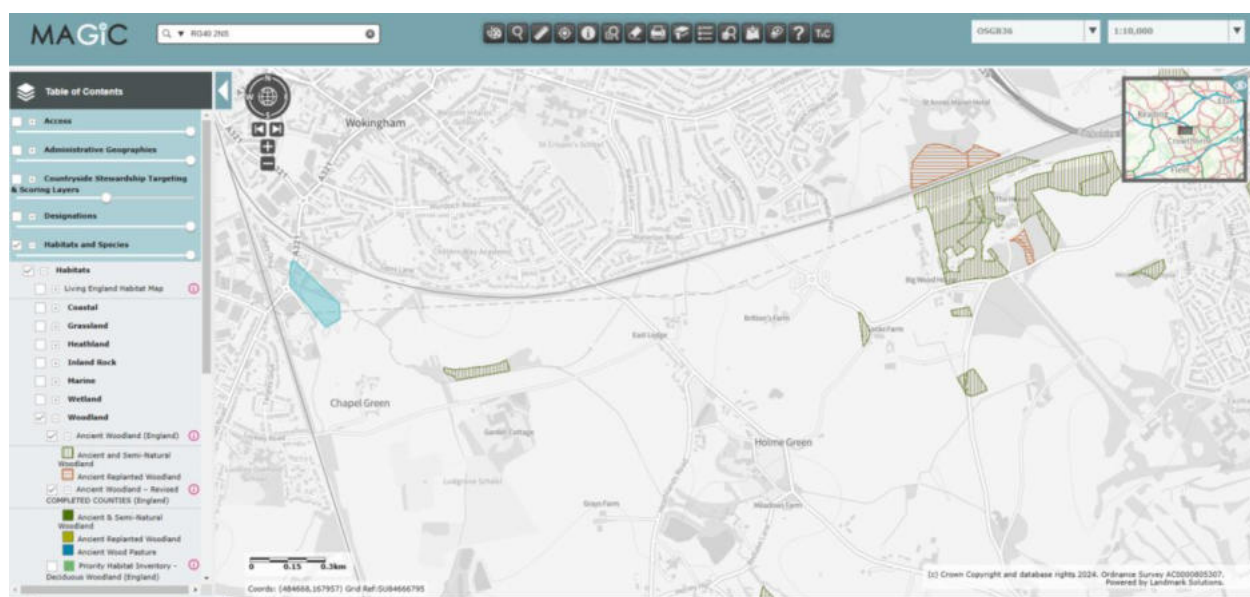
If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk

Appendix 6: Ancient Woodland Search



Appendix 7: Tree Survey Schedule

See following page.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees
Species	The English common name has been used.
Single or Multiple stem (S or M)	* 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. * 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and * 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances such as in close groups of trees, one height may be measured and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Very Large Girth (y/n)	Girth is very large for species in accordance with Fig 1.3 of publication 'Ancient and other veteran trees: further guidance on management' Ancient Tree Forum 2013. RAVEN - Step 1
Ancient (A), Veteran (V) or Notable (N)	Result of the RAVEN assessment © Julian Forbes-Laird 2018 www.flac.uk.com; provided on separate ADAS Sheet 2. (RAVEN = Recognition of Ancient, Veteran & Notable Trees)
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature, V = veteran)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C).
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

Tree Ref No.	Species	Single or Multiple Stem	Height	Stem Diameter										Very Large Girth	Ancient, Veteran or Notable	Branch Spread				Crown Clearance		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution	Tree Quality Grading	Root Protection Area		
				(mm)												(m)				(m)							(years)	(m²)	(radius in m)
				(S or M)	(m)	S1	S2	S3	S4	S5	S6	S7	S8			S9	S10	(Y / N)	(A, V or N)	N	E								
G1	Hawthorn, Field maple, Privett, Spindle, Laurel	S	5	75										N		0.5	0.5	0.5	0.5	0-N	0	Y	Group is set back approximately 1m from existing track way on the southern aspect. Extending parallel to the track.	None	10+	C2	2.5	0.9	
T2	Horse Chestnut	S	11	400										N		3	3	3	3	5.0-E	1	SM	Tree has been previously topped at 10m. Lowest branch tip extends to middle of the trackway on the northern aspect creating a 4m height clearance. Stem measurement is estimated.	None	10+	C2	72.4	4.8	
T3	Oak	S	15	400										N		6	3.5	8	5	4.0-S	4	SM	All measurements are estimated due to security fencing. 1 x large diameter limb approx. 200mm on southern aspect creating an approximately 4m height clearance over trackway.	None	20+	B2	72.4	4.8	
T4	Oak	S	16	500										N		6	7	9.5	4	5.0-S	6	SM	All measurements are estimated due to security fence. 1 x large diameter limb around 280mm diameter on southern aspect grows over existing trackway creating an approximate 5m height clearance. Previous partially occluded wound on southern aspect of stem at 2m to 3m with exposed rotten heart wood.	None	10+	C2	113.1	6.0	
G5	Norway maple	S	14	330										N		6	6	6	6	4.0-S	4	SM	Group of 5 trees growing on the southern aspect of G1 adjacent to the Tesco access road. All measurements are estimated. Ivy on 2 of the trees to 3/4 height.	None	20+	B2	49.3	4.0	
T6	Ash	S	19	560										N		7	7	8.5	7	6.0-N	6	M	All measurements are estimated due to security fence. Tree doesn't appear to have obvious signs of ADB. 1 x limb on eastern aspect at approximately 8m has a partially occluded wound with an open cavity.	None	20+	B2	141.9	6.7	
T7	Ash	M(a)	20	500	700									N		14	9.5	11	7	4.5-S	5	M	Large double stem ash. All measurements are estimated due to security fence. Dense ivy on both stems to 3/4 height. No obvious signs of ADB. New trackway less than 0.5m south of stem.	None	20+	B2	334.8	10.3	
G8	Ash	S	10	100										N		4	4	4	4	4.0-W	4	Y	Young group of approximately 6 self-seeded trees growing approximately 1m south of the existing trackway edge.	None	10+	C2	4.5	1.2	
G9	Oak, Ash	S	15	450										N		7	7	7	7	5.0-N	5.5	EM	Group grows adjacent to existing trackway, north of the ditch. Average height clearance of around 5m. Group is semi mature understorey with 3 mature oaks evenly spread along the length.	None	20+	B2	91.6	5.4	
G10	Hawthorn, Field maple, Privett, Spindle, Hazel, Holly	S	5	75										N		0.5	0.5	0.5	0.5	0-N	0	Y	Group is set back approximately 0.5m from existing track way on the southern aspect extending parallel to the track.	None	10+	C2	2.5	0.9	
G11	Hazel	S	5	75										N		1	1	1	1	0-N	0	SM	Recent hazel coppice of 4 stools. Set back approximately 1m from path edge adjacent to the ditch.	None	10+	C2	2.5	0.9	
T12	Oak	S	14	400										N		2.5	6	6	6	3.0-E	3	SM	Measurements are estimated due to growing on ditch edge. Northern crown maintained for over head line clearance.	None	10+	C2	72.4	4.8	
G13	Oak, Field maple	S	14	350										N		6	6	6	6	5.0-N	5	SM	Measurements are estimated due to growing adjacent to ditch. Average height clearance over track of approximately 5m.	None	20+	B2	55.4	4.2	
G14	Hawthorn	S	5	110										N		3	3	1.5	3	0-N	0	SM	Group on northern aspect of existing trackway, southern crown maintained for track access.	None	10+	C2	5.5	1.3	



Tree Ref No.	Species	Single or Multiple Stem	Height	Stem Diameter												Very Large Girth	Ancient, Veteran or Notable	Branch Spread				Crown Clearance		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution	Tree Quality Grading	Root Protection Area																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)												Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	N	E			S	W	(1)	(2)	(radius in m)								
T43	Oak	M(a)	13	300	400									N		8	8	8	8	1.0-N	1	EM	Stem measurements estimated due to steep slope, tree grows on top of bank.	None	20+	B2	113.1	6.0		
T44	Oak	S	24	880										N		12	12	12	12	4.0-N	0.5	M	Stem measurements estimated due to no access, ivy to crown, tree has good structure and form.	None	40+	A2	350.4	10.6		
G45	Hawthorn	S	4	75										N		1	1	1	1	0-N	0	Y	12m section of young Hawthorn.	None	10+	C2	2.5	0.9		
T46	Ash	M(a)	6	75	75	75	75	75	75	75	75	75	75	N		3	3	3	3	0-N	0	SM	Ash coppice, maintained as part of boundary hedgerow.	None	10+	C2	12.7	2.0		
T47	Ash	M(a)	6	75	75	75	75	75	75	75	75	75	75	N		3	3	3	3	0-N	0	SM	Ash coppice, maintained as part of boundary hedgerow.	None	10+	C2	12.7	2.0		
G48	Hawthorn, Blackthorn	S	3.5	75										N		0.5	0.5	0.5	0.5	0-N	0	Y	Young dense scrub included for completeness although individually do not meet the requirements within the BS5837.	None	10+	C2	2.5	0.9		
T49	Ash	M(a)	15	230	200	230	240	220	75					N		4	4	4	4	1.0-S	1	SM	Grows on grass verge boundary, ivy to half height. No obvious signs of ADB.	None	10+	C2	113.9	6.0		
T50	Oak	S	16	400										N		3.5	8	5	8	5.0-E	4	SM	Deadwood throughout canopy, lots of epicormic growth estimated measurements due to tree growing behind security fencing.	None	10+	C2	72.4	4.8		
T51	Ash	M(a)	6	75	75	75	75	75	75	75	75	75	75	N		3	3	3	3	0-N	0	SM	Ash coppice, maintained as part of boundary hedgerow.	None	10+	C2	12.7	2.0		
T52	Ash	M(a)	6	75	75	75	75	75	75	75	75	75	75	N		3	3	3	3	0-N	0	SM	Ash coppice, maintained as part of boundary hedgerow.	None	10+	C2	12.7	2.0		
T53	Oak	S	5	75										N		1.5	1.5	1.5	1.5	0-N	0	Y	Young tree, surveyed for afar, no access at time of survey.	None	10+	C2	2.5	0.9		
G54	Blackthorn, Sycamore, Oak	S	15	300										N		5	5	5	5	4.0-W	4	SM	Surveyed from afar due to no access, all measurements are estimated. Linear feature extends adjacent to rail way.	None	20+	B2	40.7	3.6		
T55	Elder	M(a)	6	75	75	100								N		2.5	2	1.5	2.5	0-N	0	SM	Supressed growth from neighbouring tree. Estimated measurements, tree grows on steep gradient.	None	10+	C2	9.6	1.7		
T56	Oak	M(a)	14	400	300									N		6	6	6	6	2.0-S	2.5	EM	Estimated measurements, tree grows on steep gradient. Ivy to full height. Crown has crown between OHL.	None	20+	B2	113.1	6.0		



Tree Ref No.	Species	Single or Multiple Stem	Height	Stem Diameter										Very Large Girth	Ancient, Veteran or Notable	Branch Spread				Crown Clearance		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution	Tree Quality Grading	Root Protection Area		
				(mm)												(m)				(m)							(years)	(m²)	(radius in m)
				S1	S2	S3	S4	S5	S6	S7	S8	S9	S10			N	E	S	W	(1)	(2)								
		(S or M)	(m)										(Y / N)	(A, V or N)	N	E	S	W											
G57	Blackthorn, Hawthorn	S	5	75										N		1.5	1.5	1.5	1.5	0-N	0	Y	Linear feature parallel to field and road.	None	10+	C2	2.5	0.9	
T58	Oak	S	11	400										N		6	6	6	8	1.5-S	1.5	SM	Estimated measurements due to growing at base of steep gradient. Ivy to full height, minor deadwood in the crown with dead branch tips. tree has moderate form.	None	20+	B2	72.4	4.8	
T59	Oak	S	5	170										N		3	3	2	3	0-N	0	SM	Tree has been managed inline with G57 and the height has been maintained as part of a boundary hedgerow. Ivy throughout.	None	10+	C2	13.1	2.0	
T60	Oak	M(a)	15	300	320									N		6	5	5	5	3.0-S	3	EM	Tree grows on rail fence line. All measurements are estimated.	None	20+	B2	87.1	5.3	
T61	Willow	M(a)	5	75	75	75								N		3	3	3	3	0-N	0	Y	Tree has poor form, estimated measurements.	None	10+	C2	7.6	1.6	
T62	Sycamore	M(a)	14	80	90	100	100	110						N		3.5	3.5	3.5	3.5	3.0-W	4	SM	Ivy in northern stem to 3/4 height. Estimated measurements due to growing at bottom of bank.	None	20+	B2	21.1	2.6	
T63	Oak	S	15	980										N		6.5	6.5	6.5	6.5	1.0-N	1	M	Estimated measurements due to epicormic growth. Reasonable amount of epicormic growth on throughout, crown tips have died back, tree appears to have reduced vigour.	None	40+	A2	434.5	11.8	
G64	Willow, Ash,	S	6	80										N		2	2	2	2	0-N	0	EM	Hedgerow previously managed at 1.3m, with new growth creating height.	None	10+	C2	2.9	1.0	
G65	Sycamore, Oak	S	15	300										N		5	5	5	5	0-N	0	SM	Surveyed from afar, all measurements are estimated. Linear feature adjacent to railway.	None	20+	B2	40.7	3.6	
G66	Oak	M(a)	18	350	420									N		3.5	6.5	6.5	6.5	4.0-S	1.5	EM	Linear group of double stem oaks creating a landscape feature adjacent to the railway. Crowns have been maintained to provide clearance to the railway on the northern aspect.	None	20+	B2	135.2	6.6	
T67	Hazel	S	5	75										N		2.5	2.5	2.5	2.5	0-N	0	Y	Included for completeness, however stems are below 75mm DBH. Coppice stools forming part of a linear feature.	None	10+	C2	2.5	0.9	
G68	Blackthorn, Hazel, Hawthorn	S	5	75										N		1	1	1	1	0-N	0	Y	Group does not conform to the BS5837 standards but has been included for completeness.	None	10+	C2	2.5	0.9	
T69	Hawthorn	M(a)	4.5	75	75									N		2.5	2.5	2.5	2.5	0-N	0	Y	Young hawthorn forms part of a linear boundary feature.	None	10+	C2	5.1	1.3	
T70	Hawthorn	M(a)	6	90	90	100	75							N		3	3	3	3	0-N	0	EM	Established hawthorn forming a landscape feature and an element of the field boundary, individually the tree is of low quality, but as part of a linear boundary feature the tree has moderate quality.	None	20+	B2	14.4	2.1	



Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)										Very Large Girth (Y / N)	Ancient, Veteran or Notable (A, V or N)	Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2	S3	S4	S5	S6	S7	S8	S9	S10			N	E	S	W	(1)	(2)						(m ²)	(radius in m)
G71	Hawthorn	M(a)	6	90	90	100	75							N		3	3	3	3	0-N	0	EM	Established hawthorn landscape feature and field boundary. Individually the trees are of low quality, but collectively they have moderate quality.	None	20+	B2	14.4	2.1
G72	Oak	S	18	400										N		3.5	6.5	6.5	6.5	4.0-S	1.5	EM	Linear group creating a landscape feature adjacent to the railway. Surveyed from afar, all measurements are estimated.	None	20+	B2	72.4	4.8
T73	Field maple	M(a)	14	120	130	150	160	150						N		4.5	4.5	4.5	4.5	0.5-N	0.5	EM	Tree forms part of a boundary feature, stem compression at base to 0.75m. Overall tree has good structure and form.	None	20+	B2	46.1	3.8
T74	Oak	S	23	800										N		9.5	9.5	11	9.5	3.0-E	1	M	Tree has good structure and form. Deadwood in crown, not uncharacteristic for age and species.	None	40+	A2	289.6	9.6
T75	Oak	M(a)	20	600	240									N		7	7	7	7	0.5-W	3	M	Estimated measurements, tree is set back behind bundady fencing approximately 1m. Tree has moderate form and structure, northwestern aspect has been maintained to provide clearance from the railway.	None	20+	B2	188.9	7.8
G76	Hawthorn, Elder	S	8.5	75										N		2	2	2	2	0-N	0	Y	Group in field boundary corner set behind barbed wire. Unmanaged group.	None	10+	C2	2.5	0.9
G77	Hawthorn, Elm	S	8	75										N		2	2	2	2	0-N	0	Y	Estimated measurements, group comprises of Hawthorn and predominantly Elm is dead.	None	<10	U	2.5	0.9
T78	Oak	S	20	1130										Y	N	11	11	11	11	4.5-W	1	M	Lowest branch 4m west hangs over easment creating a 1m height clearance. Lichens on stem, localised cavity showing exposed heartwood on northernwestern aspect at ground level to 0.5m. Previously occluded pruning wounds. Signs of decay adjacent to cavity.	None	40+	A23	577.7	13.6
T79	Oak	S	25	980										N		11	11	11	11	5.0-N	1	M	Partially occluded wound on base of the stem on western aspect, from ground level to 0.75 leaving exposed sap wood on buttress root and lower stem. Lichens present, deadwood in crown not uncharacteristic of age and species.	None	20+	B23	434.5	11.8
T80	Oak	S	24	1120										Y	N	11	11	11	11	4.5-W	1.5	M	Overall tree has good structure and form, deadwood in crown not uncharacteristics of age and species. 1x large diameter limb approximately 200mm diameter has reasonable bark loss.	None	40+	A23	567.6	13.4



Tree No.	Step 2 -Additional Primary Features (y/n)				Step 3 - Secondary Features (y/n)									Step 4
	Extensive Decay, esp. brown rot or exposed heartwood	Extensive hollowing	Crown senescence	Retrenchment	Large quantity of deadwood, esp. large-sized	Major Storm Damage/ breakout wounds	Habitat Spaces: decay holes and/ or crevices/ branch splits sheltered from direct rainfall	Aerial rooting	Sap run/ slime flux	Water Pool	Bark loss inc. due to lightning strike	Fungi	Other epiphytic plants, inc. significant presence of lichens	Status (A, V, N)
T78	n	n	n	n	n	n	y	n	n	n	n	y	y	N
T80	n	n	n	n	n	n	y	n	n	n	n	n	y	N

Appendix 8: RPA Guidance

The Root Protection Area (RPA) is calculated from the stem diameter of the tree, in accordance with the guidance contained in section 4.6 of BS 5837:2012.

These areas are normally sacrosanct, and should not be entered, by traffic or foot, during construction, or used to store materials, fuel, or chemicals.

Protective fencing should be erected along the edge of the RPA, before construction begins, and should not be moved until after all construction has finished and vacated the site. The type of fencing used should be fit for purpose, and ordinarily conform to the recommendations given in section 6.2.2 of BS 5837:2012 and be erected like the example shown in Figure 2 of the same standard.

Where underground services cannot be routed outside the RPA, these should be installed by trenchless technology, such as a directional drill. Where this technology is used the underground channel created should be no less than 600mm below normal ground level, or the base of the tree. Also, the starting and receiving excavations should not be within the RPA. Drill channel lubricant should be avoided, other than water, unless precautions are taken to prevent contamination of soil and possibly water. Hand digging may be an alternative to trenchless excavation, but this is less desirable, and not always practical.

When determining the workable space around the RPA of a tree or trees, it is also important to maintain a working zone of one metre (which is usually sufficient) between the edge of construction and the protective fencing.

Appendix 9: Ground Protection

See following page

EuroMat®

Temporary Roadway | Working Pads | Tuff & Ground Protection

Tufftrak®



EuroMat® the ultimate light / medium duty road mat



- » Market leading man-handleable temporary access and ground protection mat
- » 100% recycled High Density Polyethylene
- » Connection options for different ground conditions and equipment
- » Fast and easy to install
- » Supports loads up to 80 tonnes*
- » Unique Chevron Traction® surface
- » Reversible low profile surface (optional)
- » Low transportation and handling costs
- » Optional non-slip reflective markings
- » Use over soft or sensitive ground

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Applications

- » Construction, civil engineering and ground work
- » Temporary access and roadways
- » Pedestrian walkways
- » Emergency access routes
- » Utilities and infrastructure maintenance
- » Golf course and sports field maintenance
- » Sports and leisure events

Features

Technical Specifications

Material:	100% recycled HDPE	
Dimensions:		
Length:	2410mm	7'11"
Width:	1200mm	3'11"
Depth:	12mm	0.5"
Weight:	35kg	77lbs
Surface Area:	2.9m ²	31.2ft ²
Transportation:	650 x EuroMat per EU standard curtain sided 13.6m trailer	

Connector Options

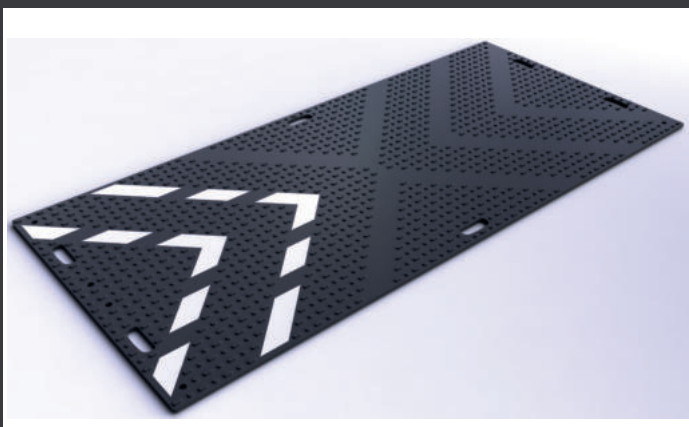
Urethane 2 or 4 way connectors are inserted from below and attached via M10 bolts. Metal Fast-Fit connectors can be inserted from above for speed of installation

Eco-friendly

EuroMat significantly reduces damage to eco-sensitive areas, avoiding the need for reinstatement once the project is complete.

Light-weight

Weighing just 35kg (77lbs) EuroMat is ideal for both short and long term projects. Incorporating strategically positioned handholds, EuroMat is easy to off load and deploy by a two man team.



*Compression tested at National Physical Laboratory, UK

Chevron Traction® Surface

EuroMat's chevron traction surface comprises of a broken pattern of rugged nubs which substantially improves the grip and forward motion of heavy equipment or vehicles and reduces side way slippage, even in the most challenging weather or ground conditions. Optional hi-vis markings and cats eyes can be incorporated into EuroMat for additional safety at night.

TuffTrak Ground Protection Solutions

Unit 11, M11 Business Link, Parsonage Lane, Stansted Essex CM24 8GF UK

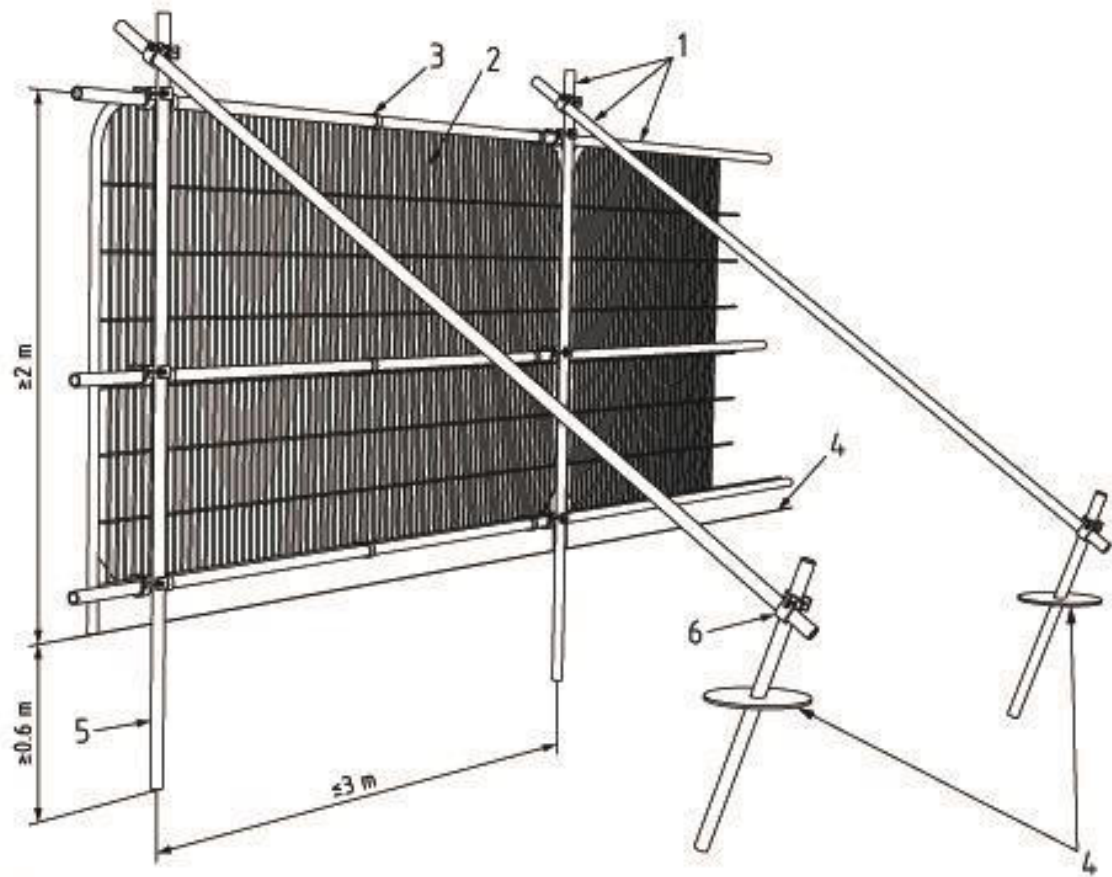
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Appendix 10: Tree Protection Barrier Examples

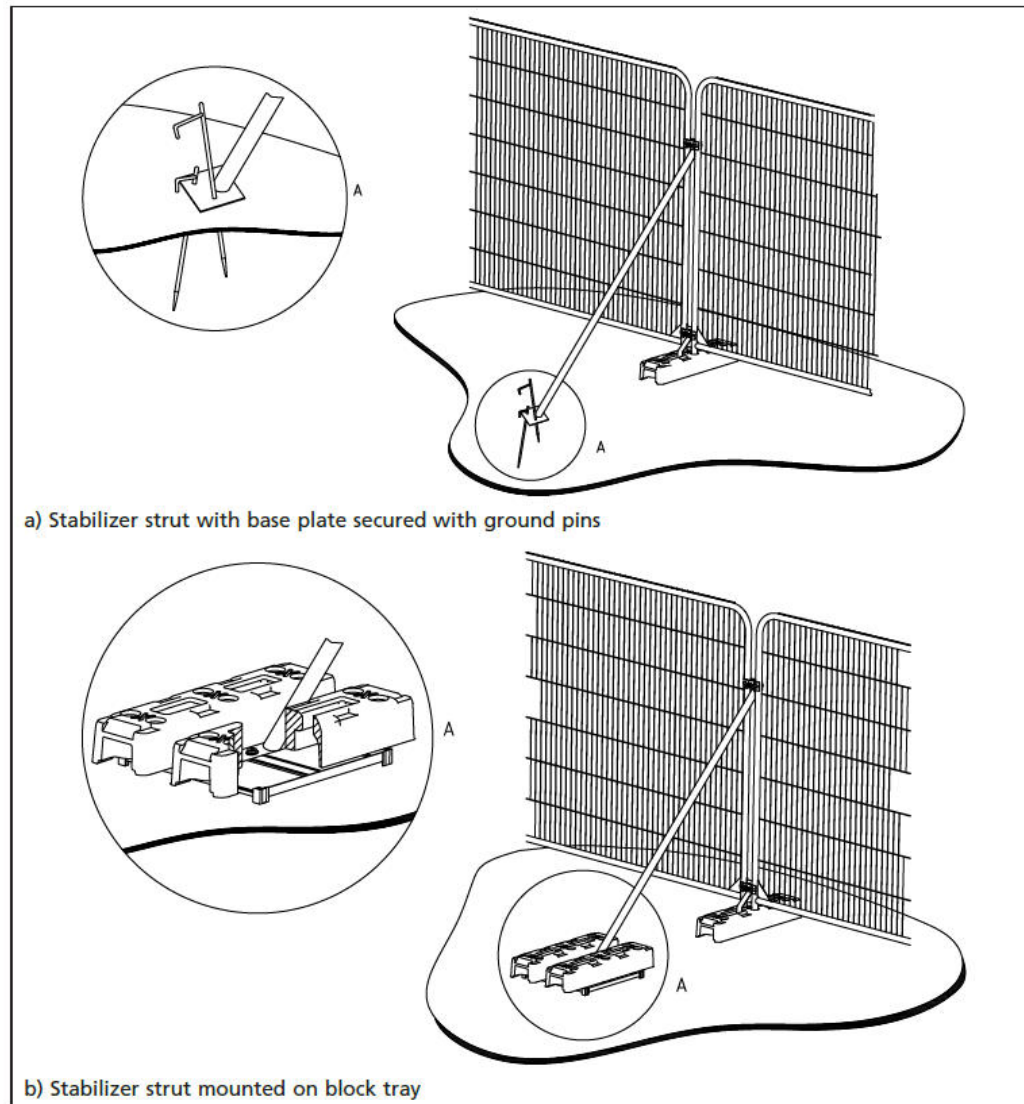
See following page.



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m 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 0.6 m)
- 6 Standard scaffold clamps

Figure 3 Examples of above-ground stabilizing systems



Appendix 11: Alternate Tree Protection Barrier Example

Chapter 8 standard site barrier to be installed where the default barriers in **Appendix 7** cannot be installed due to the topography of the site.



Ground anchors which could be used to prevent movement of the alternative tree protection barriers as shown above.



Appendix 12: Example Tree Protection Barrier Sign



Appendix 13: Key Contacts

	Name	Main Contact and Details
Site Manager	Clancy	TBC
Project Manager	Clancy	TBC
Local Authority	Wokingham Borough Council	Development Management Wokingham Borough Council Civic Offices Shute End Wokingham RG40 1BN development.control@wokingham.gov.uk
Arboricultural Consultant	ADAS	Florence Mullins RSK ADAS Ltd 11D Park House Milton Abingdon OX14 4RS 07810317648 florence.mullins@adas.co.uk