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Hedgerow Mitigation and Compensation Strategy

171 Evendons Lane, Wokingham

Report For:

Propco (Wokingham) Ltd

Date: 21/08/2025

PEG602-19C

171 Evendons Lane, Wokingham

Document Control

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1.0 Executive Summary

1.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce a Hedgerow Mitigation and Compensation Strategy in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970), hereafter referred to as the 'Site'.

1.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' and the off-Site area in the wider landowner ownership is represented by the 'Blue Line Boundary'.

1.3 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

1.4 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC). A number of planning conditions were attached to the outline planning permission.

1.5 In accordance with the requirements of Condition 14, this document provides a Hedgerow Mitigation and Compensation Strategy for the Site. This has been produced to ensure that opportunities currently provided by hedgerows within the Site are maintained, and any new hedgerows are managed to ensure continued healthy growth following the development.

2.0 Introduction

Background

2.1 Pioneer Environment Group Ltd was commissioned by Propco (Wokingham) Ltd to produce a Hedgerow Mitigation and Compensation Strategy in relation to the reserved matters application for land at 171 Evendons Lane, Wokingham, RG31 4EH (centred on National Grid Reference: SU 79868 66970), hereafter referred to as the 'Site'.

2.2 The area proposed for development is illustrated in Figure 1 by the 'Red Line Boundary' and the off-Site area in the wider landowner ownership is represented by the 'Blue Line Boundary'.

Site Description and Project Overview

2.3 The Site is located to the south-west of Wokingham, within an urban-edge context. The Site is bound to the north by trees and grassland, beyond which is Doles Lane, to the south by Evendons Lane, to the east by Blagrove Lane and to the west by several residential dwellings, a wooded strip, and the grassland of Redlands Farm Park.

2.4 The south-east of the Site is dominated by buildings, hardstanding and gravel, with the north dominated by pasture grassland. Other habitats included a pond, hedgerows, and longer sward grassland, with ruderal vegetation and scrub to the south-west.

2.5 Further information on the extent and composition of existing habitats, including hedgerows, across the Site is provided in the Ecological Appraisal report (Aspect Ecology, 2023) and the updated Biodiversity Net Gain (BNG) Assessment Report (Pioneer Environment Group, 2025).

Development Proposals and Context

2.6 An outline planning application was submitted in June 2023 (planning reference: 231351) for the following:

> *"Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings."*

2.7 The outline application was subsequently granted planning permission in November 2024 by Wokingham Borough Council (WBC), with several planning conditions attached to the outline planning permission.

2.8 Condition 14 of the planning permission states that:

> *"The reserved matters of the development shall include a detailed hedgerow mitigation and compensation strategy. This shall be submitted to and approved in writing by the local planning authority at reserved matters stage. The detailed hedgerow mitigation and compensation strategy shall be include:*
>
> *(a) Details of buffer zones required to be protected the retained hedgerows, such buffer zones to be a minimum of 10m unless otherwise agreed in writing with the Local Planning Authority.*
>
> *(b) The buffer zones required to protect the retained hedgerows should be free from any development.*

(c) A detailed method statement for the translocation of any hedgerows to be removed as a result of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.

(d) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the development.

(e) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species. The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation of the impact upon hedgerows during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21."

2.9 In accordance with the requirements of Condition 14, this document provides a Hedgerow Mitigation and Compensation Strategy for the Site. This has been produced to ensure that opportunities currently provided by hedgerows within the Site are maintained and any new hedgerows are managed to ensure continued healthy growth following the development.

3.0 Baseline Conditions

Baseline Hedgerows

3.1 A total of three hedgerows are present and form boundary features within the Site. The hedgerows are described in more detail in Table 1 and illustrated in Figure 1.

Table 1: Baseline Hedgerow Descriptions

Hedge Number	Habitat Type	Length (km)	Height (m)	Width (m)	Species	Description	BNG Condition
H1	Native hedgerow with trees	0.0419	5	2.5	Blackthorn (*Prunus spinosa*), barberry (*Berberis* sp.), holly (*Ilex aquifolium*), elder (*Sambucus nigra*), elm (*Ulmus* sp.) and bramble (*Rubus fruticosus* agg.). Scattered young/semi-mature trees include beech (*Fagus sylvatica*) and ash (*Fraxinus excelsior*).	Established, tall and overgrown hedgerow adjacent to Evendons Lane. Appears to be subject to minimal management, largely relating to cutting back of lower branches from encroaching into the road.	Good
H2	Native hedgerow with trees	0.0569	7	3-4	Hawthorn (*Crataegus monogyna*), blackthorn, elm, field maple (*Acer campestre*), elder, and bramble. Scattered young/ semi-mature trees include English oak (*Quercus robur*), ash and field maple.	Established, tall and overgrown hedgerow adjacent to Blagrove Lane. Appears largely unmanaged but may occasionally be cut back to avoid encroachment into the road.	Good
H3	Native hedgerow with trees	0.0954	6	3-4	Hawthorn, blackthorn, field maple, elder, hazel (*Corylus avellana),* and bramble. Scattered semi-mature/mature trees include ash, English oak and field maple.	Hedgerow along the western boundary of the Site with a dry ditch at the base. No evidence of recent management and is becoming tall and overgrown.	Good

4.0 Hedgerow Mitigation and Compensation Strategy

Introduction

4.1 This section identifies the effects of the development proposals on existing hedgerows, together with avoidance, mitigation and compensation measures, to ensure that the habitat and connectivity provided by the hedgerow resource of the Site and wider site is not compromised by the development.

Hedgerow Retention, Loss and Remediation

4.2 Table 2 below identifies the extent to which hedgerows within the Site will be affected by the development works. Measures to off-set adverse effects on the hedgerow resource are also identified.

Table 2: Impacts on Existing Hedgerows and Avoidance/Mitigation Measures

Hedge Number	Habitat Type	Length Retained (km)	Length Lost (km)	Impacts	Impact Avoidance, Reduction and Mitigation measures
H1	Native hedgerow with trees	0.0419	N/A	The hedgerow along the southern boundary of the Site, adjacent to Evendons Lane, will be retained in full.	• The retained hedgerow will be protected from construction activities through the Construction Exclusion Zone (CEZ) detailed within the Arboricultural Report (Mark Welby, 2025). This will involve the installation of tree protection barriers in accordance with BS5837:2012. • The existing boundary feature will be strengthened with the creation of a native hedgerow which will form a double hedgerow with H1 and extend along the southern boundary of the Site. • Adjacent proposed wildlife/ meadow grassland will further enhance the value of the hedgerow base to provide habitat niches. • The retained hedgerow will be subject to sensitive management to maintain and enhance its current condition as summarised in Section 4.10.

Hedge Number	Habitat Type	Length Retained (km)	Length Lost (km)	Impacts	Impact Avoidance, Reduction and Mitigation measures
H2	Native hedgerow with trees	0.0275	0.0294	A section of the hedgerow will be lost to allow the construction of the new Site entrance from Blagrove Lane.	• The retained hedgerow will be protected from construction activities through the Construction Exclusion Zone (CEZ) detailed within the Arboricultural Report (Mark Welby, 2025). This will involve the installation of tree protection barriers in accordance with BS5837:2012. • The retained section of hedgerow will be complemented by adjacent landscape planting and the creation of a native, species-rich hedgerow with trees to the south of retained section. • Adjacent proposed wildlife/ meadow grassland will further enhance the value of the hedgerow base to provide habitat niches. • The retained hedgerow will be subject to sensitive management to maintain and enhance its current condition as summarised in Section 4.10.
H3	Native hedgerow with trees	0.0954	0.0019	A small section will be lost to provide a new access to the adjacent off-Site area to the west.	• The retained hedgerow will be protected from construction activities through the Construction Exclusion Zone (CEZ) detailed within the Arboricultural Report (Mark Welby, 2025). This will involve the installation of tree protection barriers in accordance with BS5837:2012. • The retained section of hedgerow will be complemented by adjacent landscape and native hedgerow planting. • Adjacent proposed wildlife/ meadow grassland will further enhance the value of the

Hedge Number	Habitat Type	Length Retained (km)	Length Lost (km)	Impacts	Impact Avoidance, Reduction and Mitigation measures
					hedgerow base to provide habitat niches. • The retained hedgerow will be subject to sensitive management to maintain and enhance its current condition as summarised in Section 4.10.

Buffer Zone

4.3 During construction the retained species-poor native hedgerows must be protected by appropriate buffers of no less than 2m from the edge of the hedgerow, increasing to allow protection of root protection zones in-line with *'BS5837:2012 Trees in relation to design, demolition, and construction'*. The root protection zones are detailed as Construction Exclusion Zone (CEZ) within the Arboricultural Report (Mark Welby, 2025) and the associated Tree Protection Plan (Appendix A). Specifications of the tree protection barriers to be installed and methods of work are detailed within the Arboricultural Report. These buffer zones must be maintained throughout the construction zone, with any changes agreed with an arborist.

4.4 Habitat enhancement and creation within a 5m buffer zone of the retained hedgerows has been incorporated post-development, where feasible, and will contribute to protecting and improving the ecological networks within the Site and the wider area (Figure 2).

Hedgerow Creation

4.5 In addition to the above works proposed to the existing habitat corridors within the Site, the habitat connectivity will be further enhanced through hedgerow planting around the woodland in the south-eastern corner of the Site and around the southern, western and south-western margins of the amenity spaces around the care home.

4.6 In order to compensate for the loss of small sections of hedgerows (H2 and H3) on the Site, planting has been included within the soft landscape proposals for the proposed development area, as described below in Table 3 and illustrated in Figure 2.

4.7 Significant hedgerow creation (including creation of sections of species-rich, native hedgerows) was considered more appropriate compensation for the Site than translocating a small sections of unmanaged species-poor native hedgerow.

Table 3: Hedgerow Creation Overview

New Hedge Number	Hedge Type	Length (km)	Target BNG Condition	Proposed Species	Description
NH1	Native hedgerow with trees	0.0612	Moderate	Field maple, common hornbeam (*Carpinus betulus*), and beech. Trees include ornamental *Prunus* sp. (*Prunus* 'Amanogawa' and *Prunus* 'Ichiyo').	New native hedgerow with trees to be created proposed towards the centre of the Site, adjacent to car parking area and amenity areas.
NH2	Native hedgerow	0.0218	Moderate	Field maple, common hornbeam, and beech.	New native hedgerow to be created along the south-western section of H3 and adjacent to amenity garden area, towards the west of the care home.
NH3	Native hedgerow	0.0302	Moderate	Field maple, common hornbeam, and beech.	New native hedgerow to be created along the south-western boundary of the proposed amenity garden area.
NH4	Species-rich native hedgerow	0.0270	Moderate	Field maple, common hornbeam, hawthorn, beech, holly, wild privet, and blackthorn.	Section of new species-rich native hedgerow to be created towards the east of the Site, to the south of the new entrance.
NH5	Species-rich native hedgerow with trees	0.0145	Moderate	Field maple, common hornbeam, hawthorn, beech, holly, wild privet, and blackthorn. Trees include field maple.	Section of new species-rich native hedgerow with trees to be created towards the east of the Site, to the north of the new entrance.
NH6	Non-native and ornamental hedgerow	0.1396	Poor	Mix of non-native and ornamental species including: oleaster (*Elaeagnus × ebbingei*), Escallonia 'Iveyi', spindle tree (*Euonymus japonicus* 'Green Spire'), New Zealand broadleaf (*Griselinia littoralis*),	Sections of non-native and ornamental hedgerows to be created around the new building and amenity areas.

New Hedge Number	Hedge Type	Length (km)	Target BNG Condition	Proposed Species	Description
				honeysuckle (*Lonicera pileata* 'Maigrun'), Burkwood osmanthus (*Osmanthus x burkwoodii*), and daisy bush (*Olearia x haastii*).	
NH7	Species-rich native hedgerow	0.044	Moderate	Field maple, common hornbeam, hawthorn, beech, holly, wild privet, and blackthorn.	Section of species-rich native hedgerow to be created along the eastern and south-eastern boundary, adjacent to the woodland (W1).
NH8	Native hedgerow	0.049	Moderate	Field maple, common hornbeam, and beech.	Section of native hedgerow to be created along the southern boundary, adjacent to H1.

4.8 These works will improve habitat connectivity, both east to west and north to south, through the Site and result in approximately 0.39km of hedgerow planting; in addition, areas of scrub and woodland will be enhanced and scattered trees have been incorporated into the landscape plan. The Site is also directly connected to an off-Site field that will be enhanced to benefit biodiversity including the creation of a traditional orchard, mixed scrub and scattered trees (illustrated in Figure 2).

Hedgerow, Woodland, Scrub and Individual Tree Management

4.9 In addition to the retention of existing hedgerow, planting of new hedgerows to re-connect habitat corridors within the Site, and creation or enhancement of complementary habitats nearby or adjacent to the hedgerows, a Landscape Ecological Management Plan (LEMP) will identify the long-term management works which will be implemented to maintain and enhance the value of native hedgerows, woodland, scrub, and individual trees at the Site for wildlife.

Hedgerows

4.10 These measures will apply to both the existing native hedgerows and new native hedgerow planting once established, and are summarised below:

- Trees and shrubs that have failed will be replaced in the subsequent planting season to achieve at least 90% survival and maintain a gap free line to enable mammals to disperse along the hedge line.
- Existing standard trees within the hedgerows will be maintained and, where appropriate, suitable plants will be excluded from the cutting regime to provide new mature trees.

- Existing mature and newly established native hedgerows within the Site will be trimmed no more frequently than once every 2 years on a rotational cutting scheme. The trimming would aim to maintain an 'A'-profile to the full width of the hedge at the base.
- All native hedgerows will be trimmed between January and February, allowing the majority of hedgerow fruits to be eaten by birds and other wildlife prior to cutting.
- No more than one third of hedgerows within the Site will be trimmed within the same 12 months.
- All dead, dying and diseased hedge plants will be replaced with plants of similar-size and species.

Mixed Scrub

4.11 These measures will apply to the scrub enhancement, and are summarised below:

- Scrub will be managed annually and on rotation to ensure a range of ages including seedlings, young shrubs and mature shrubs are present. Saplings will be removed from established glades and rides to ensure they do not become overgrown over time.
- Any invasive non-native species and other species indicative of sub optimal condition will be removed using the most appropriate methods for the species present.
- Grassland at the base of scrub habitats will be maintained with a longer sward to create a well-developed scrub edge.

Woodland and Individual Trees

4.12 These measures will apply to the woodland enhancement and individual tree planting once established, and are summarised below:

- Standing dead or decaying timber and fallen deadwood will be retained, where safe to do so, to provide wildlife habitat.
- Scrub habitats within the woodland shall be reviewed each winter and techniques for scrub control, i.e. cutting back, will be implemented as, and where, deemed necessary. Such work will be undertaken outside of the bird nesting season.
- Areas vulnerable to browsing and damage should be fenced off to allow seedlings, saplings and young trees to establish, which will improve diversity of structure, and these areas should be monitored.
- A thinning and coppicing regime will be implemented to maximise the wildlife value of the woodland by increasing the diversity of tree structure, shade and ground cover. Thinning, coppicing and management works are anticipated to start at 10 years onwards, with successive works about every 10 years following, although dependent on rate of growth. Trees to be thinned or coppiced will be selected according to tree health, surrounding vegetation and ground conditions (e.g. coppicing to allow light to maintain areas of ground flora) to provide a structurally diverse woodland with a high scrub content.
- Tree pruning will be undertaken regularly to remove dead and dying branches and encourage healthy growth of the scattered individual trees.

Additional Measures to Ensure Functional Connectivity of Retained Hedgerows

4.13 A detailed Ecological Permeability Scheme will be prepared for the Site, which describes measures to be incorporated into the landscape plan to maintain continued functionality of the hedgerow network and other opportunities for the movement of wildlife across the Site, the wider off-Site and the surrounding area. Measures detailed in the scheme, not already described above in relation to hedgerow retention and protection, are summarised below:

Lighting

4.14 To maintain the current low lighting levels at night-time, if any lighting is to be used at the Site, either during the construction or operational phase, a sensitive lighting scheme should be designed by a lighting engineer in close consultation with an ecologist and implemented within the new development. Any light spill should be directed away from the boundaries of the Site so that suitable habitats for bats and other nocturnal species are not impacted. In accordance with the 'Bats and artificial lighting in the UK; Bats and the built environment series, Guidance Note 08/23' by the Bat Conservation Trust and Institution of Lighting Professionals (2023), the 'Dark Buffer' i.e., 5m buffer around the perimeters of the Site, should have light levels of 0 lux. These areas will be subject to restricted lighting levels to ensure that the habitat remains suitable for use by nocturnal wildlife.

Road Crossing Points

4.15 Facilitating the movement of wildlife across roads will involve measures to prevent animals becoming trapped in the carriageway and/or being run over by vehicles. These include:

- The number of points at which the access road and footpaths cross the habitat corridors (i.e. hedgerows) has been kept to the minimum level required to allow effective movement of people and vehicles into the Site.
- The position of these crossing points intentionally avoids features of higher ecological interest (e.g. avoiding trees with potential to support roosting bats, or removal of all woodland habitats).
- Crossing points have been designed to approach the habitat corridor perpendicularly. This will limit the extent of existing habitat to be lost and the extent of road/footpath within the habitat corridor.
- Dropped kerbs will be provided to assist pedestrians to cross roads safely and these will also be available to allow small animals to easily exit the carriageway.

Best Practice Measures

4.16 Standard biosecurity measures will apply throughout the proposed development to prevent the accidental spread of invasive and wildlife diseases (e.g. pests and diseases affecting trees etc). Guidance for biosecurity can be found on the Forest Research website (https://www.forestresearch.gov.uk/climate-change/risks/pests-and-diseases/biosecurity/).

4.17 A Construction Environmental Management Plan (CEMP) will be prepared for the Site to detail how the habitats and species, both within and surrounding the Site, should be protected during

the construction phase. Guidance for pollution prevention can be found on the Government website (https://www.gov.uk/guidance/pollution-prevention-for-businesses).

4.18 To avoid disturbance to birds, it is recommended that any suitable nesting habitat should be removed outside of the bird breeding season (March to August, inclusive). In the event that the timing of the works is to be undertaken within the aforementioned season, any areas to be impacted by vegetation removal should be checked for active nests, no more than 24 hours prior to the commencement of works, by a suitably experienced ecologist. If an active nest were to be discovered, an exclusion zone (diameter of which would be determined by the ecologist) around the nest will be established and adhered to until young have fledged, or until a suitably qualified ecologist has confirmed that the nesting attempt has concluded.

5.0 Summary and Conclusions

5.1 The proposed development scheme will result in a net gain in hedgerow habitats associated with the proposed development at the Site. The proposed hedgerow retention and creation, in addition with the woodland and scrub enhancement and individual tree creation, will improve habitat connectivity both north to south, and east to west, through the Site.

5.2 In addition to the specific measures relating to the proposed development area, the enhancement of the adjacent off-Site area will provide further connective habitats (e.g. mixed scrub enhancement and creation) that can be utilised by species associated with the hedgerows within the Site and will provide dispersal routes into the wider landscape.

6.0 References

Aspect Ecology (2023). Evendons Lane, Wokingham - Ecological Appraisal. Aspect Ecology, Banbury.

British Standard (BS) (2012). BS 5837: 2012 Trees in relation to design, demolition and construction.

Pioneer Environment Group Ltd (2025). 171 Evendons Lane, Wokingham - Biodiversity Net Gain Assessment. Pioneer Environment Group, Melton Mowbray.

Mark Welby Consulting Arborists (2025). Evendons Lane, Wokingham, RG41 4EX - Arboricultural Report. Mark Welby Consulting, Hampshire.

Wokingham Borough Council (2024). Notification of Approval of Planning Permission - 231351 - 171 Evendons Lane, Wokingham, RG41 4EH. Wokingham Borough Council, Wokingham.

Key

Blue line Boundary

Red Line Boundary

Baseline Habitats

Native hedgerow with trees

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 1**

Date: 21.08.2025

Title: Baseline Hedgerow Plan

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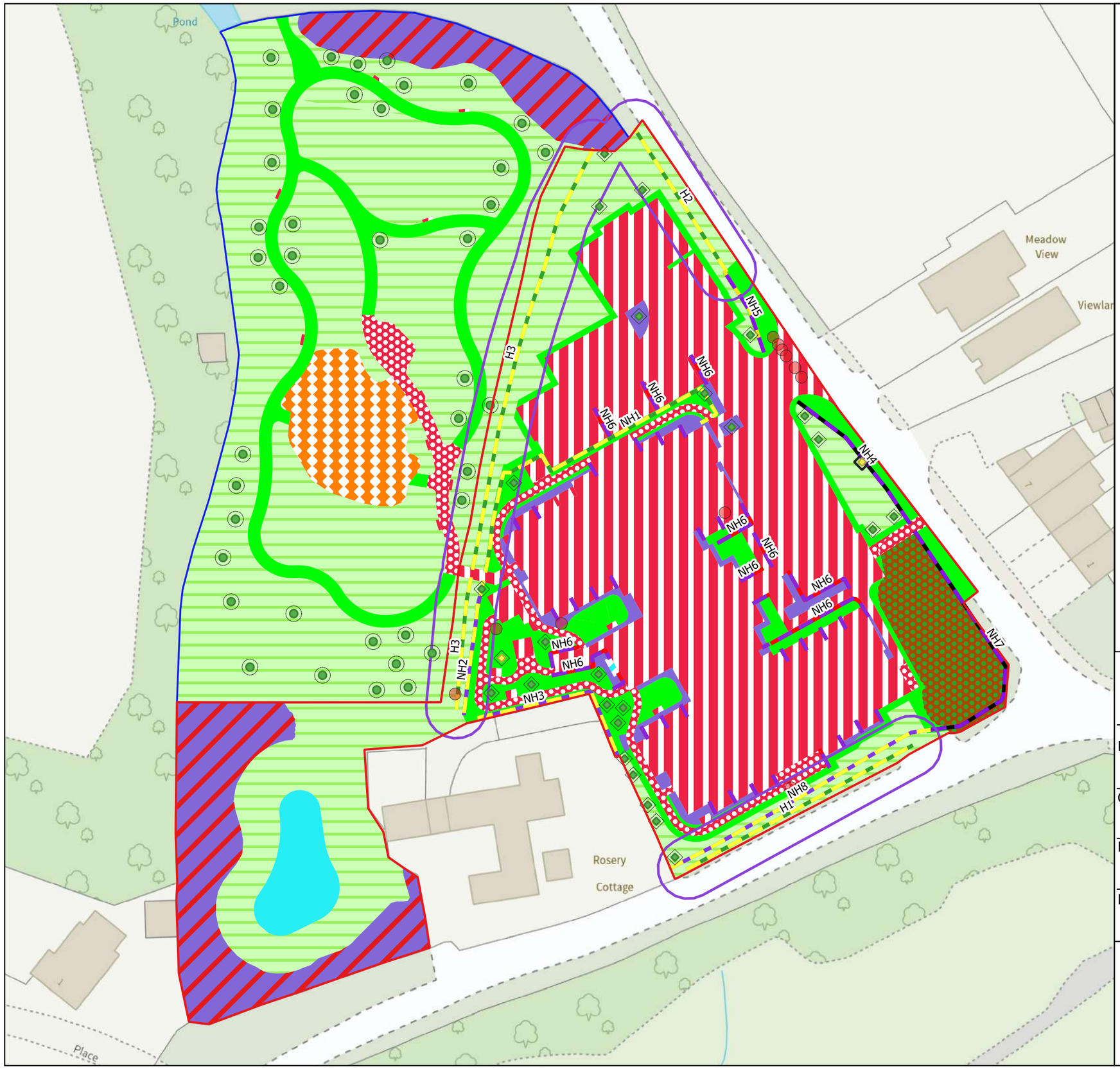

Key

- Red Line Boundary
- Blue line Boundary
- 5m Buffer of Retained Hedgerows

Proposed Habitats

- Proposed Small Urban Tree
- Proposed Small Rural Tree
- Retained Large Urban Tree
- Retained Medium Urban Tree
- Lost Tree
- Non-native and ornamental hedgerow
- Native hedgerow
- Native hedgerow with trees
- Species-rich native hedgerow
- Species-rich native hedgerow with trees
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Ornamental lake or pond
- Other neutral grassland
- Other woodland; mixed
- Ponds (priority habitat)
- Traditional orchards
- Bare ground

0 0.02 0.04 km

Project Name: **171 Evendons Lane, Wokingham**

Client: **Propco (Wokingham) Ltd**

Figure No: **Figure 2**

Date: 29.08.2025

Title: Proposed Hedgerow and Habitat Plan

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Appendix A:
Tree Protection Plan

BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups

Ref	Common Name	Height	Stem Diameter	Crown Clearance	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
1	English oak	17m	800mm	3m	Broad spreading tree growing on southern side of Evendons Lane. Main stem and crown smothered in ivy.		>20 Years	4/3/2025	B2		290m²	1
2	Mixed tree belt	15m	400mm		Established belt of trees on southern side of Evendons Lane. Appears to have been a hedge but now outgrown.		>20 Years	4/3/2025	B2			1
3	Group of ash	11m	300mm	3m	All showing signs of Ash Dieback. Unsuited to long term retention.		<10 Years	4/3/2025	U	3.6m	41m²	1
4	Group of mixed broadlees	8m	250mm		Established but out grown collection of trees which used to form a hedge. Species include hawthorn, blackthorn, cherry, laurel and hazel.		>20 Years	4/3/2025	B2	3m	140m²	5
5	Crab apple	5m	250mm	2m	Small tree smothered in ivy.		>10 Years	4/3/2025	C1	3m	28m²	1
6	Hornbeam	16m	640mm, 670mm	2m	Twin stemmed from ground level. Prominent roadside tree.		>20 Years	4/3/2025	B1		387m²	1
7	Ash	15m	250mm; 250mm; 250mm; 250mm; 250mm; 250mm; 250mm	4m	Advanced Ash Dieback. Unsuited to long term retention.		<10 Years	4/3/2025	U	8.4m	222m²	1
8	Ash	13m	300mm; 300mm, 300mm	3m	Showing signs of advanced Ash Dieback. Unsuited to long term retention.		<10 Years	4/3/2025	U	6.3m	124m²	1
9	Ash	11m	250mm	2m	Showing signs of advanced Ash Dieback. Unsuited to long term retention.		<10 Years	4/3/2025	U	3m	28m²	1
10	Ash	15m	400mm; 400mm, 400mm	4m	Showing signs of advanced Ash Dieback. Main stem covered in ivy. Unsuited to long term retention.		<10 Years	4/3/2025	U	8.4m	222m²	1
11	Mixed broadleaf hedgerow	9m	150mm		Established but outgrown hedgerow alongside road. Species include hawthorn, holly, snowberry and privet.		>10 Years	4/3/2025	C2		81.34m²	1
12	Mixed broadleaf hedgerow	5m	150mm		Established but sparse hedgerow alongside fields. Mixed species including blackthorn, barberis, holly and elm sapling. Some elms are dead and need to be removed.		>10 Years	4/3/2025	C2		144.9m²	1
13	Group of beech	10m	250mm	2m	Group of small trees at entrance of Evendons Lane. Probably intended as a hedge and now outgrown.	Reduce canopy to contain. Retain a hedge turned of no less than 2m and height of no less than 4m.	>10 Years	4/3/2025	C2	3m	113m²	4
14	English oak	13m	390mm	2m	Small oak tree grown immediately against entrance wall. Long term retention untenable.		>10 Years	4/3/2025	C1	4.8m	72m²	1
16	Group of dead elm		150mm		Dead.		>10 Years	4/3/2025	U	1.8m	10m²	1
17	Group of Scots pine	17m	450mm	3m	Collection of closely spaced trees in group of which over 50% of the stems are dead and at the point of collapse. The dead stems should be removed and retention of others considered.	Remove dead stems	>10 Years	4/3/2025	C2		531.58m²	1
19	English oak	16m	700mm	2m	Established broad spreading tree growing in Bagshot parking and Blagrove Lane. Main stem partially smothered in ivy.		>20 Years	4/3/2025	B1		205.86m²	1
22	Mixed broadleaf hedgerow	7m	150mm		Established but outgrown hedgerow along Blagrove Lane. Mixed species including hawthorn, blackthorn, elm and holly. Many elms have died and need to be removed.	Cut back to achieve sight lines as required	>20 Years	4/3/2025	B2		85.89m²	1
24	Field maple	8m			Multi stemmed example forming larger component of hedge.		>20 Years	4/3/2025	B2			1
25	Group of English oak	16m	700mm	2m	Closely spaced group of oaks alongside Blagrove Lane.		>20 Years	4/3/2025	B2		888m²	4
26	Mixed broadleaf hedge	6m	150mm		Established but sparse hedgerow along fields. Mixed species including hawthorn, blackthorn, field maple and hazel.		>10 Years	4/3/2025	C2		307.1m²	3
27	Group of field maple	8m	300mm		Larger component of hedgerow.		>20 Years	4/3/2025	B2	3.6m	41m²	1
28	English oak	15m	850mm	2m	Broad spreading example growing within hedge line. Pocket of decay on main stem. Storm damage. Crown partial smothered in ivy. Some storm damage.		>20 Years	4/3/2025	B2	10.2m	327m²	1
29	Group of field maple	7m	250mm	3m	Larger component of hedgerow.		>20 Years	4/3/2025	B2	3m	56m²	2
32	Goat willow	10m	400mm; 400mm; 400mm		Some stems have failed. Remaining stem liable to failure.	Reduce in height to approximately 2m to allow regrowth as a 'high coppice'	>10 Years	4/3/2025	U	8.4m	222m²	1
34	Holly	7m		2m	Of multi-stemmed form and forming part of hedgerow		>10 Years	4/3/2025	C1			1
35	Field maple	13m	400mm	2m	Growing on distal side of ditch within broad belt of vegetation.		>10 Years	4/3/2025	C1	4.8m	72m²	1
36	Pair of ash	15m	600mm	3m	Pair of close growing stems both of which are densely smothered in ivy preventing thorough inspection and accurate measurement.		>20 Years	4/3/2025	B2	7.2m	163m²	1
37	Field maple	15m	400mm	4m	Growing amidst dense belt of vegetation on distal side of ditch.		>10 Years	4/3/2025	C1	4.8m	72m²	1
38	Group of field maple	8m	200mm	3m	Cluster of stems forming part of hedgerow.		>10 Years	4/3/2025	C2	2.4m	18m²	1
39	English oak	17m	900mm	2m	Visually significant broad spreading tree although main stem and much of crown is smothered in ivy preventing thorough inspection and accurate measurement.		>20 Years	4/3/2025	B1	10.8m	366m²	1

Total: 44

Survey by Keen Consultants, dated May 2023 (ref: 2143-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-Rev2) Submitted with outline application ref 231351.

Checked and verified in March 2025 by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA Arboricultural Association Registered Consultant
www.mwelby.com

# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).

Trees / Groups for Removal

Removed Trees / Groups

Ref	Common Name	Height	Stem Diameter	Crown Clearance	Observations	Est. Remaining Contribution	Date Surveyed	BS Cat	No.
15	Ash	13m	250mm; 250mm; 250mm	3m	Showing signs of Ash Dieback. Main stem smothered in ivy. Unsuited to long term retention.	<10 Years	4/3/2025	U	1
16	Group of dead elm				Dead.	<10 Years	4/3/2025	U	1
18	Group of ash	14m	350mm	2m	Closely spaced cluster of trees. All showing signs of Ash Dieback. None suited to long term retention.	<10 Years	4/3/2025	U	1
20	Ash	14m	350mm	2m	Advanced Ash Dieback. Main stem covered in ivy.	<10 Years	4/3/2025	U	1
21	Ash	14m	350mm	5m	Growing amidst buildings. Showing signs of advanced Ash Dieback. Unsuited to long term retention.	<10 Years	4/3/2025	U	1
22	Mixed broadleaf hedgerow	7m	150mm		Established but outgrown hedgerow along Blagrove Lane. Mixed species including hawthorn, blackthorn, elm and holly. Many elms have died and need to be removed.	>20 Years	4/3/2025	B2	1
23	Field maple	9m	250mm	2m	Larger component of hedgerow.	>20 Years	4/3/2025	B2	1
26	Mixed broadleaf hedge	6m	150mm		Established but sparse hedgerow dividing fields. Mixed species including hawthorn, blackthorn, field maple and hazel.	>10 Years	4/3/2025	C2	1
31	Ash	13m	350mm	2m	Showing signs of Ash Dieback. Main stem partially smothered in ivy.	<10 Years	4/3/2025	U	1
40	Common Horse Chestnut	10m	450mm	2m	Fair condition	20+ Years	4/3/2025	B1	1

Total: 10

BS5837:2012 Cascade chart for tree quality assessment

Category & Definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention			
Category U			
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse,including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve		
Trees to be considered for retention			
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
Category A			
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B			
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for much longer than 40 years or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C			
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Pond

Dashed blue line de-notes 2.4m x 48m visibilty splay

Hatch de-notes pedestrian crossing with dropped kerbs & tactile paving

BLAGROVE LANE

EVENDONS LANE

Meadow View

Viewlands

REDLANDS PLACE

1

9

Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

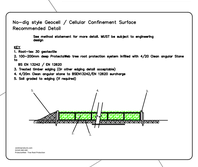
Inside the exclusion zone, the following shall apply:

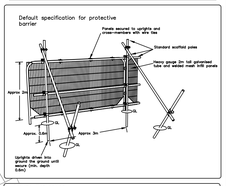
- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

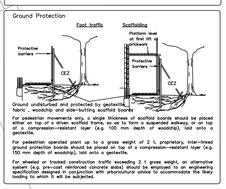
In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset.







Statutory Controls & Other Constraints

Local Planning Authority	Wokingham Borough Council
Tree Preservation Orders https://secure1ance.arcgis.com/experience	None
Conservation Areas https://secure1ance.arcgis.com/experience	None
Forestry Act (1967)	Applies to tree removals
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	None
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?z=	None
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer3gs.ac.uk/?_ga=	Loamy soils with naturally high groundwater
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Bagshot Formation - Sand

Base plan/site survey reference: 7552_RevD_Topo.dwg

NOTES
The Tree Survey has been undertaken within the recommendations of British Standard BS 5837:2012 and current arboricultural best practice.
• Only trees with a stem diameter of 150 mm and above and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy spread.
• The trees survey was carried out from ground level only, and the trees are assessed externally without climbing or detailed inspection (Level 2/3 Method).
• Where trees are located on neighbouring land an estimation of appropriate tree been made of their quality and dimensions.
• Where stems or branches are obscured by ivy or other vegetation a full assessment of those parts will not be possible.
• Height dimensions are estimated and are given in metres.
• Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where trees are multi-stemmed, Figure C.1 of the British Standard is followed.
• Tree canopies are graphically represented on the plan as they appear from the ground and are measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are recorded as a single measurement and assumed that the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for the group as a whole is recorded. Where individuals of groups will have further notes taken and an accurate representation will be shown on the plan.

REV:	DATE:	UPDATES:	DRAWN:

Tree / RPA category/species & TPO ref

Root protection area

Crown spread

Construction Exclusion Zone (CEZ)

CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.

Tree to be removed

Sensitive demolition within RPAs. See method statement

No-dig surface to be laid above existing ground. See inset and method statement

BS 5837:2012 Tree Quality Categories:

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/3837A9

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

Evendons Lane,
Wokingham, RG41 4DX

Date: 19/08/2025

Scale: 1:250 @A0

DWG Ref: MW.2503.ELW.TPP

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