

ARBORICULTURAL IMPACT ASSESSMENT

Land At Ye Olde Leathern Bottel PH
Barkham Road
Wokingham

SUBMITTED TO:

Wokingham Borough Council



October 2024

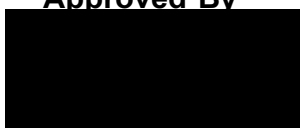
Report For

Monopro Ltd
4 Carlos Place
Mayfair
London
W1K 3AW

Main Contributors

David Partridge
Lizzie Bonito

Approved By



David Partridge



Park House
73 Park Road
Staines Upon Thames
Surrey
TW19 7NT

Tel: +44 (0) 1784 250238
E-mail: mail@dpa-uk.com

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Tree Condition

All trees can change condition rapidly and therefore we recommend that a detailed assessment of tree condition is undertaken by a suitably qualified person on at least a bi-annual basis.

Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/ or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliancy with UK law.

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1.0 Executive Summary

- 1.1. DPA Arboricultural Consultants have been appointed by Monopro Ltd to undertake an Arboricultural Impact Assessment in connection with the following proposals at the site:
 - Full refurbishment of the existing public house, including internal remodeling to reposition and upgrade WC, kitchen and back of house facilities.
 - First floor rear extension of the existing pub building to provide 5 no. hotel bedrooms.
 - Improved parking
 - Relocation of access road to enable any future residential development to land to the north (not part of this application)
- 1.2. Our assessment of the proposals has concluded that 1 individual tree (T4), small sections of a group of trees and shrubs (G3) and a section of hedge will need to be removed to facilitate the proposals. A single tree (T25) has been recommended for removal due to its poor condition.
- 1.3. The trees and vegetation to be removed and replaced are of low quality and low amenity value (BS 5837:2012 Category C and/or Category U trees).
- 1.4. The loss of these trees will not affect the visual character of the local and/or wider area, as numerous other adjacent trees and shrubs are to be retained.
- 1.5. A replacement tree planting strategy, which could include both new individual trees, shrubs and hedges is to be agreed with the Local Authority prior to the commencement of works, via planning conditions. Any loss in amenity and/or biodiversity in connection with these proposals can therefore be suitably offset within the local area.

2.0 Introduction

- 2.1. This Arboricultural Impact Assessment report has been prepared by DPA Arboricultural Consultants on behalf of Monopro Ltd.
- 2.2. The proposed highway works are to serve the existing public house and equestrian facilities and to allow for clearance of the former access.
- 2.3. The purpose of our assessment and this report is to detail which trees will need to be removed to facilitate the proposals and provide guidance on how the trees and other vegetation to be retained can be safely integrated with the proposals.
- 2.4. This report will allow the Council and any other key stakeholders to consider all arboricultural matters pertaining to the proposed highway works.

3.0 The Site

- 3.1. The site is located at the Ye Olde Leathern Bottel PH within the Wokingham Borough Council administrative area.
- 3.2. All trees at and directly adjacent to the site were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in August 2024.
- 3.3. The details of all trees situated both at and adjacent to the site are detailed within the Tree Data Tables and shown on the DPA Drawings within the appendices of this report.

4.0 Tree Preservation Orders / Conservation Areas / Other Statutory Designations

- 4.1. Trees at and adjacent to the site are subject to a Tree Preservation Order (Ref: TPO 1933/2023).
- 4.2. Whether or not a site is situated within a Conservation Area can be pertinent with regard to a council's assessment of the contribution that trees make to the overall character of the local area. Trees within a Conservation Area are also afforded legal protection under the Town & Country Planning Act 1990. The site is not situated within a Conservation Area.
- 4.3. The Forestry Act 1967 provides a legal framework for the felling of trees in England and Wales. The Act mandates that a Felling Licence is required to fell any living trees unless an exemption applies. Common exemptions include the removal of less than 5m³ of timber from a site in any calendar quarter, works to prevent any danger or nuisance and works to trees within residential gardens. Any tree works specified for the purpose of carrying out development authorised under the Town and Country Planning Act 1990 are also exempt from this legislation.
- 4.4. There are no other statutory (or non-statutory) designations at this site.

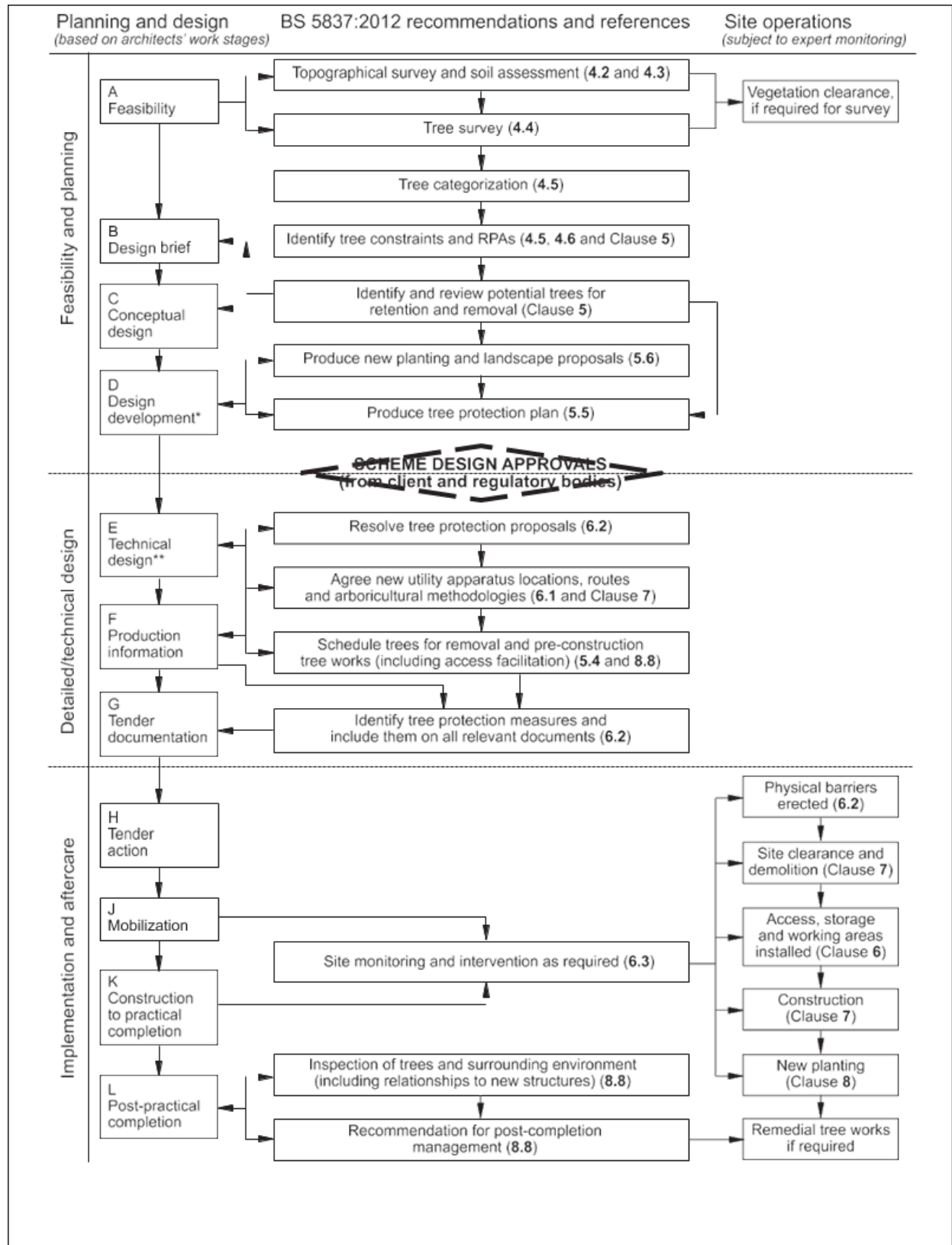
5.0 Policy Context

- 5.1. This report seeks to allow the Council and any other key stakeholders to consider all arboricultural matters pertaining to the proposed highway works. The information provided is fully compliant with the relevant British Standard (BS 5837:2012).
- 5.2. The enclosed Drawing Numbers DPA-5070-02 and DPA-5070-03 (Tree Protection Plans) detail the proposals and tree protection measures that will be utilised. It should be noted that all works within any of the root protection areas for the retained trees will be undertaken under the direct supervision of a retained Project Arboricultural Consultant (to ensure compliance with BS 5827:2012). The proposed works and the specific methods and materials and tree protection measures that are to be utilised are to be detailed within an Arboricultural Method Statement, which will be submitted to discharge any reserved matters and/or planning conditions, prior to the commencement of the development (to ensure all retained trees are protected in accordance with the requirements of BS 5827:2012).

6.0 The Proposals

- 6.1. The proposals include the formation of a new site access with associated engineering works and improvements to the existing car parking area. In order to facilitate the proposed highway works it will be necessary to remove an individual tree (T4), sections of a group of trees and shrubs (G3) and a small section of hedge.
- 6.2. All trees which are to be retained and removed are detailed on drawing DPA-5070-01 at Appendix 2 of this report.
- 6.3. The proposed tree protection measures are detailed on drawing DPA-5070-02 and DPA-5070-03 within the Appendices of this report.
- 6.4. The Project Arboricultural Consultant has worked with the Design Team and amendments have been made wherever possible to ensure the proposals comply with the requirements of BS 5837:2012 and accepted best practice.
- 6.5. All trees shown as retained on the drawings within the appendices of this report can and are to be retained and protected in accordance with the requirements of BS 5837:2012. Supervision of works by an Arborist and the use of recognised methods and materials will be utilised to ensure compliance with BS 5837:2012.
- 6.6. Trees are a material consideration for a Local Planning Authority when determining planning applications or assessing proposals for highway works, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. The principles and procedures set out within the British Standard BS 5837:2012 (Trees in Relation to Design, Demolition and Construction) have been applied to these proposals. The Implementation and Aftercare processes within the chart below, including all required tree protection measures and any further technical specifications to ensure the protection of retained trees, will be guided by Arboricultural Method Statements, tree protection and engineers' drawings and professional guidance where appropriate, prior to the commencement of works at the site.

Figure 1 – The Design and Construction Process and Tree Care (BS5837:2012)



7.0 Arboricultural Impact Assessment

7.1. Tree Constraints – Overview

- 7.1.1. Data on all significant trees at and adjacent to the site has been collected and is detailed on Drawing Number DPA-5070-1 at Appendix 2 of this report.
- 7.1.2. 1 individual tree and sections of a group of trees and a section of hedge are shown to be removed to facilitate the proposals:

Individual Trees & Groups of Trees to be Wholly Removed to Facilitate the Proposed Development
T4 (Maple) and sections of G3 (Various Species) as shown on drawing DPA-5070-01. Note: T25 (Cypress) to be removed due to poor condition.

T= Cat. A (BS5837:2012), T/W= Cat. B (BS5837:2012), T= Cat. C (BS5837:2012) & T= Cat. U (BS5837:2012)

- 7.1.3. All trees shown as retained on the drawings that accompany this report, will be protected in accordance with the requirements of BS 5837:2012 prior to the commencement and for the duration of any works at the site.
- 7.1.4. The root protection areas detailed on the drawings within this report will be considered as sacrosanct during the development of the site. Any changes in existing soil levels will be forbidden within any root protection areas without prior consultation with the retained Arboricultural Consultant and/or the Local Planning Authority (Tree Officer).

7.2. Arboricultural Method Statement & Site Supervision

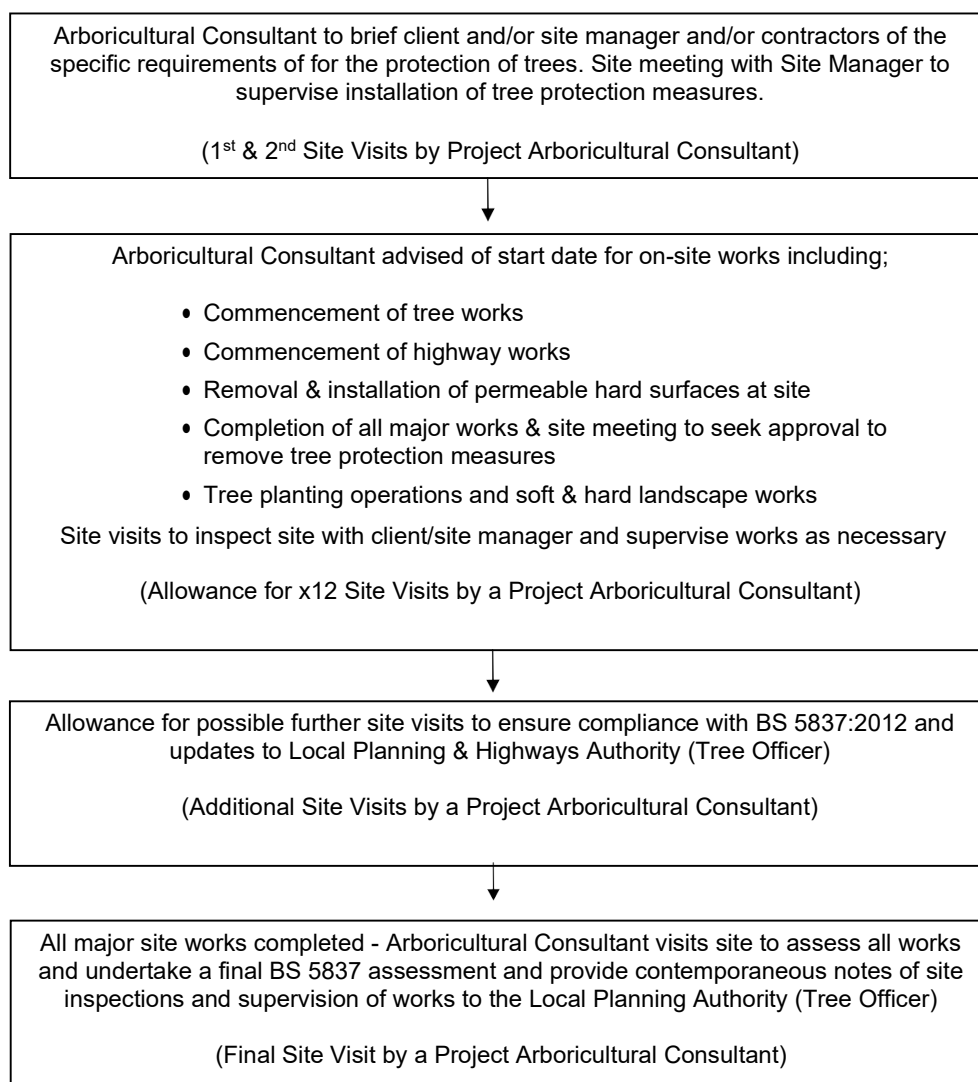
- 7.2.1. Prior to the commencement of works at the site a further arboricultural implications assessment will be carried out and an Arboricultural Method Statement (AMS) prepared to guide the site contractors and ensure the retained trees are protected in accordance with BS 5837:2012. The AMS will include further engineers drawings to detail hard surfaces and earthworks adjacent the retained trees and include:

1. Preparation of a written site management protocol for dealing with tree matters, incorporated into formal site management procedures and documents, and to specifically include induction training for all operatives related to the protection of trees.
2. The order of work on site, including the installation of protective measures, the removal of any existing hard surfaces and the installation of new structures/surfaces/landscaping.
3. Installation and maintenance of tree protection measures
4. Who will be responsible for protecting the trees on site.
5. Detailed proposals for inspecting and supervising the tree protection.
6. Details of any tree removals and facilitation pruning and access into site.
7. The parking arrangements for workers and visitors.
8. Areas for site facilities, loading and unloading of materials and storage of materials and plant equipment.
9. How vehicles, machinery and equipment will enter, move on, work on, and leave the site.
10. Pollution control to specifically consider waste and chemical storage in relation to trees.
11. Details of earthworks and engineering works including any planned lowering or raising of any ground levels near trees.
12. Precise services locations, including the methods of excavation when near trees.
13. Details of upgrading/removing/replacing existing surfacing, including detailed permeable hard surface cross-sections.
14. How any construction impacts through compaction to soil near trees will be avoided and if necessary mitigated.

7.2.2. The Project Arboricultural Consultant will also inspect the whole site on a regular basis during site works and issue a status report (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) to ensure the site is in compliance with BS 5837:2012 and the specific requirements of any conditions (Tree Protection) attached to any planning permission for the proposed development.

7.2.3. The provisional timetable for the required site supervision and site inspections is shown below. Site visits will vary in accordance with the level and type of activity at the site and will be further detailed within the AMS document prepared and submitted during the submission of the reserved matters application(s) and/or discharge of planning conditions.

Proposed schedule / timetable of arboricultural site supervision



7.3. Underground Services

7.3.1. The placement and implementation of services and all associated site infrastructure has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected. If it is proposed to install any services within any of the Root Protection Areas for the retained trees, they will be installed in accordance with BS 5837:2012 and the NJUG Volume 4 guidelines i.e. wherever possible route any new services outside of Root Protection Areas and/or hand dig service trenches, under the supervision of a qualified Arboriculturalist within any Root Protection Areas

7.3.2. A suitable SuDs strategy for the site can be achieved without impacting upon the trees and that are to be retained (both at and adjacent to the site). Further information regarding the SuDS strategy for the site along with an Arboricultural Method Statement (AMS) detailing all works adjacent trees is to be prepared prior to the commencement of works at the site.

7.4. Scope of Brief

7.4.1. Carry out a survey of the individual trees within and adjacent to the site in accordance with BS 5837:2012 and collect data in order to allow the project team, the Council(s) and any other key stakeholders to consider all arboricultural matters pertaining to the proposed highway works.

7.4.2. Identify any key areas of the proposals where special measures or further arboricultural method statements may be required prior the commencement of the proposed works.

7.5. Terms of Reference

7.5.1. Topographical site survey and the Pegasus highway drawings submitted under separate cover.

8.0 Conclusions

8.1. It is concluded that:

- The proposed development at this site will require the removal of trees, however, the loss of these trees will not have a significant impact on the overall visual character of the area. There are numerous other trees directly adjacent the trees that are to be removed, that are to be retained and protected in accordance with BS5837:2012.
- A replacement tree planting strategy, which would include both new individual trees, shrubs and hedges can be agreed with the Local Authority prior to the commencement of works. Any loss in amenity and/or habitat in connection with these proposals can therefore be suitably offset within the local area.
- The trees that are to be retained, both at and adjacent to the site, can be protected both during and post works at the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.
- For these reasons, the proposed highways works will not cause an unacceptable or adverse impact on the local landscape or the long-term health or condition of the trees that are to be retained.

9.0 Recommendations

9.1. It is recommended that:

- The recommendations for tree retention, tree protection, site supervision, the use of specific methods and materials and the submission to the Tree Officer of further information including an Arboricultural Method Statement within this report are adhered with.
- That the Council and/or any other key stakeholders should consider the approval of the proposals, subject to planning condition(s).

APPENDIX 1

Tree Data Tables

TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA- AREA (M²)	ROOT PROTECTION AREA- RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
1	T	Oak	24.0	-	-	1855	707.00	15.00	-	-	AS	4.5	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (4m+ above ground level). Minor deadwood within crown	40+	A1	TPO
2	T	Sycamore	16.0	-	-	675	206.12	8.10	390	390	AS	3.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of 3 main stems (average stem diameter 390mm). Poor form / suppressed	20+	B2	TPO
3	G	Mostly Laurel with occasional young small self-seeded trees	-	5.0	8.0	150	10.18	1.80	90	200	2.0	5.0	Y-MA	Fair	Remove & replace small sections of G3 (mostly shrubs) as shown on Drawing DPA-5070-01 (to facilitate the proposals)	Group comprised mostly of Laurel with occasional small self-seeded trees (average stem diameter <150mm). Not significant within wider landscape	10+	C2	-
4	T	Maple	5.5	-	-	160	11.58	1.92	-	-	AS	1.5	Y	Fair	Remove & replace (to facilitate the proposals)	Recently planted. Not significant within local or wider landscape	10+	C1	TPO
5	G	Cherry (x4)	-	4.0	6.0	305	42.08	3.66	145	305	AS	1.5	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of x4 Cherry trees. All sparse / poor form. Previously & regularly crown lifted. Not significant within local or wider landscape	10+	C2	TPO
6	T	Ash	15.0	-	-	545	134.37	6.54	-	-	AS	3.5	MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (4m+ above ground level)	20+	B2	TPO
7	T	Yew	9.5	-	-	505	115.37	6.06	-	-	AS	3.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (3m+ above ground level)	20+	B2	TPO
8	T	London Plane	12.0	-	-	490	108.62	5.88	-	-	AS	3.5	MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (4m+ above ground level)	20+	B2	TPO
9	T	Ash	14.0	-	-	310	43.47	3.72	-	-	AS	4.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (4m+ above ground level)	10+	C1	TPO
10	T	Ash	9.0	-	-	305	42.08	3.66	-	-	AS	3.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (3m+ above ground level). Not significant within local or wider landscape	10+	C1	TPO
11	T	Ash	8.0	-	-	220	21.90	2.64	-	-	AS	3.0	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (3m+ above ground level). Not significant within local or wider landscape	10+	C1	TPO
12	T	Ash	18.0	-	-	580	152.18	6.96	-	-	AS	4.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown lifted (4m+ above ground level). Ash Dieback, extensive dieback (over 60% dead) & major deadwood & hanging dead branches evident within the crown	<10	U	TPO
13	G	Sycamore (x3)	-	17.0	18.0	510	117.67	6.12	490	510	AS	6.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of x3 Sycamore trees. Previously & regularly crown lifted (4m+ above ground level)	20+	B2	TPO
14	T	Oak	18.0	-	-	1105	552.38	13.26	-	-	AS	4.8	M	Fair	Retain & protect in accordance with BS 5837:2012	Sparse canopy / dieback evident within crown. Previously & regularly crown reduced back / crown lifted over car park	10+	B2	TPO

TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA- AREA (M²)	ROOT PROTECTION AREA- RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
15	T	Oak	17.0	-	-	955	412.59	11.46	-	-	AS	5.7	M	Fair	Retain & protect in accordance with BS 5837:2012	Sparse canopy / dieback evident within crown. Previously & regularly crown reduced back / crown lifted over car park (5.7m clearance between ground level & first major limb within crown)	10+	B2	TPO
16	T	Oak	18.0	-	-	1010	461.48	12.12	-	-	AS	6.4	M	Fair	Retain & protect in accordance with BS 5837:2012	Sparse canopy / dieback evident within crown. Previously & regularly crown reduced back / crown lifted over car park (6.4m clearance between ground level & first major limb within crown)	10+	B2	TPO
17	G	Ash (x3)	-	8.0	10.0	140	8.87	1.68	110	140	2.0	1.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of x3 self-seeded Ash trees. Ash Dieback evident. Not significant within local or wider landscape	10+	C2	TPO
18	G	Ash, Goat Willow & Sycamore	-	10.0	14.0	240	26.06	2.88	150	280	2.5	2.0	Y-MA	Fair	Retain & protect in accordance with BS 5837:2012	Group comprised mostly of self-seeded young Ash with occasional Sycamore & Goat Willow trees. Average stem diameter 240mm. Not significant within local or wider landscape. N.B. Ash Dieback evident within some Ash trees within G18 & Goat Willow within G18 is in a poor condition / has recently lost a major limb due to included unions / decay	10+	C2	TPO
19	T	Hawthorn	3.0	-	-	160	11.58	1.92	-	-	AS	1.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Not significant within local or wider landscape	10+	C1	-
20	T	Alder	15.0	-	-	360	58.63	4.32	-	-	AS	3.0	MA	Poor	Retain & protect in accordance with BS 5837:2012	Situated off-site. Sparse / poor condition / dieback evident	10+	C1	-
21	T	Alder	14.0	-	-	260	30.58	3.12	-	-	AS	3.5	MA	Poor	Retain & protect in accordance with BS 5837:2012	Situated off-site. Dying / dead tree	<10	U	-
22	G	Alder (x4)	-	10.0	12.0	255	29.42	3.06	-	-	AS	3.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Comprised of x4 Alder trees. Previously & regularly crown lifted (3m+ above ground level)	20+	C2	-
23	T	Sycamore	16.0	-	-	650	191.13	7.80	360	385	AS	3.5	MA	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of 3 main stems (360 / 380 / 385). Self-seeded tree with poor form / included unions forming	10+	C1	-
24	T	Willow	11.0	-	-	359	58.30	4.31	190	305	AS	3.0	MA	Fair	Retain & protect in accordance with BS 5837:2012	Comprised of 2 main stems. Ivy on main stem & within lower crown	10+	C1	TPO
25	T	Cypress	16.0	-	-	785	278.77	9.42	-	-	AS	5.0	M	Poor	Remove & replace due to poor condition	Significant die-back within crown (50% dead). Not significant within local or wider landscape	<10	U	TPO
26	T	Cypress	16.0	-	-	605	165.59	7.26	-	-	AS	5.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown reduced back / crown lifted over road. Not significant within local or wider landscape	10+	C2	TPO



TREE NO.	TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA-AREA (M²)	ROOT PROTECTION AREA-RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
27	T	Cypress	15.0	-	-	790	282.34	9.48	-	-	AS	6.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Previously & regularly crown reduced back / crown lifted over roof of existing building. Not significant within local or wider landscape	10+	C2	TPO
28	T	Sycamore	16.0	-	-	440	87.58	5.28	-	-	AS	6.0	MA	Poor	Retain & protect in accordance with BS 5837:2012	Poor form / suppressed. Sparse canopy / dieback evident within crown. Previously & regularly crown reduced back / crown lifted over road	10+	C1	TPO
29	T	Cypress	20.0	-	-	595	160.16	7.14	-	-	AS	6.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Suppressed / one-sided crown. Dieback evident within crown. Previously & regularly crown reduced back / crown lifted over roof of existing building. Not significant within the wider landscape	10+	C2	TPO
30	T	Cypress	18.0	-	-	820	304.19	9.84	-	-	AS	6.0	MA	Poor	Retain & protect in accordance with BS 5837:2012	Suppressed / one-sided crown. Dieback evident within crown. Previously & regularly crown reduced back / crown lifted over roof of existing building. Not significant within the wider landscape	10+	C2	TPO
31	G	Lime (Saplings)	-	6.0	8.0	110	5.47	1.32	60	110	AS	1.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Group of self-seeded saplings	10+	C1	-
32	T	Oak	9.0	-	-	185	15.48	2.22	-	-	AS	2.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Currently not significant within local or wider landscape. However, has good form and good future growth potential (hence B2 Category)	10+	B2	-

Key to Tree Data on DPA Drawings

1.1 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

2.1 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

3.1 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

4.1 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

5.1 Crown Clearance (Cc)

- Clearance from existing ground level to first significant lowest branch and/or average for canopy in metres. If applicable and/or if access is required directly under tree canopies additional notes and observations may also be recorded within the tree data table

6.1 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres. All measurements taken in accordance with Annex C of BS5837:2012

7.1 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a nominal circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the drawings which accompany the tree report). Specific and/or amended root protection areas may be shown for trees that are not open grown

Key to Tree Data on DPA Drawings

8.1 Physiological Condition (Condition)

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

9.1 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = OverMature
- V = Veteran

10.1 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

11.1 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

12.1 Estimated Years (Est. Years)

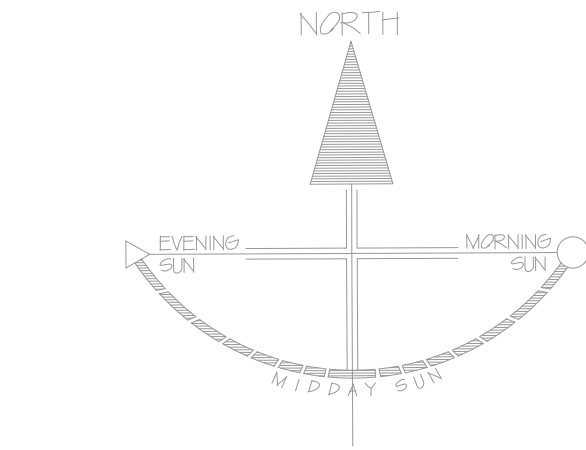
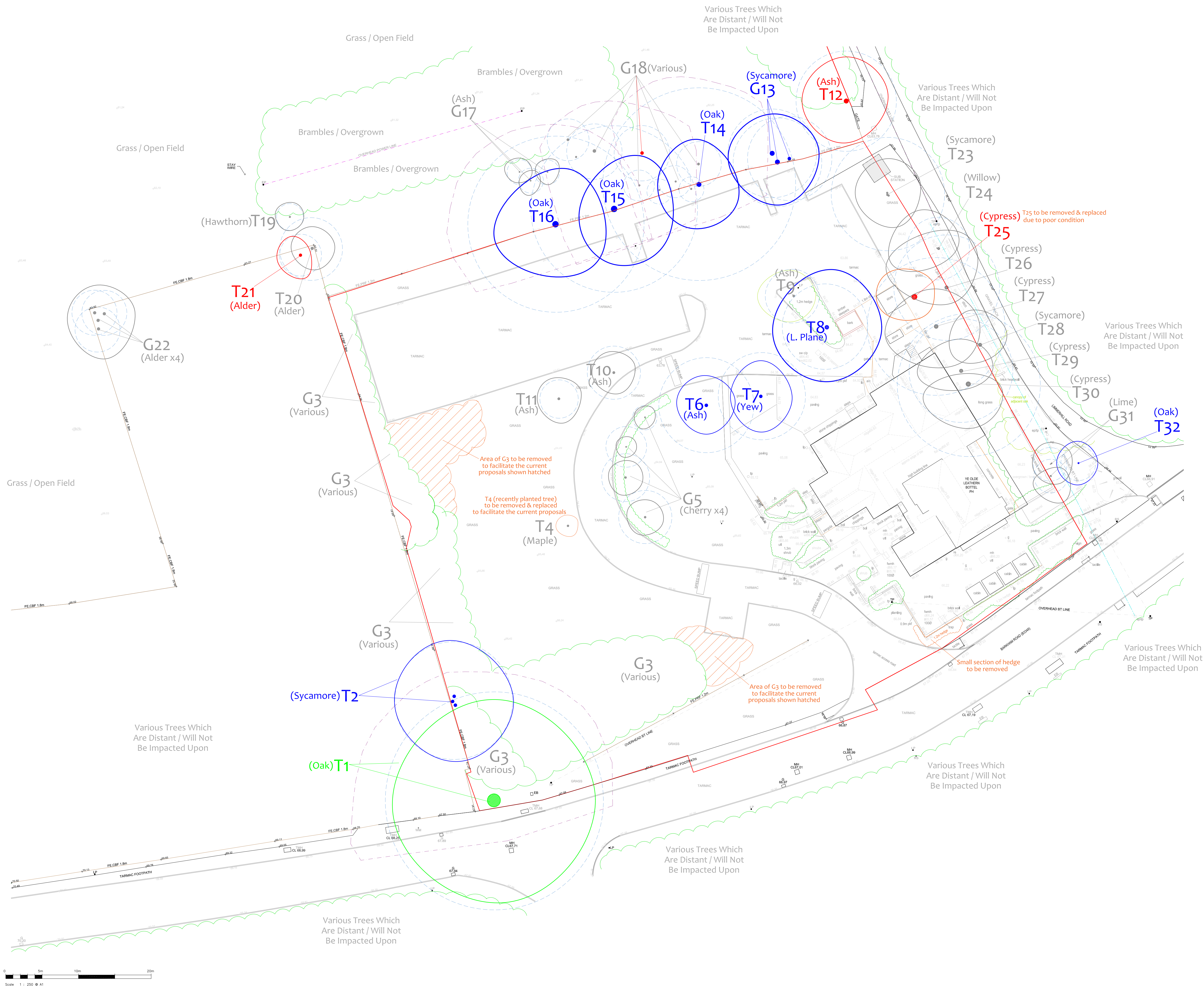
- Estimated remaining contribution to the local and/or wider landscape in years

13.1 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and/or high landscape value in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and/or low landscape value in such a condition as to be able to provide an adequate contribution to the local and/or wider landscape for the next 10 years or more (or young and/or self-seeded trees with a stem diameter below 150mm)
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

APPENDIX 2

Drawing Number DPA-5070-01



NOTES

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only.

The Project Arboricultural Consultant must be consulted prior to any works being undertaken within or directly adjacent any of the Root Protection Areas shown on this drawing.

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DRAWING KEY

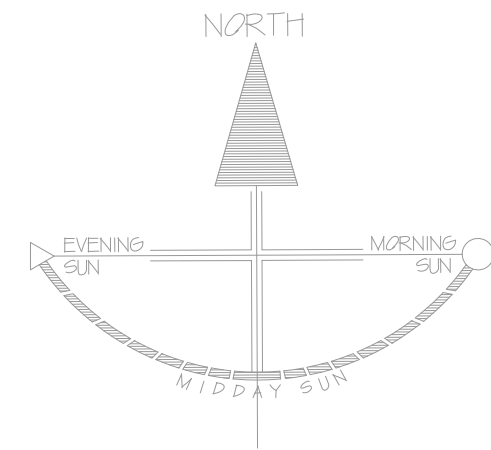
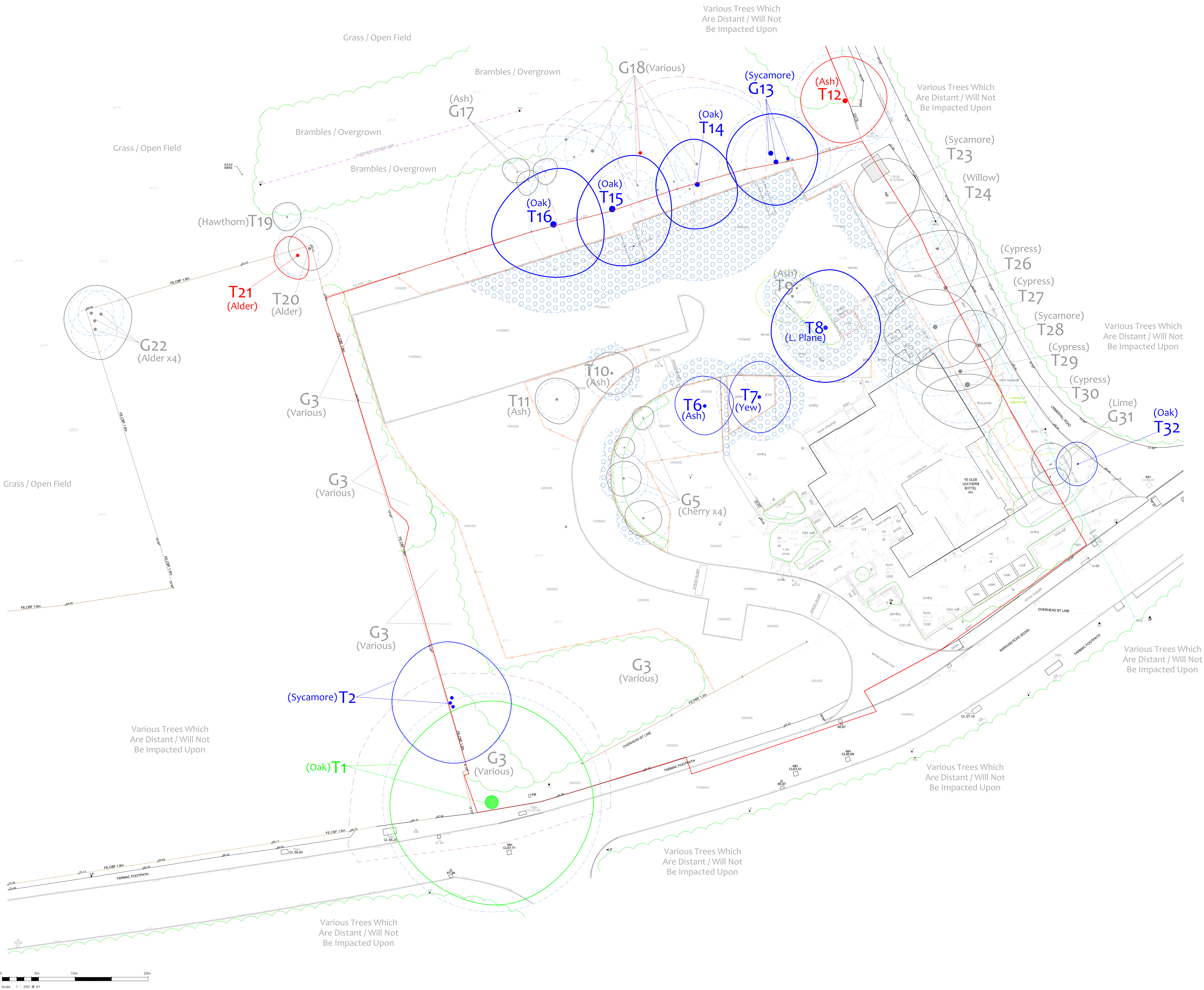
- BS CATEGORY A - TREES OF HIGH QUALITY
- BS CATEGORY B - TREES OF MODERATE QUALITY
- BS CATEGORY C - TREES OF LOW QUALITY
- BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
- TREES / SHRUBS TO BE REMOVED (& REPLACED)
- BS 5837:2012 ROOT PROTECTION AREAS (RPA)
- OFFSET / AMENDED BS 5837:2012 ROOT PROTECTION AREA (TO ALLOW FOR EXISTING SITE FEATURES / RESTRICTIONS)

Revision	By	Checked	Approved	Date	Description
B	OP	EB	EB	25/09	Revised proposals (September 2024)

ISSUED FOR PLANNING				 arboricultural consultants Park House 73 Park Road Staines Upon Thames Surrey TW19 7NT
SITE ADDRESS LAND AT THE YE OLDE LEATHERN BOTTEL PH BARKHAM ROAD WOKINGHAM				
CLIENT MONOPRO LTD				
SCALE 1/250				
SHEET SIZE A1				
DRAWN DP		DATE OCT 2024		
DRAWING TITLE EXISTING SITE LAYOUT (TREE SURVEY)				
DRAWING NUMBER DPA-5070-01			REVISION B	
www.dpa-uk.com mail@dpa-uk.com				

APPENDIX 3

Drawing Number DPA-5070-02



NOTES

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only.

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DRAWING KEY

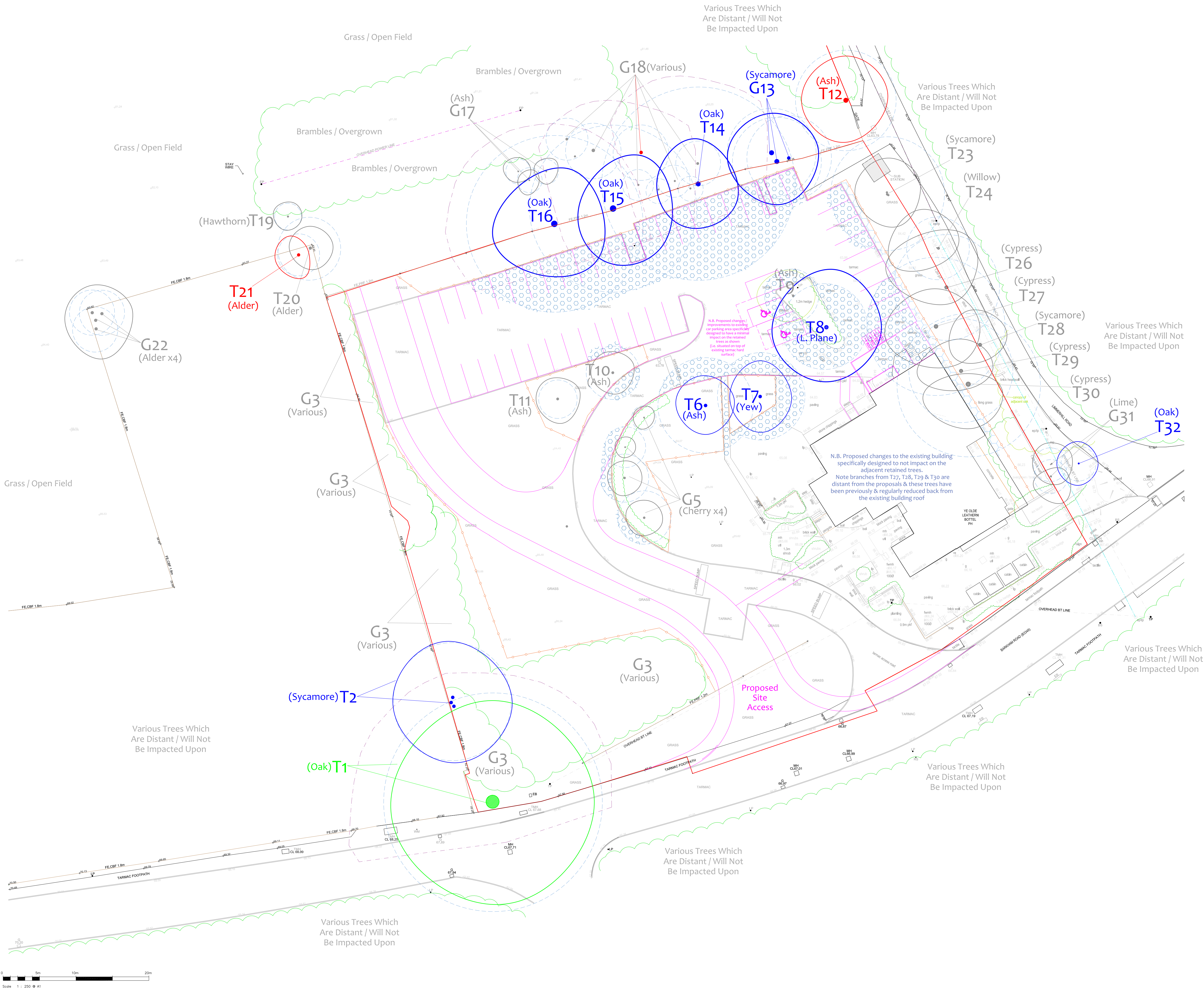
- BS CATEGORY A - TREES OF HIGH QUALITY
- BS CATEGORY B - TREES OF MODERATE QUALITY
- BS CATEGORY C - TREES OF LOW QUALITY
- BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
- BS 5837:2012 ROOT PROTECTION AREAS (RPA)
- OFFSET / AMENDED BS 5837:2012 ROOT PROTECTION AREA (TO ALLOW FOR EXISTING SITE FEATURES / RESTRICTIONS)
- TREE PROTECTIVE FENCING - FIGURE 2 BS 5837:2012 (PLEASE SEE DPA AIA REPORT FOR FURTHER DETAILS)
- TREE PROTECTIVE SURFACE - BS 5837:2012 (PLEASE SEE DPA AIA REPORT FOR FURTHER DETAILS)
- AREA WHERE EXISTING HARD SURFACES RETAINED DURING DEVELOPMENT. ALL WORKS WITHIN THESE AREAS UNDERTAKEN STRICTLY UNDER THE SUPERVISION OF THE RETAINED PROJECT ARBORICULTURAL CONSULTANT

Revision	By	Checked	Approved	Date	Description
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ISSUED FOR: PLANNING				 arboricultural consultants Park House 73 Park Road Staines Upon Thames Surrey TW19 7NT
SITE ADDRESS: LAND AT THE YE OLDE LEATHERN BOTTEL PH BARKHAM ROAD WOKINGHAM				
CLIENT: MONOPRO LTD				
SCALE: 1/250	SHEET SIZE: A1	DRAWN: DP	DATE: OCT 2024	
DRAWING TITLE: EXISTING SITE LAYOUT (TREE PROTECTION PLAN)				
DRAWING NUMBER: DPA-5070-02			REVISION: B	www.dpa-uk.com mail@dpa-uk.com

APPENDIX 4

Drawing Number DPA-5070-03



NOTES

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only.

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- DRAWING KEY**
- BS CATEGORY A - TREES OF HIGH QUALITY
 - BS CATEGORY B - TREES OF MODERATE QUALITY
 - BS CATEGORY C - TREES OF LOW QUALITY
 - BS CATEGORY U - TREES UNSUITABLE FOR RETENTION
 - BS 5837:2012 ROOT PROTECTION AREAS (RPA)
 - OFFSET / AMENDED BS 5837:2012 ROOT PROTECTION AREA (TO ALLOW FOR EXISTING SITE FEATURES / RESTRICTIONS)
 - TREE PROTECTIVE FENCING - FIGURE 2 BS 5837:2012 (PLEASE SEE DPA AIA REPORT FOR FURTHER DETAILS)
 - TREE PROTECTIVE SURFACE - BS 5837:2012 (PLEASE SEE DPA AIA REPORT FOR FURTHER DETAILS)
 - AREA WHERE EXISTING HARD SURFACES RETAINED DURING DEVELOPMENT. ALL WORKS WITHIN THESE AREAS UNDERTAKEN STRICTLY UNDER THE SUPERVISION OF THE RETAINED PROJECT ARBORICULTURAL CONSULTANT

Revision	By	Checked	Approved	Date	Description
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ISSUED FOR

PLANNING

SITE ADDRESS

**LAND AT THE YE OLDE LEATHERN BOTTEL PH
BARKHAM ROAD
WOKINGHAM**

CLIENT

MONOPRO LTD

SCALE

1/250

SHEET SIZE

A1

DRAWN

DP

DATE

OCT 2024

DRAWING TITLE

**PROPOSED SITE LAYOUT
(TREE PROTECTION PLAN)**

DRAWING NUMBER

DPA-5070-03

REVISION

B

www.dpa-uk.com
mail@dpa-uk.com

Park House
73 Park Road
Staines Upon
Thames
Surrey
TW19 7NT

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