

**Arboricultural Report and Tree Condition Survey
for the Proposed Residential Development
at
Pinewood Campus,
Nine Mile Ride,
Wokingham.**

**Prepared for
Dandara Southern Limited
and
Legal & General Assurance (Pensions Management) Limited**



A trading name of RG Consultancy Ltd

**Prepared by
Peter Wilkins BA (Hons) MArborA MEnvSc CEnv
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1.0 Introduction

- 1.1 This Arboricultural Report has been prepared for Dandara Southern Limited and Legal & General Assurance (Pensions Management) Limited by Ruskins Tree Consultancy to inform the planning application for the redevelopment of Pinewood Campus, Nine Mile Ride, Wokingham. The application is for *the proposed erection of 136 dwellings (use class C3) together with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works. Following demolition of existing office campus.*
- 1.2 The site was first visited in June 2025 and has been visited on a number of subsequent occasions when we have surveyed the relevant trees, groups and hedges in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*'. We have also attended a number of pre-planning application meetings with Wokingham Borough Council.
- 1.3 Following preparation of our tree condition survey we were provided with a copy of the proposed layout plan and have been instructed to assess the impact of development proposals on the arboricultural resource and to produce the following:
- Arboricultural Impact Assessment
 - Tree Retention and Removals Plan
 - Outline Arboricultural Method Statement.

2.0 Report Limitations

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, both with and without prior manifestation of any reasonably observable symptoms.
- 2.2 This report is prepared for the planning application purposes only and does not evaluate the degree of risk posed by trees. It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.3 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.
- 2.4 Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report. Findings relate to the condition of the trees as found at the time of survey.
- 2.5 The findings and recommendations of this report are limited to a period of 24 months from the date of this report. In the event of any changes in the rooting environment of the trees including excavation works, waterlogging or removal of any underground structures /services the condition of the trees should be reviewed.

- 2.6 After extreme weather events or if any large branch failure, storm damage, structural failure or symptoms of disease of decay including fungi are observed then we recommend that the condition of the trees should be reviewed.

3.0 Statutory Tree Protection

- 3.1 The site is not located within a Conservation Area. There are two Tree Preservation Orders protecting trees on this site TPO 2004/2025 and TPO 2005/2025 both served in November 2025. The TPO 2004/2025 covers the trees growing within the woodland area W1 and TPO 2005/2025 protects the trees growing within the currently developed part of the site A1 and the trees to the eastern side of the access driveway. When considered together the TPOs protect all the trees growing within the site.

- 3.2 The reasons for serving the TPOs have been discussed with Wokingham Borough Council (WBC) during the PPA meetings and we were told that these were served for matters relating to assurance that trees will be managed appropriately on site. We were advised that WBC Officers recognised that the proposed tree removal and ecological and landscape strategy was broadly accepted and WBC recognised the need for some tree losses and some short term change.

- 3.3 The TPOs include protection of an Area of trees A1 and a Woodland W1.

An Area TPO protects all trees (unless exempt) growing within the area at the time of the TPO being served, as described in the TPO schedule and as indicated on the TPO plan. Trees that establish after the TPO is served are not protected by the Area TPO.

Woodland TPO protects all trees (unless exempt) growing within the Woodland as marked on the TPO plan at the time of the TPO being served and all trees of whatever species and size, that subsequently grow within the Woodland.

- 3.4 Where trees are protected by a TPO, it is necessary to make a formal application to the local planning authority for consent to undertake treeworks. If this TPO tree works application is refused it is possible to appeal.

- 3.5 There are some relevant exemptions from the normal TPO procedures:

- a. Any treeworks which are directly necessary to implement a full planning permission are deemed to be exempt from the TPO and are covered by the planning consent for the development.
- b. Removing or making safe any trees that are dead, or which are 'imminently dangerous' does not need consent but in such cases the council should be given five days' notice. If works are proposed due to the trees 'imminently dangerous' state only the minimum works necessary to make the trees safe should be undertaken under this exemption. It is the responsibility of the party undertaking the works to ensure that there is proof that the exemptions were valid. Please note the description of 'dying' is no longer a valid exemption.
- c. Removal of deadwood can be undertaken without TPO consent.

- 3.6 Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.

- 3.6 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. The project ecologists are Ecological Planning & Research Ltd (EPR).

4.0 Relevant Planning Policy and Arboricultural Guidance

4.1 National policies and Guidance

- 4.2 **National Planning Policy Framework (December 2024)** from Department for Levelling Up, Housing and Communities (DLUC). The updated version of the National Planning Policy Framework (NPPF) has built upon many of the principles which were set out in the preceding frameworks. It provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.

- 4.3 National Planning Policy Framework (2024) includes guidance on design and the natural environment in relation to trees in paragraphs 20, 136, 187 and 193.

National Planning Policy Framework (2024) Paragraph 20.

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

National Planning Policy Framework (2024) Paragraph 136.

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

National Planning Policy Framework (2024) Paragraph 187.

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated **and unstable land, where appropriate.**

National Planning Policy Framework (2024) Paragraph 183.

193. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

4.4 The UK legislation and best practice guidance that has been taken into account in making judgements in this assessment are listed below. Principal application of these documents relates to the conveyance of statutory protection, and to the relationship between trees and the construction process. This information has been used to inform development design and to inform the AIA process.

4.5 Relevant Legislation and Best Practice Documents

4.6 The Town and Country Planning Act 1990 provides legislative protection to trees in the form of Tree Preservation Orders (TPO) and Conservation Area (CA) designations. It is a criminal offence to wilfully destroy or damage a tree covered by a TPO without attaining prior consent or within a CA without giving sufficient notification. The Town and Country Planning (Tree Preservation) (England) Regulations 2012 Replaces include a number of important changes to TPO procedure.

- 4.7 Forestry Act 1967 (as amended) gives the Forestry Commission powers to control the quantity of trees being felled at any one time with the provision of felling licenses. The Hedgerows Regulations 1997 Protection of hedgerows qualifying as 'Important' by controlling their removal through a system of notification.

4.8 Best Practice Guidance

- 4.9 British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations, this is the main reference document taking account of current best practice regarding planning for the management, protection and planting of trees in relation to planning and development. BS5837 provides a framework for the categorisation of trees to identify the quality and value of an existing tree stock. (See Section 5 of this report).

- 4.10 British Standard 3998:2010 Tree work – Recommendations. This presents general recommendations for tree work, including advice for those responsible for planning, specifying and undertaking work on trees.

- 4.11 Natural England – Veteran trees management handbook, this publication provides advice on all aspects of veteran tree management. Ancient Tree Forum -*Ancient and other veteran trees*: further guidance on management. This publication provides advice on all aspects of veteran tree management.

4.12 Local Planning Policies.

- 4.13 The Local Authority responsible for planning policy is Wokingham Borough Council. The most relevant Planning policies include the following:

Local Development Framework Adopted Core Strategy Development Plan (2010). Policy CP7 States that development that harms Veteran trees should not be permitted.

The Managing Development Delivery Local Plan (MDD) (2014). Policy CC03 states development should protect and retain existing trees, hedges and other landscape features.

Wokingham Borough Council Biodiversity Action Plan (2012-2024)

Wokingham Borough Council Tree Strategy (Adopted June 2023)

Wokingham Borough Council are also preparing an Emerging Local Plan (the 'Local Plan Update' ('LPU')) which is currently under Examination.

- 4.14 The proposals have been arrived at through detailed consideration of the planning policy context through consultations with stakeholders and the local community. Prior to the submission of this application, as part of the PPA detailed consultation was undertaken with WBC including Ecology and Landscape Officers, these discussions have influenced the final application.

5.0 Arboricultural Background Information

- 5.1 Development and construction works have the potential to negatively impact on the existing tree resource in the short and longer term, firstly by the removal of those trees necessary to allow for the proposed development and secondly by impacting on the retained trees through damage and disturbance during the construction works. The prevention of damage to the retained tree stock requires that a suitable area and volume of undisturbed soil is retained around the trees this will allow the root system to continue to support the trees.
- 5.2 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.
- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
 - Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.
- 5.3 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited. It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.
- 5.4 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.
- 5.5 For retained trees it is therefore essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).
- 5.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.

- 5.7 The BS5837 (2012) provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 5.8 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m². See Tree Survey Plan for further details.
- 5.9 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree at the time of surveying but into the future. Post development the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the tree.
- 5.10 The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species. The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species.
- 5.11 The BS Categories referred to in this report are described in detail in the Tree Survey. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including; their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value.
- | | |
|-------------|---|
| Category U: | Those in such a poor condition that they cannot realistically be retained |
| Category A: | Trees of high quality |
| Category B: | Trees of moderate quality |
| Category C | Trees of low quality |
- 5.12 Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report and any subsequent Arboricultural Method Statement is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.
- 5.13 Good layout design, appropriate tree protection measures, on a well-managed construction site with appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees.

6.0 Arboricultural Impact Assessment

- 6.1 The site is currently occupied by the Johnson and Johnson office building with car parking, all weather sports pitch and associated infrastructure accessed from Nine Mile Ride to the south by a private roadway. The currently developed area is set to the northern part of the site with woodland to the south and west, and a narrow strip of woodland to the north and eastern boundaries of the site.
- 6.2 There is woodland beyond the eastern boundary, with open farmland to the north, residential and equestrian facilities beyond the western boundary and Nine Mile Ride runs to the southern boundary.
- 6.3 The site formed part of the Pinewood Sanatorium, initially a Tuberculosis hospital that opened in 1901, which then served as a hospital during World War 1 and 2, and up until the mid 1960s, when the hospital buildings were demolished. It should be noted that pine trees were thought to be good for the treatment of Tuberculosis, the presence of pine trees may have led to this site being considered suitable for a Sanatorium or more likely may have resulted in pine trees being planted on this site which was probably already becoming colonised by self-set trees.
- 6.4 Hewlett Packard opened a research facility on the site in the early 1980s, which became derelict and was demolished in early 2000s. The construction of the current building associated with Johnson & Johnson was completed in 2005. Each building has been on a slightly different footprint, moving anti-clockwise from the north, and the clearance and subsequent planting after the 2000 demolition works are visible on site. See Appendix for historical aerial images of the site.
- 6.5 Since the completion of the currently Johnson & Johnson building there has been some development works on site with the introduction of a new MUGA to replace a smaller tarmac tennis court area, the removal of trees and landscaped areas within the car parking area and increasing car parking provision around the site.
- 6.6 The site has extant planning consent for an additional office wing to the existing office building. Prior approval was granted in 2024 for the conversion of the existing to commercial building to provide 109 dwellings.
- 6.7 The tree resource within the woodland area W1 consists of Scots pine, sweet chestnut and oak dominating, with some birch, Robinia, Sorbus with holly, cherry laurel and rhododendron understorey. Within the wooded areas there are notable previously developed and disturbed areas which have become colonised by young birch and aspen, planted with alders and pines and an area of dense cherry laurel. There has been some limited management of the woodland with the creation of woodland walks and a small glade.
- 6.8 Within the currently developed part of the site, there are small areas of open space within car parking areas and adjacent to the access road which contain retained groups of birch, pines, oaks and sweet chestnut with some planted silver birch, maples, cherries and lime.

- 6.9 There is a mature sweet chestnut in an area of open space and some limited remnants of planting associated with the Pinewood Sanatorium including a short row of four spruce and two Chilean pines (Monkey Puzzle trees). There are areas of the site where the introduction of car parking and footpaths have impacted on the health of the nearby retained mature trees.

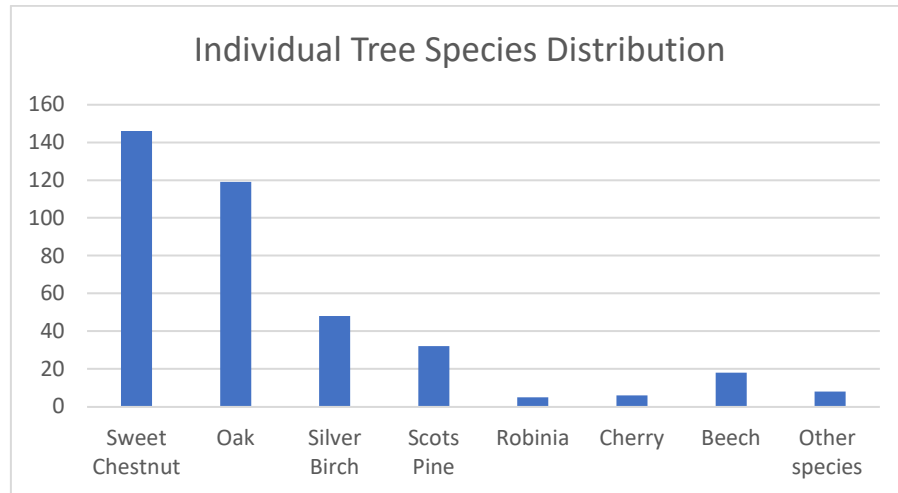


Table 1

- 6.12 Table 1 includes species within the groups but does not include trees within the woodland W1
- 6.10 There are no veteran or ancient trees on-site or close to the site boundaries, there is no registered Ancient Woodland on site. Some of the woodland on site is designated as a priority habitat Deciduous Woodland.
- 6.11 A total of 292 arboricultural features were surveyed comprising 260 individual trees, 31 groups of trees (totalling 116 trees) and the woodland W1.

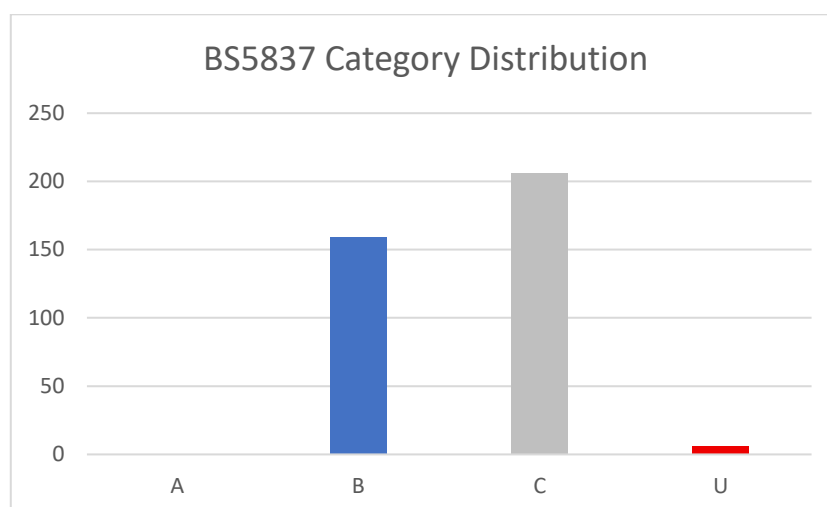


Table 2

Please note the woodland W1 is considered to be a BS5837 Category 'A' high-quality resource.

- 6.13 Table 2 shows the distribution of the individual trees and the smaller groups of trees. The tree resource consists predominately of BS5837 Category 'C' low-quality trees which account for approximately 55% of the tree resource surveyed with just over 43% of the trees being BS5837 Category 'B' moderate-quality trees 4% BS5837 Category 'U' trees.
- 6.14 The BS5837 Categories referred to in this report are described in paragraph 5.12 and in detail in the Cascade Chart in Appendix 1. In summary the BS 5837 (2012) categories are shown below:
- | | |
|-------------|---|
| Category U: | Those in such a poor condition that they cannot realistically be retained |
| Category A: | Trees of high quality |
| Category B: | Trees of moderate quality |
| Category C: | Trees of low quality |
- 6.15 The BS5837 Category distribution reflects the quality and low public amenity value of the majority of the trees which are located internally within or close to the previously developed part of the site. For details on the individual trees please see the tree condition survey attached in Appendix.
- 6.16 The proposed development will result in the removal of 103 of the individual trees and 96 of trees growing within the groups. The woodland identified in our Tree Survey as W1 is unaffected by the proposed development works.
- 6.17 The proposed re-development of this site has been subject to a number of meetings with Wokingham Borough Council as part of a Planning Performance Agreement (PPA). During these meetings the trees, landscape and ecological strategies have been subject to detailed discussions and as stated in the Ecological Submission by EPR it has been agreed that the *'There are opportunities for the scheme to deliver significant enhancements, including enhancements of existing woodland habitat, such as creating rides, glades and clearings and diversifying woodland structure and native species composition; restoring ecologically important Priority Habitats such as Lowland Heathland and Lowland Dry Acid Grassland that are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended)'*
- 6.18 The principle of removing trees to allow for an appropriate layout subject to appropriate new tree planting is supported in all the relevant planning policies and in BS5837 (2012). 'Trees in relation to design, demolition and construction – Recommendations' which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 6.19 It is worth noting that BS5837 (2012) acknowledges that a number of often competing factors including the retention/removal of trees need to be considered when the design process for the proposed development is being undertaken and during the determination of any planning application.

- 6.20 The proposed development of this site utilises the existing access and is located predominately within the existing development footprint, and in areas of low-quality vegetation in areas which have been previously developed and disturbed for example within the area previously occupied by the Hewlett Packard building. There is some encroachment into the surrounding woodland but this is limited and the majority of the woodland W1 remains unaffected by the proposed development.
- 6.21 Trees growing to the edge of the woodland which are to be removed have been surveyed as individual trees or smaller group of trees. The proposed tree removals are heavily weight towards removal of BS5837 Category C low-quality trees totalling 157 trees (79% of trees to be removed), which are primarily semi-mature trees including 39 silver birches, planted within the car parking areas, or other previously developed parts of the site or lower quality woodland edge trees with limited landscape contribution.
- 6.22 Thirty four BS5837 Category B moderate-quality trees are proposed for removal (18% of the trees to be removed), these trees are associated with areas of existing built development, car parks and secondary woodland and an area of sweet chestnuts to the western side of the northernmost carpark. There are eight BS5837 Category U poor-quality trees to be removed. Please see the attached Tree Survey and the Tree Removals Plan for details on this matter (See Appendix).
- 6.23 The main woodland area W1 and the majority of the mature canopy structure will be retained, ensuring the long-term woodland character of the site remains intact. The proposed removal of trees will not impact on the public amenity of the tree resource with the development set back within a well-screened site. The retained trees will continue to provide landscape structure, screening and ecological value, ensuring the development retains a strong arboricultural framework.
- 6.24 The proposed development of the has been informed by a number of factors including the ecological strategy including Biodiversity Net Gain (BNG), and the trees and woodland constraints and opportunities.
- 6.25 The re-development of this site provides an opportunity to secure a high-quality residential development within a site where the majority of the site will remain undeveloped. The aim is to provide a high-quality residential development which has a good relationship with the retained trees and woodland, whilst this will involve removal of some trees, we are aiming to ensure that the retained trees will not be impacted on post development by pressure from residents due to shading and other factors.
- 6.26 This development provides the opportunity to manage the existing trees and woodland habitats in the long term with the aim of improving their long-term ecological value and provide woodland and open space which can be enjoyed by residents and visitors.
- 6.27 The proposed landscaping scheme has been prepared by Align Landscape Design and includes the planting of 175 new trees.

- 6.28 The new trees will be planted in suitably specified and prepared planting pits with sufficient soil volume to ensure their long-term future and appropriate maintenance to ensure the trees become successfully established.
- 6.29 The proposed new planting gives the opportunity to help mitigate the impact of the proposed tree removals. The proposed new tree planting will serve to significantly increase the tree species and age-class diversity within this site. This planting also gives the opportunity to secure the long-term future and amenity value of the tree resource within the proposed residential development.
- 6.30 The following sections of this report outline the site works in relation to the retained trees, it is proposed as recommended in BS5837 (2012) that subject to planning consent being granted, the tree protection guidelines outlined in this report will be revisited and addressed in detail prior to site works commencing.

7.0 Summary of Tree Protection Measures

7.1 The main points of note regarding the tree protection measures during the proposed works are listed below:

- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are considered during the preparation of all external works drawings and are successfully protected during the proposed works.**
- **Prior to any works commencing on site a meeting will be held with the site agent, client representative, demolition contractor and ground-workers to discuss the Tree Protection Measures associated with this project.**
- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint. All trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **The Tree Protection Fencing will be installed prior to enabling, demolition, ground works or construction works commencing and will remain in situ during the construction programme.**
- **Prior to any Enabling / Demolition / Construction works commencing the Tree Protection Measures will be inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection / Site Logistics Plan will be on display in the site agent's office.**
- **Any variations to the agreed construction methodology that may impact on the retained trees or the ground around the retained trees will be reviewed by the ACoW**
- **All works (including Level Changes, Landscaping works) within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan to be prepared by Ruskins Tree Consultancy will be specified to avoid excavation, level changes and damage to the root system of the retained trees. The specifications and construction methodologies for all these works will be reviewed by the ACoW prior to works commencing.**
- **The removal or movement of Tree Protection Fencing will only be undertaken following discussion with and receipt of written confirmation from the ACoW.**

7.2 It should be noted that damage to trees both above and below ground may impact on the health and structural integrity of the tree and this may (usually in the longer term result) in whole or partial tree failure, which has the potential to result in personal injury and or damage to property. With regard to the size and location of the retained trees it is essential that the construction methodology and tree protection measures outlined in this report are fully implemented.

- 7.3 Below is an extract from BS5837 (2012) '*Trees in relation to design, demolition and construction – Recommendations*' relating to the preparation of an Arboricultural method statement.

6.1 Arboricultural method statement

6.1.1 *A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.*

6.1.2 *The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:*

- a) removal of existing structures and hard surfacing;*
- b) installation of temporary ground protection,*
- c) excavations and the requirement for specialized trenchless techniques;*
- d) installation of new hard surfacing – materials, design constraints and implications for levels;*
- e) specialist foundations – installation techniques and effect on finished floor levels and overall height*
- f) retaining structures to facilitate changes in ground levels;*
- g) preparatory works for new landscaping;*
- h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.*

6.1.3 *The arboricultural method statement should also include a list of contact details for the relevant parties.*

- 7.4 Within Section 8 of this report we will deal with each of the above points in turn but the 1st works to be undertaken prior to any demolition or enabling works commencing will be the tree works along with the installation of the tree protection fencing as per the Tree Removals prepared by Ruskins Tree Consultancy (See Appendix) and the Tree Protection Plan which is to be prepared by Ruskins Tree Consultancy.
- 7.5 Any subsequent works within the fenced-off Tree Protection Area will be subject to detailed specification and direct arboricultural supervision.
- 7.6 Within the fenced off Tree Protection Area unless agreed with the Arboricultural Clerk of Works there will be;
- No level changes + or -
 - No storage of plant or materials.
 - No storage or handling of any chemical including cement washings.
 - No Pedestrian, Machinery or Vehicular Access.
 - Any works within the Fenced off areas will be subject to Arboricultural Supervision.
- 7.7 There will be no fires on site, No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.

- 7.8 The tree protection fencing should only be removed only after completion of the construction works to allow for landscaping works. The fenced off area is a Construction Exclusion Zone (CEZ). Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. (See Appendix).

8.0 Arboricultural Site Supervision

- 8.1 To ensure that the proposed works are undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) will be appointed by the developer to undertake regular inspections of the site.

- 8.2 The Arboricultural Clerk of Works role shall be to:

- a. To assess the specification and methodology of the proposed works and ensure these works have the minimum impact on the retained trees.
- b. Brief the workers on the necessity to protect the retained trees.
- c. To ensure the agreed methodology is followed by direct on-site supervision.
- d. To prune roots using clean sharp pruning tools during manual excavation (if necessary).
- e. To provide direction on tree protection issues as they arise.
- f. To monitor and photograph the works undertaken.

- 8.3 Prior to site works commencing a site meeting will be held with the site agent and the arboricultural clerk of works and the demolition and ground works contractors.

- 8.4 The purpose of this meeting is to brief the site manager and relevant parties on the arboricultural issues to be considered, agree the programme of works and the location tree protection fencing.

- 8.5 The tree protection measures will be explained to all contactors and sub-contractors as part of the site induction process before they undertake any works on site.

- 8.6 Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.

- 8.7 To deal with any incidents or issues involving damage to trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The Wokingham Borough Council Landscape and Tree Officer will be informed of any incidents or issues involving trees.

9.0 Tree and Hedge Removals and Tree Pruning

- 9.1 Tree works will be undertaken as per the approved plans on the granting of full planning permission. The works will be undertaken prior to the erection of the tree protection fencing. All vehicles and machinery will be located on the existing hardstanding or on open ground well beyond the Root Protection Area of the retained vegetation.

- 9.2 All tree works will be undertaken by appropriately qualified and insured Tree Surgery Contractors with all works to comply with BS3998 2010.

- 9.3 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.

10.0 Arboricultural Method Statement

10.1 Removal of existing structures and hard surfacing

- 10.2 The demolition works will commence after the Demolition methodology and Works Management plan have been reviewed by the ACoW prior to any works commencing on site.
- 10.3 Prior to works commencing the tree protection fencing will be erected to restrict the working zone and if necessary temporary ground protection will be installed as per the Tree Protection Plan to be prepared by Ruskins Tree Consultancy. This 2m high fencing will form a rigid immovable barrier which will be braced and secured in place using ground pins (See Appendix). Tree protection fencing must remain in place throughout the demolition and construction works.
- 10.4 The removal of existing hardstanding within the theoretical root protection area of retained trees will be undertaken under direct supervision by the ACoW.
- 10.5 All spoil, including excavated soil and excavated hardstanding material, will be removed from site or stored in a location remote from any tree protection barriers. The fuel storage and refuelling point is to be located in an area remote from any of the trees.

10.6 Installation of temporary ground protection

- 10.7 At the current time there is no requirement for temporary ground protection. This will be reviewed as part of the preparation of the detailed Arboricultural Method Statement for both the demolition and construction works.

10.8 Excavations and the requirement for specialized trenchless techniques

- 10.9 Drainage and Underground services will be designed to avoid the root protection areas of retained trees. The underground services drawing will be reviewed by the ACoW.
- 10.10 If underground services are located within the Root Protection Area of retained trees the works the works will follow the guidelines outlined in Street Works UK Publications Volume 4 Issue3 2026 which replaced NJUG Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2.
- 10.11 The works should be undertaken following these rules; (with our additional comments in italics).
- **Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques. (*Preferably using an air-spade and or ex-vac to excavate soil to determine the size, location and density of roots within the service route*).

- **Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer. (or ACoW)
- **Don't** move / use heavy mechanical plant except on hard standing.
- **Don't** store spoil or building material, including chemicals and fuels, within this zone.
- **Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
- **Do** backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non-highway sites backfill only with excavated soil.
- **Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
- **Do** notify the local authority tree officer and the tree's owner of any damage.

10.12 Installation of new hard surfacing;

10.13 The proposed areas of new hardstanding which may require tree friendly-low impact construction will be identified as part of the detailed Arboricultural Method Statement.

10.14 In areas where there is existing hardstanding the new 'No-Dig' hardstanding will be specified and constructed to avoid excavation beneath the depth of the existing concrete and sub-base. The sub-base and surface finish of the proposed hardstanding will be specified to be both permeable and porous. Within the RPA of retained trees in areas of existing open ground the new 'No-Dig' hardstanding will be specified and constructed to avoid excavation >150mm below the existing ground level.

10.15 Detailed site-specific specification for the permanent tree friendly-low impact hardstanding will be prepared based on the soil characteristics and expected traffic prior to works commencing on this site, this specification will be reviewed and approved by the Arboricultural Clerk of Works.

10.16 For the No-Dig hardstanding the following guidelines will be followed:

- No excavation is to be undertaken without agreement and supervision by the Arboricultural Clerk of Works. These works will be undertaken under direct supervision of the Arboricultural Clerk of Works.
- During construction of the hardstanding all operations will be carried out using machinery located on the existing hardstanding, temporary ground protection or the sub-base of the installed hardstanding. No machinery will travel across open ground within the Root Protection Area of retained trees including any area where the existing hardstanding has been removed.
- Install 'Geoweb' / 'Cellweb' or similar cellular confinement system as per manufacturers specification.
- Fill cellular confinement system with clean angular stones sizes 6mm-50mm as per the manufacturers' specifications. This fill must contain no fines, crushed concrete or MOT 'Type 1' is not a suitable fill material.
- Concrete kerbs can be used if bedded using a concrete haunch keyed into the Cellular Confinement System. No excavation for edging kerbs will be permitted.
- The finished surface must be permeable to moisture penetration.

10.17 Specialist foundations

10.18 The underlying soil conditions and proximity of existing and proposed trees will be assessed by the appointed engineers during the specification of the foundations. The foundation specification and the construction methodology for the bin stores and any other outbuildings will be reviewed and approved by the Arboricultural Clerk of Works prior to these works commencing.

10.19 These works will be undertaken under direct supervision of the Arboricultural Clerk of Works.

10.20 Retaining structures to facilitate changes in ground levels

10.21 No retaining walls are proposed within the root protection areas of retained trees. This will be reviewed as part of the preparation of the detailed Arboricultural Method Statement for the construction works.

10.22 Preparatory works for new landscaping

10.23 Dismantling the protection barriers will be required to allow completion of final landscaping. Supervision of this exercise and control of the landscaping thereafter will be administered by the appointed Arboriculturist. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.

10.24 No further excavation will be carried out during this process and soils levels will not be raised above that existing by greater than 100mm and not at all within 2m of the trunk.

10.25 During landscaping works the following guidance will be followed.

- Landscaping within the RPA of retained trees shall be by manual methods only.
- No machinery is to be used for cultivation, removal of soil or additional of soil.
- For areas of open ground original soil levels shall be unchanged, without import of topsoil or removal of existing soil.
- For laying of turf, the soil will not be rotavated. The soil will be lightly forked, manually hoed and raked to a fine tilth prior to laying of turf.
- For shrubs or herbaceous beds. Planting shall be by use of hand tools and excavation shall be to the minimum extent required for planting of shrubs etc., on an individual plant by plant basis.
- Bark mulch may be applied to a maximum 75mm depth. No mulch should be piled up against the trunk of retained or newly planted trees.

10.26 Auditable / audited system of arboricultural site monitoring

10.27 See Section 8.0. Arboricultural monitoring site visits will be undertaken at regular intervals during the enabling / demolition and construction programme. During the demolition / groundworks and initial phases of construction works site the visits will be undertaken on a maximum of a fortnightly intervals, as the construction programme progresses and the high-risk activities in terms of impacting on trees have been completed the intervals will increase with the maximum interval between site visits of 1 month.

10.28 To deal with any issues involving the trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site.

11.0 Conclusion

- 11.1 This application has been subject to a thorough pre-planning application process with Wokingham Borough Council. One of the aims of the Landscape and Ecology strategy as agreed with WBC is to create a diverse range of habitats to reduce the dominance of the woodland whilst restoring ecologically important Priority Habitats such as Lowland Heathland and Lowland Dry Acid Grassland that are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended).
- 11.2 The majority of the trees to be removed are moderate and low-quality trees located within the previously developed parts of this site. The trees are located within a well-screened part of the site, set back from the highway and it is our opinion that the impact of the proposed tree removals when viewed from the public realm will be limited.
- 11.3 The proposed landscaping strategy and ecological management plan includes the planting of 175 new trees, along with the creation of areas of acid grassland and woodland management. This tree planting will serve to reduce the impact of the proposed tree removals and will serve to improve the age and species diversity of the tree resource whilst providing an attractive environment for future residents. The details on the proposed landscaping including successful establishment of all new trees and the proposed ecological habitats and landscape and ecological management plan can be secured by use of a standard planning condition.
- 11.4 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. This redevelopment has followed this guidance by:
- Assessing the quality of the trees and considering the benefits and constraints to development of the site in relation to the quality of the tree resource.
 - Seeking arboricultural advice to inform the layout and design of the proposed development.
- 11.5 The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations outline in this report, and those contained in BS5837:2012 and by use of standard planning conditions.
- 11.6 All works including the Demolition and Construction Management Plan and Methodology will be reviewed by the Arboricultural Clerk of Works and a detailed site-specific Arboricultural Method Statement will be prepared prior to any works commencing on site.

11.7 The Arboricultural Method Statement will include details of the following:

- All tree protection measures for both demolition and construction works
- Provision of Arboricultural Site Supervision during proposed works
- All temporary works (Site Facilities)
- All works within and close to the Root Protection Areas of the retained trees

11.8 The Arboricultural Method Statement can be secured prior to any works commencing on site by use of a standard planning condition.

Prepared by
Peter Wilkins BA (Hons) MArborA MEnvSc CEnv
Our Ref 1125-101045 Rev 2
March 2026

Appendix

Tree Condition Survey

Tree Survey Plans (Submitted Separately)

Tree Removals Plan

Tree Protection Information

Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Prepared for Dandara Southern Limited and Legal & General Assurance (Pensions Management) Limited



A trading name of RG Consultancy Ltd

**Prepared by
Peter Wilkins BA (Hons) MArborA MEnvSc CEnv
Our Ref 1125-101045 Rev 1
November 2025
Revised March 2026**

Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

1.0 Introduction

This tree condition survey has been prepared on behalf of Dandara Southern Limited and Legal & General Assurance (Pensions Management) Limited, the site was visited at various times in 2025 most recently in November 2025 and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

It should be noted that during our involvement with this site two Tree Preservation Orders have been served which effectively protect all trees on site.

This tree survey has been updated to identify the tree removals required to deliver the proposed development.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified. The trees have been measured using a digital clinometer and a laser measurer.

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T1	Oak	18	480	1	11	7	7	7	EM	A	A	40+	An early-mature oak tree growing on the grass verge to the southern side of the visitor's car park access. This tree has a limited potential for further growth and a long remaining life-expectancy.	No Works	B1
G2	Silver Birch	16	200-300	1	2	2	2	2	M	A	A	20-39	A small group of mature birch trees growing on the grass verge to the southern side of the visitor's car park access.	No Works	C2
T3	Sweet Chestnut	20	500	1	5	5	5	5	M	A	A	40+	A mature sweet chestnut growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T4	Sweet Chestnut	24	830	1	9	7	7	7	M	A	A	40+	A mature sweet chestnut growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T5	Sweet Chestnut	28	800*	1	5	6	6	6	M	A	A	40+	A mature sweet chestnut growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T6	Oak	26	520	1	8	7	8	7	M	A	A	40+	A mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T7	Sweet Chestnut	26	1050	1	8	8	8	8	M	A	A	40+	A mature sweet chestnut growing on the northern edge of the woodland that is to the southern part of the site. The trunk of this tree divides at 3m	No Works	B2
T8	Oak	26	750	1	10	9	8	9	M	A	A	40+	A mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T9	Holly	15	700	1	8	6	6	6	M	A	A	40+	A mature holly tree growing on the northern edge of the woodland that is to the southern part of the site. This tree has historically been reduced to around 2.2m and has a canopy formed by the co-dominant branches	No Works	B2
T10	Silver Birch	26	640	1	6	4	6	5	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2

Arboricultural Report and Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T11	Oak	16	300	1	3	2	2	4	SM	A	A	40+	A semi-mature, attenuated oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T12	Oak	12	500	1	10	10	5	9	EM	A	A	10-19	An early mature tree growing within the group of trees within the depression to the southern boundary of the field. This tree is growing on the bank of the ditch that runs through this area. This tree is leaning to the south-west See Notes 1 and 2	No Works	C3
T13	Silver Birch	20	370	1	6	5	3	3	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T14	Scots Pine	18	440	1	3	3	2	2	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T15	Oak	16	480	1	9	5	5	6	M	A	A	40+	A mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T16	Oak	15	440	1	9	3	3	6	M	A	A	40+	A mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T17	Scots Pine	22	610	1	5	4	4	3	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T18	Scots Pine	24	590	1	4	3	4	3	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T19	Scots Pine	22	550	1	6	3	5	5	M	A	A	40+	A mature Scots pine growing within the woodland that is to the southern part of the site.	No Works	B2
T20	Silver Birch	10	170	1	3	2	2	3	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T21	Silver Birch	8	110	1	2	1	3	2	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2

Arboricultural Report and Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T22	Silver Birch	14	260	1	3	2	3	2	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T23	Holly	8	250, 100	2	4	5	5	5	M	A	A	40+	A semi-mature holly growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T24	Oak	20	590	1	11	3	5	6	M	A	A	40+	A mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T25	Sweet Chestnut	22	570	1	8	6	8	6	M	A	A	40+	A mature sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T26	Sweet Chestnut	22	550	1	3	3	8	6	M	A	A	40+	A mature sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T27	Sweet Chestnut	24	700	1	8	5	5	5	M	A	A	40+	A mature sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T28	Scots Pine	24	700	1	5	4	4	5	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T29	Silver Birch	20	520	1	4	1	2	5	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T30	Sweet Chestnut	20	400	1	6	5	3	6	M	A	A	40+	A mature sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T31	Sweet Chestnut	20	450	1	8	6	3	6	M	A	A	40+	A mature sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T32	Oak	18	420	1	6	5	5	5	EM	A	A	40+	An early-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2

Arboricultural Report and Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T33	Silver Birch	20	430	1	3	2	4	2	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T34	Oak	10	190	1	3	2	3	3	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T35	Oak	10	150	1	1	3	4	1	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T36	Oak	18	340	1	3	7	8	3	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T37	Scots Pine	24	430	1	3	4	5	3	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T38	Sweet Chestnut	18	300, 300, 200, 400	4	5	6	6	8	M	A	A	40+	A mature multi-stemmed sweet chestnut tree growing on the northern edge of the woodland that is to the southern part of the site. The trunk divides at 1.4m. One of the stems is dead.	No Works	B2
T39	Silver Birch	18	350	1	2	2	2	4	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T40	Larch	22	400	1	4	3	3	3	M	A	A	40+	A mature Larch growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T41	Oak	18	340	1	3	6	8	6	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T42	Scots Pine	24	620	1	5	6	8	5	M	A	A	40+	A mature Scots pine growing on the northern edge of the woodland that is to the southern part of the site.	No Works	B2
T43	Oak	7	250	1	5	4	6	7	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2

Arboricultural Report and Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T44	Oak	16	350	1	7	6	6	6	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T45	Silver Birch	22	380	1	7	4	4	4	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T46	Silver Birch	20	320	1	3	3	4	3	M	A	A	20-39	A mature silver birch tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T47	Oak	12	250	1	7	5	5	2	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T48	Oak	6	220	1	8	7	1	5	SM	A	A	40+	A semi-mature oak tree growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
G49	Silver Birch, Oak	8	150		2	2	2	2	SM	A	A	40+	A small group of semi-mature oak and silver birch growing on the northern edge of the woodland that is to the southern part of the site.	No Works	C2
T50	Lawson Cypress	12	320	1	3	2.5	2.5	2.5	M	A	A	40+	A mature ornamental conifer growing to the south-western side of the officer building.	Remove to allow for proposed development	C1
G51	Mixed Group	18	300	1	4	4	4	4	SM	A	A	40+	A group of semi-mature silver birch, sweet chestnut and Robinia's growing on the edge of the woodland to the south-western side of the office building. This area is devoid of any mature woodland trees and may have been cleared in the past.	Remove to allow for proposed development	C2
T52	Robinia	25	520	1	8	10	9	8	M	A	A	40+	A mature planted tree growing on the edge of the woodland to the south-western side of the office building. This tree is the source of the self-set and Robinia's	Remove to allow for proposed development	C2
G53	Sweet Chestnut, Oak x 5	22	300-350	1	8	8	8	8	SM	A	A	40+	A group of semi-mature sweet chestnuts and 5 oaks growing on the edge of the woodland to the south-western side of the office building. This area is devoid of any mature woodland trees and may have been cleared in the past.	No Works	C3

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G54	Robinia x 4	18	600-700	1	5	13	5	5	M	P	P	40+	A small group of 4 Robinia's growing on the woodland edge with stems leaning out to the north-east and unbalanced canopies.	No Works	C3
T55	Sweet Chestnut	24	780	1	8	10	9	8	M	A	A	40+	A mature sweet chestnut tree growing on the edge of the woodland that is to the south-wester side of the office building.	No Works	B2
T56	Sweet Chestnut	27	860	1	5	8	9	5	M	A	A	40+	A mature sweet chestnut tree growing on the edge of the woodland that is to the south-wester side of the office building.	No Works	B2
T57	Sweet Chestnut	27	750	1	5	5	9	8	M	A	A	40+	A mature sweet chestnut tree growing on the edge of the woodland that is to the south-western side of the office building.	No Works	B2
T58	Sweet Chestnut	24	820	1	10	8	3	5	M	A	A	40+	A mature sweet chestnut tree growing on the edge of the woodland that is to the south-wester side of the office building.	No Works	B2
G59	Mixed Group	12	<150	1	2	2	2	2	SM	A	A	40+	A very dense group of young and semi-mature silver birch, aspen, sweet chestnut and Robinia's growing to the south-western side of the plateau of soil to the north-western side of the office building. This area may have been occupied by the Hewlett Packard building which was demolished prior to the construction of the current office. This area is devoid of any mature woodland trees and is likely to have been cleared in the recent past.	Remove to allow for proposed development	C2
G60	Cherry Laurel	8	350	m/s	5	5	5	5	M	A	A	40+	A dense area of unmanaged cherry laurels these appear to have been planted as a hedge and management has lapsed.	Remove to allow for proposed development	C3
G63	Row of Beech x 18	18	250-750	1	6	6	6	6	M	A	A	40+	A short row of 18 very closely planted mature beech trees of various sizes which were planted as a hedge and management has lapsed.	Remove to allow for proposed development	C3

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T64	Oak	18	610	1	8	6	8	6	M	A	A	40+	A mature oak tree growing in a wedge-shaped strip of woodland that has the northern most car park to the northern side and the previously developed part of the site, now demolished to the south. Within this area the condition of the mature trees deteriorates towards the eastern end when the wedge narrower.	Remove to allow for proposed development	B2
T65	Oak	16	390	1	6	6	6	6	M	A	A	40+	See T64. This tree is growing close to the edge of the car parking area	Remove to allow for proposed development	B2
T66	Hornbeam	18	440	1	9	8	6	5	M	A	A	40+	A mature hornbeam tree growing to the eastern end of the woodland near the western end of the northern most car park.	Remove to allow for proposed development	B2
T67	Sweet Chestnut	16	300, 300, 250	3	3	5	5	7	EM	A	A	40+	An early-mature multi-stemmed sweet chestnut growing to the northern side of G59 to the eastern end of the woodland near the western end of the northern most car park.	Remove to allow for proposed development	B2
T68	Sweet Chestnut	24	870	1	12	10	10	11	M	A	A	40+	A mature multi-stemmed tree growing within the vegetation to the western boundary of the land near the footpath that runs along part of this boundary.	Remove to allow for proposed development	B3
T69	Sweet Chestnut	24	660	1	6	12	3	6	M	A	A	40+	An early-mature sweet chestnut growing to the eastern end of the woodland near the western end of the northern most car park.	Remove to allow for proposed development	B2
T70	Sweet Chestnut	20	820	1	7	6	8	6	M	A	A	40+	An early-mature sweet chestnut growing to the eastern end of the woodland near the western end of the northern most car park. Woodpecker holes and deadwood	No Works	B2
T71	Sweet Chestnut	20	750*	1	10	8	8	9	M	A	A	40+	A mature sweet chestnut growing to the eastern end of the woodland near the western end of the northern most car park.	No Works	B2
T72	Sweet Chestnut	16	500	1	3	5	6	3	EM	A	A	40+	An early-mature sweet chestnut growing to the eastern end of the woodland near the western end of the northern most car park. Deadwood and has lost leader	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T73	Sweet Chestnut	22	780	1	6	3	3	3	M	A	A	40+	A mature sweet chestnut growing to the eastern end of the woodland near the western end of the northern most car park. Dieback and Deadwood	No Works	B2
T74	Sweet Chestnut	18	600	1	3	3	3	3	M	A	A	40+	A mature sweet chestnut growing within the narrow strip of open ground to the close go north-eastern corner of the northern most car park. Dieback and Deadwood	No Works	B2
T75	Sweet Chestnut	20	800*	1	5	7	4	6	M	A	A	40+	A mature sweet chestnut growing within the narrow strip of open ground to the close to north-eastern corner of the northern most car park. Dieback and Deadwood, Bat Box. Large limb removed to southern side/	No Works	B2
T76	Sweet Chestnut	18	700*	1	5	5	5	5	M	A	A	40+	A mature sweet chestnut growing within the narrow strip of open ground to the northern side of the northernmost car park. Dieback and Deadwood, Bat Box. Large limb removed to southern side/	No Works	B2
T77	Sweet Chestnut	16	1000*	1	2	4	5	3	M	P	P	40+	An early-mature sweet chestnut growing within the narrow strip of open ground to the northern side of the northernmost car park. Dieback and Deadwood, one stems has been reduced limited live canopy.	Remove to allow for proposed development	C2
G78	Silver Birch x 3	16	250	1	2	3	4	3	M	A	A	20-29	A group of 3 silver birches growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C3
T79	Oak	16	350	1	3	3	7	2	SM	A	A	40+	A semi-mature oak tree chestnut growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C2
T80	Oak	22	600	1	5	10	10	5	M	A	A	40+	A mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	B2
T81	Turkey Oak	20	450	1	3	12	12	5	EM	A	A	40+	An early-mature non-native oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T82	Oak	14	300	1	4	5	7	6	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T83	Oak	12	250	1	0	5	8	3	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T84	Sweet Chestnut	14	370	1	3	3	6	3	SM	A	A	40+	A semi-mature sweet chestnut growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T85	Oak	16	370	1	3	5	10	6	SM	A	A	40+	A semi-mature oak tree chestnut growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
G86	Mixed Group	max 20	max 1000	1	8	8	8	8	M	A	A	40+	A linear group of mature oak trees growing close to the ditch to the northern boundary of the site. We recommend the ownership of these trees should be confirmed. These trees are typical for trees of their age and size, they have some deadwood within the canopy and a limited potential for further growth but have long remaining life-expectancies	No Works	B2
G87	Mixed Group	12	300	1	3	3	3	3	M	A	A		A mixed group of cherry laurel, with some semi-mature oaks and silver birch growing within the narrow strip of vegetation to the northern side of the northernmost car park	Remove to allow for proposed development	C2
T88	Oak	16	350	1	3	2	8	7	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T89	Oak	16	420	1	3	3	6	6	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T90	Oak	16	360	1	4	4	5	4	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T91	Oak	17	470	1	5	4	5	7	EM	A	A	40+	An early-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C2
T92	Oak	16	600	1	8	8	5	7	EM	A	A	40+	An early-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C2
T93	Scots Pine	20	600	1	6	6	6	8	M	A	A	40+	A mature tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	B2
T94	Oak	18	320	1	2	3	5	4	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	No Works	C2
T95	Oak	16	250	1	1	3	3	2	SM	A	A	40+	A semi-mature oak tree growing within the narrow strip of open ground to the northern side of the northernmost car park.	Remove to allow for proposed development	C2
T96	Oak	18	350	1	4	3	6	4	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T97	Oak	18	300	1	0	1	6	2	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T98	Oak	15	200	1	3	2	2	2	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	No Works	C2
T99	Sweet chestnut	20	650	1	8	6	5	4	M	A	A	40+	A mature tree growing to the northern side of the service road that leads to the northernmost car park.	No Works	B2
T100	Oak	17	760	1	6	8	8	7	M	P	P	10-19	A mature declining oak tree located on the narrow strip of open ground to the southern side of the northernmost car park with the footpath and service road to the southern side. This tree has staining on the trunk, it has dieback and has been reduced, it has a limited live canopy. This tree has a limited remaining life-expectancy.	Remove to allow for proposed development	C3

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T101	Oak	22	630	1	3	3	7	3	M	P	P	10-19	A mature declining oak tree located on the narrow strip of open ground to the southern side of the northernmost car park with the footpath and service road to the southern side. This tree has staining on the trunk, it has dieback has been reduced and has a limited live canopy. A path has been constructed close to the base of the tree with associated excavation and soil level raised around trunk. This tree has a limited remaining life-expectancy.	Remove to allow for proposed development	C3
T102	Oak	15	390	1	6	6	6	6	EM	A	A	40+	An early-mature oak tree located on the narrow strip of open ground to the southern side of the northernmost car park with the footpath and service road to the southern side. This tree has staining on the trunk. A path has been constructed close to the base of the tree with associated excavation and soil level raised around trunk.	Remove to allow for proposed development	C3
T103	Oak	18	450	1	5	6	6	6	EM	A	A	40+	An early-mature oak tree located on the narrow strip of open ground to the southern side of the northernmost car park with the footpath and service road to the southern side. This tree has staining on the trunk. A path has been constructed close to the base of the tree .	Remove to allow for proposed development	C3
T104	Oak	17	300	1	5	4	5	8	EM	A	A	10-19	An early-mature oak tree located to the southern side of the northernmost car park. This tree has a basal wound some staining on the lower trunk and a sparse canopy with deadwood.	Remove to allow for proposed development	C3
T105	Oak	18	360	1	6	3	5	5	EM	A	A	10-19	An early-mature oak tree located close to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T106	Oak	18	530	1	6	3	5	6	EM	A	A	10-19	An early-mature oak tree located on the strip of open ground close to the southern side of the northernmost car park. This tree has a basal wound with basal decay and loose bark. This declining tree has a limited remaining life-expectancy.	Remove to allow for proposed development	C3

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T107	Oak	20	610	1	2	5	8	7	M	A	A	40+	A mature oak tree located close to the southern side of the northernmost car park.	Remove to allow for proposed development	B2
T108	Oak	18	620	1	4	0	13	8	M	A	A	40+	A mature oak tree located close to the southern side of the northernmost car park.	Remove to allow for proposed development	B2
T109	Sweet Chestnut	7	150, 180, 180	3	3	5	5	5	SM	A	A	40+	A semi-mature multi-stemmed sweet chestnut	Remove to allow for proposed development	C2
T110	Oak	15	600	1	7	7	9	7	EM	A/P	A/P	20-39	An early-mature oak tree located on an area of open ground between the car park and the service road. This tree has staining on the trunk, and there have been level changes around the base of this tree.	No Works	C3
T111	Oak	10	300	1	7	5	5	6	SM	A	A	20-39	A semi-mature oak tree located on a narrow strip of open ground to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T112	Oak	8	120	1	2.5	2	2	2	SM	A	A	20-39	A semi-mature oak tree located on a narrow strip of open ground to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T113	Oak	16	450	1	5	3	5	6	EM	A	A	20-39	An early-mature oak tree located on a narrow strip of open ground to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T114	Sweet Chestnut	10	250	1	4	2	4	3	SM	A	A	20-39	A semi-mature Sweet chestnut tree located on a narrow strip of open ground to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T115	Oak	13	370	1	3	5	7	3	SM	A	A	20-39	A semi-mature Sweet chestnut tree located on a narrow strip of open ground to the southern side of the northernmost car park.	Remove to allow for proposed development	C3
T116	Sycamore	14	150, 200, 200, 250, 300, 300, 250	7	8	6	6	6	M	A	A	40+	A multi-stemmed sycamore tree growing in the lawn area to the front of the office building.	Remove to allow for proposed development	C1
T117	Pissardia Plum	6	270	1	4	4	4	4	M	A	A	10-19	A mature ornamental plum growing in the the lawned area to the front of the office building.	Remove to allow for proposed development	C1

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T118	Dead	2	130	1	2	5	5	4						Dead Tree	U
T119	Cherry	3	180	1	2	5	5	4	M	A	A	10-19	A mature ornamental cherry growing in the the lawned area to the front of the office building.	Remove to allow for proposed development	C1
T120	Monkey Puzzle	16	720	1	6	4	5	7	M	A	A	40+	A mature ornamental tree growing in the the lawn area to the front of the office building.	No Works	B1
T121	Cedar	16	520	1	4	4	7	6	EM	A	A	40+	An early-mature ornamental tree growing in the the lawn area to the front of the office building.	No Works	B1
T122	Sweet Chestnut	14	1200	1	7	7	7	7	M	A	A	40+	A mature tree growing in the the lawn area to the front of the office building. This tree has been managed by crown reduction works and is considered to have a long remaining life-expectancy	No Works	B1
T123	Silver Birch	18	430	1	5	4	5	5	M	A	A	10-19	A mature silver birch growing in the narrow strip of lawn to the southern side of the southernmost car park .	Remove to allow for proposed development	C2
T124	Silver Birch	20	300	1	5	3	3	4	M	A	A	10-19	A mature silver birch growing in the narrow strip of lawn to the southern side of the southernmost car park.	No Works	C2
T125	Sweet Chestnut	18	330	1	3	3	6	6	SM	A	A	40+	A semi-mature sweet chestnut growing in a small group of trees growing in the narrow strip of lawn to the southern side of the southernmost car park	No Works	C2
T126	Sweet Chestnut	18	630	1	7	7	7	7	EM	A	A	40+	An early-mature sweet chestnut growing in a small group of trees growing in the narrow strip of lawn to the southern side of the southernmost car park	No Works	C2
T127	Sitka Spruce	26	570	1	3	4	4	3	M	A	A	40+	A mature conifer growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park. These trees are remnants of the Victorian planting associated with the sanatorium	No Works	B2
T128	Sitka Spruce	26	720	1	5	5	5	4	M	A	A	40+	A mature conifer growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park	No Works	B2
T129	Monkey Puzzle	15	430	1	6	5	4	3	M	A	A	40+	A mature evergreen ornamental tree growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park	No Works	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T130	Monkey Puzzle	15.5	480	1	6	5	5	5	M	A	A	40+	A mature evergreen ornamental tree growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park	No Works	B2
T131	Sitka Spruce	26	680	1	7	6	6	6	M	A	A	40+	A mature conifer growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park	No Works	B2
T132	Sitka Spruce	22	550	1	3	3	3	3	M	A	A	40+	A mature conifer growing in a row of 6 trees on the narrow strip of lawn to the southern side of the southernmost car park	No Works	B2
G133	Mixed Group x 3	10	250	1	4	4	4	4	SM	A	A	40+	A small group of 2 semi-mature Scots pines and a Goat Willow growing in a small island within hardstanding	Remove to allow for proposed development	C2
G134	Group of Silver Birch x 12	18	200	1	3	3	3	3	M	A	A	20-39	A group of 13 mature silver birches growing within a grassed area. There are a number of stumps within this group indicative of these relatively short-lived trees dying- off.	Remove to allow for proposed development	C2
G135	Row of Cherry x5	3	160	1	1.5	1.5	1.5	1.5	Y	A	A	20-39	A row of 6 staked cherry trees growing within a narrow strip of open ground within the car parking area	Remove to allow for proposed development	C2
G136	Group of Silver Birch x 9	12	200	1	3	3	3	3	SM	A	A	20-39	An informal linear group of silver birches growing within a narrow strip of open ground within the car parking area	Remove to allow for proposed development	C2
G137	Group of Silver Birch x 8	12	200	1	3	3	3	3	SM	A	A	20-39	An informal linear group of silver birches growing within a narrow strip of open ground within the car parking area	Remove to allow for proposed development	C2
G138	Mixed Group x 4	10	250	1	4	4	4	4	SM	A	A	40+	A small group of 3 sweet chestnuts and 1 silver birch growing within the grassed area to the front of the of the office building.	Remove to allow for proposed development	C2
G139	Group of Silver Birch x 5	12	200	1	3	3	3	3	SM	A	A	20-39	An informal group of silver birches growing within the grassed area to the front of the of the office building.	Remove to allow for proposed development	C2
G140	Mixed Group x 4	16	400	1	6	6	6	6	SM	A	A	40+	A small group of 3 Norway maples and Lime tree growing within the grassed area to the front of the of the office building.	Remove to allow for proposed development	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G141	Group of Oaks	18	450	1	5	5	5	5	EM	P	P	10-19	A small group of 4 oaks growing within an island within the car park to the north of the site. There is dead wood and dieback present within the trees which are declining in vigour due to the surrounding hardstanding	No Works	C2
G142	Mixed Group x 9	18	450	1	5	5	5	5	EM	P	P	10-19	A group of oaks and sweet chestnut growing within an island within the car park to the north of the site. There is dead wood and dieback present within the trees which are declining in vigour due to the surrounding hardstanding	Remove to allow for proposed development	C2
T143	Lawson cypress	16	500	1	3	3	3	3	M	A	A	40+	A mature ornamental conifer growing close to one of the buildings	Remove to allow for proposed development	C2
G144	Group of Scots Pines x 10	18	500	1	4	4	4	4	M	A	A	40+	A small group of 9 Scots pines growing within an island of open ground to the western side of the maintenance compound.	Remove to allow for proposed development	B2
G145	Mixed Group	18	500	1	6	6	6	6	M	A	A	40+	A mix of predominately Scots pine, sweet chestnut, and oaks growing within the narrow strip of land to the east of the access drive and the chain-link boundary fence. These trees are in reasonable condition and form the edge of the off-site Pinewood Centre woodland that extends beyond the eastern boundary of the site.	Remove to allow for proposed development	B2
T146	Oak	16	300	1	5	5	5	5	SM	A	A	40+	An early-mature oak tree located in a small grass area close to the access road and car parks	Remove to allow for proposed development	C2
T147	Oak	10	300	1	4	4	4	4	SM	A	A	40+	A semi-mature oak tree located in a small grass area close to the access road and car parks	Remove to allow for proposed development	C2
T148	Oak	16	300	1	5	5	5	5	SM	A	A	40+	An early-mature oak tree located in a small grass area close to the access road and car parks	Remove to allow for proposed development	C2
T149	Oak	10	300	1	4	4	4	4	SM	A	A	40+	A semi-mature oak tree located in a small grass area close to the access road and car parks	Remove to allow for proposed development	C2
T150	Scots Pine	12	300	1	4	4	4	4	SM	A	A	40+	A semi-mature Scots pine tree located in a small grass area close to the access road and car parks.	Remove to allow for proposed development	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G151	Mixed Group x 4	16	500	1	5	5	5	5	EM	A	A	40+	A mixed group of oak, pine and silver birch trees growing to the western side of the access road with the MUGA to the western side.	Remove to allow for proposed development	B2
G152	Mixed Group x 5	16	350	1	4	4	4	4	SM	A	A	40+	A small mixed group of 5 oaks, silver birch and a sycamore growing on a small area of open space within hardstanding close to the security hut.	Remove to allow for proposed development	C2
W1	Mixed Woodland	Max 28	800	1	7	7	7	7	M	A	A	40+	A mixed woodland of Scots pine, sweet chestnut, oaks, silver birch, holly, beech, rowan, rhododendron, cherry laurel to the south, west and northeast of the existing developed part of the site. The woodland is reasonable condition, and some management works have been undertaken with the creation of a small glade to the within the southern part of the woodland. Informal but well-used paths run through the woodland, with a chain-link fence running east-west preventing access into the southern part of the woodland. Some management could be undertaken to improve the bio-diversity value of this woodland.	No Works	A2
T153	Oak	20	380, 190	2	5	7	5	5	SM	A	A	40+	A semi-mature twin-stemmed oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T154	Oak	20	340	1	5	2	6	7	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T155	Oak	20	300	1	3	4	4	3	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T156	Oak	20	300	1	3	3	3	3	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T157	Oak	18	340	1	5	3	5	4	SM	P	p	0-9	A semi-mature oak tree growing to the southern side of the service road that leads to the northernmost car park. This tree is growing close to the kerb line it has basal decay, black staining on the trunk, it has a sparse canopy with dieback and deadwood	Remove to allow for proposed development	U
T158	Oak	15	300	1	2	2	5	5	SM	P	p	0-9	A semi-mature oak tree growing to the southern side of the service road that leads to the northernmost car park. This tree is growing close to the kerb line it has a sparse canopy with dieback and deadwood	Remove to allow for proposed development	U
T159	Oak	18	400	1	5	6	7	7	SM	A	A	40+	A semi-mature oak tree growing to the southern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T160	Oak	16	360	1	5	5	5	5	SM	A	A	40+	A semi-mature oak tree growing to the southern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T161	Oak	18	400	1	4	3	5	5	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T162	Oak	18	300	1	5	4	4	4	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T163	Oak	20	350	1	6	3	5	3	SM	A	A	40+	A semi-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T164	Oak	23	520	1	5	8	9	5	EM	A	A	40+	An early-mature oak tree growing to the northern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T165	Oak	20	560	1	8	8	9	7	EM	A	A	40+	An early-mature oak tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T166	Oak	15	300	1	7	5	4	5	SM	A	A	40+	A semi-mature oak tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T167	Oak	18	370	1	4	3	3	5	SM	A	A	40+	A semi-mature oak tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	C2
T168	Scots Pine	18	370	1	4	5	4	4	M	A	A	40+	A mature tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	B2
T169	Scots Pine	18	475	1	3	5	4	3	M	A	A	40+	A mature tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	B2
T170	Scots Pine	18	500	1	5	5	7	3	M	A	A	40+	A mature tree growing to the eastern side of the service road that leads to the northernmost car park.	Remove to allow for proposed development	B2
T171	Oak	15	350	1	2	7	7	3	SM	A	A	40+	A semi-mature ivy-covered oak tree growing to the western side of the main driveway, close to the southern end of the driveway. This tree has an unbalanced canopy extending out over the open lawn space to the front of the site.	No Works	C2
T172	Oak	16	450	1	3	6	3	3	SM	A	A	40+	A semi-mature ivy-covered oak tree growing to the western side of the main driveway, close to the southern end of the driveway.	Remove to allow for proposed development	C2
T173	Scots Pine	18	300	1	3	4	3	3	M	A	A	40+	A mature ivy-covered tree growing to the western side of the main driveway, close to the southern end of the driveway.	No Works	C2
T174	Scots Pine	18	250	1	3	5	3	2	M	A	A	40+	A mature ivy-covered tree growing to the western side of the main driveway, close to the southern end of the driveway.	No Works	C2
T175	Scots Pine	16	300, 300	2	7	6	5	5	M	A	A	40+	A mature ivy-covered tree growing to the western side of the main driveway, close to the southern end of the driveway.	Remove to allow for proposed development	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T176	Scots Pine	20	550	1	4	4	4	4	M	A	A	40+	A mature ivy-covered tree growing to the western side of the main driveway, close to the southern end of the driveway.	No Works	B2
T177	Oak	20	200	1	4	3	0	0	SM	A	A	40+	A semi-mature ivy-covered oak tree growing to the western side of the main driveway, close to the southern end of the driveway.	Remove to allow for proposed development	C2
T178	Oak	20	390	1	4	6	6	6	SM	A	A	40+	A semi-mature oak tree growing to the western side of the main driveway, close to the southern end of the driveway.	No Works	C2
T179	Scots Pine	18	450	1	4	4	4	4	M	A	A	40+	A mature tree growing to the western side of the main driveway.	No Works	B2
T180	Holly	11	300	1	3	3	3	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	Remove to allow for proposed development	C2
T181	Silver birch	10	180	1	5	5	2	0	EM	A	A	40+	An early-mature tree growing to the western side of the main driveway.	Remove to allow for proposed development	C2
T182	Silver birch	14	200	1	2	3	2	2	EM	A	A	40+	An early-mature tree growing to the western side of the main driveway.	Remove to allow for proposed development	C2
T183	Rowan	10	180	1	2	3	3	3	M	A	A	40+	A mature ornamental tree growing to the western side of the main driveway.	No Works	C2
T184	Oak	11	300	1	0	4	6	3	SM	A	A	40+	A semi-mature tree growing to the western side of the main driveway.	No Works	C2
T185	Scots Pine	22	470	1	4	4	4	4	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T186	Sweet chestnut	16	150, 300, 300	3	4	7	7	5	EM	A	A	40+	An early-mature multi-stemmed tree growing to the western side of the main driveway.	No Works	C2
T187	Scots Pine	22	450	1	4	4	4	4	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T188	Scots Pine	22	400	1	4	4	4	4	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T189	Sweet chestnut	20	520	1	9	11	9	6	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T190	Scots Pine	22	600	1	5	5	5	5	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T191	Holly	11	250, 250	2	5	4	4	4	M	A	A	40+	A mature twin-stemmed tree growing to the western side of the main driveway	No Works	C2
T192	Sweet Chestnut	12	180	1	5	5	5	3	SM	A	A	40+	A semi-mature tree growing to the western side of the main driveway.	No Works	C2
T193	Scots Pine	20	300	1	6	3	3	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T194	Oak	12	350	1	4	6	6	3	SM	A	A	40+	A semi-mature tree growing to the western side of the main driveway.	No Works	C2
T195	Scots Pine	22	450	1	3	5	5	5	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T196	Scots Pine	22	430	1	3	3	5	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T197	Scots Pine	22	475	1	5	7	3	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T198	Scots Pine	22	450	1	6	5	4	4	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T199	Oak	22	570	1	7	7	6	6	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T200	Oak	22	500	1	10	11	3	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	B2
T201	Oak	20	370	1	7	7	7	5	EM	A	A	40+	An early-mature tree growing to the western side of the main driveway	No Works	B2
T202	Oak	18	375	1	6	6	5	4	EM	A	A	40+	An early-mature tree growing to the western side of the main driveway	No Works	B2
T203	Silver birch	18	350	1	5	3	3	3	M	A	A	40+	A mature tree growing to the western side of the main driveway	No Works	C2
T204	Sweet Chestnut	17	600	1	5	4	5	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T205	Oak	14	300	1	3	3	3	3	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site.	No Works	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T206	Sweet Chestnut	15	250, 250	2	4	3	3	3	SM	A	A	40+	Semi-mature regrowth from an old stump	No Works	C2
T207	Sweet Chestnut	18	620	1	6	5	4	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. Identified as BRP Tag 0003	Remove to allow for proposed development	B2
T208	Sweet Chestnut	16	560	1	3	3	3	3	M	P	P	40+	A mature tree growing within the woodland area to the northern part of the site. Missing and loose bark stem failure at 8m limited live canopy. Identified as BRP Tag 0004	Remove to allow for proposed development	B2
T209	Sweet Chestnut	20	660	1	2	4	6	4	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T210	Sweet Chestnut	22	530	1	5	5	5	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T211	Sweet Chestnut	22	660	1	5	5	7	7	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T212	Sweet Chestnut	22	650	1	3	3	5	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. Identified as BRP	Remove to allow for proposed development	B2
T213	Sweet Chestnut	20	600*	1	2	4	7	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T214	Sweet Chestnut	18	450*	1	3	3	8	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T215	Sweet Chestnut	16*	300	3	0	5	7	4	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T216	Silver Birch	11	250	1	0	3	4	3					A dead tree	Remove to allow for proposed development	U
T217	Sweet Chestnut	11	300	1	0	6	10	5	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site. The trunk is leaning to the south, and this tree has an unbalanced canopy.	Remove to allow for proposed development	C2
T218	Sweet Chestnut	24	1000	1	5	8	9	8	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has an old b+R200asal wound not significant feature.	Remove to allow for proposed development	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T219	Sweet Chestnut	24	680	1	5	1	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T220	Sweet Chestnut	16	240	1	8	5	3	3	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T221	Sweet Chestnut	22	560	1	3	3	3	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T222	Sweet Chestnut	24	650	1	5	3	4	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T223	Sweet Chestnut	20	860	1	6	5	4	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has deadwood and a limited live canopy growing in dense Rhododendron	Remove to allow for proposed development	B2
T224	Sweet Chestnut	22	710	1	5	3	5	7	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	Remove to allow for proposed development	B2
T225	Sweet Chestnut	18	500	1	2	4	4	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has dieback and a limited live canopy growing in dense Rhododendron	No Works	C2
T226	Sweet Chestnut	18	500	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T227	Sweet Chestnut	18	500	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T228	Sweet Chestnut	18	500	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T229	Sweet Chestnut	18	500	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T230	Sweet Chestnut	18	500	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T231	Oak	15	500	1	7	4	3	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree is growing beyond the northern boundary and is leaning north	No Works	B2
T232	Oak	18	600	1	8	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T233	Sweet Chestnut	22	650	1	8	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T234	Oak	18	400	1	7	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T235	Sweet Chestnut	20	600	1	7	4	5	4	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has a bat box	No Works	B2
T236	Sweet Chestnut	20	560	1	3	3	3	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has a bat box	No Works	B2
T237	Sweet Chestnut	24	780	1	4	5	5	6	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. Identified as BRP Tag 0006	No Works	B2
T238	Sweet Chestnut	22	500	1	4	4	4	4	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has a bat box	No Works	B2
T239	Sweet Chestnut	20	600	1	4	5	3	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. Identified as BRP	No Works	B2
T240	Sweet Chestnut	18	490	1	4	5	3	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has deadwood and a limited live canopy	Remove to allow for proposed development	B2
T241	Sweet Chestnut	25	820	1	8	6	8	8	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T242	Sweet Chestnut	18	530	1	4	4	4	6	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has numerous woodpecker holes, lost large limb at 10m with a limited live canopy formed by juvenile regrowth.	No Works	C1
T243	Sweet Chestnut	25	830	1	7	5	9	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T244	Sweet Chestnut	16	500	1	4	4	8	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has a suppressed canopy that extends to the south.	No Works	B2
T245	Sweet Chestnut	16	500	1	4	4	8	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. Identified as BRP	No Works	B2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T246	Sweet Chestnut	16	560	1	0	0	7	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has an unbalanced suppressed canopy that extends to the south.	No Works	B2
T247	Sweet Chestnut	20	830	1	6	5	8	7	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T248	Sweet Chestnut	18	300	1	5	3	2	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site.	No Works	B2
T249	Sweet Chestnut	12	140, 50, 100	3	1	3	3	1	SM	A	A	40+	Semi-mature regrowth from an old stump	No Works	C2
T250	Sweet Chestnut	22	770	1	10	11	7	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. The trunk is leaning to the north	No Works	B2
T251	Sweet Chestnut	20	540	1	3	10	5	4	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. The trunk is leaning to the east. Bat Box	No Works	B2
T252	Sweet Chestnut	22	440	1	4	6	6	4	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. The trunk is leaning to the east	No Works	B2
T253	Sweet Chestnut	22	750	1	6	5	6	6	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree has numerous woodpecker holes, with deadwood and dieback	No Works	C1
T254	Sweet Chestnut	8	610	1	8	3	6	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree lost leader 10m	No Works	C1
T255	Goat Willow	14	300	1	5	5	5	5	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	C1
T256	Silver Birch	11	300	1	4	5	5	3	M	A	A	40+	A mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	C1

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T257	Lime	18	450	1	8	7	6	6	EM	A	A	40+	An early mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	B2
T258	Sweet Chestnut	15	350	1	4	3	5	8	EM	A	A	40+	An early mature tree growing within the woodland area to the northern part of the site. This tree is growing to the western edge of an area of dense cherry laurel	No Works	B2
T259	Sweet Chestnut	13	500	1	3	5	4	3	EM	A	A	40+	An early mature tree growing within the woodland area to the northern part of the site. This tree has numerous woodpecker holes, with deadwood and dieback. This tree is growing to the western edge of an area of dense cherry laurel	No Works	B2
T260	Sweet Chestnut	25	510, 540	2	6	10	8	3	M	A	A	40+	A mature twin-stemmed tree growing within the woodland area to the northern part of the site. Deadwood and dieback within the canopy.	No Works	B2
T261	Lime	17	430	1	7	6	8	5	EM	A	A	40+	An early mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	B2
T262	Sweet Chestnut	16	350, 300, 300, 300	4	8	6	3	5	EM	A	A	40+	An early mature multi-stemmed tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	B2
T263	Sweet Chestnut	18	400, 300, 300, 200	4	0	6	8	5	EM	A	A	40+	An early mature multi-stemmed tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	B2
G264	Group of Sweet Chestnut	16	300	1	3	3	3	3	SM	A	A	40+	A small group of semi-mature multi-stemmed tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	B2
T265	Oak	16	300	1	8	6	4	3	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	C2

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Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T266	Oak	15	300	1	6	5	6	5	SM	A	A	40+	A semi-mature tree growing within the woodland area to the northern part of the site. This tree is growing within an area of dense cherry laurel	No Works	C2
G267	Mixed Group	12	200	1	3	3	3	3	SM	A/P	A/P	40+	Mixed planting of semi-mature Scots Pine, Alder and Silver Birch growing on an earth bund. The majority of the Alders are dead.	Remove to allow for proposed development	C2
T268	Oak	20	500	1	7	7	7	7	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T269	Oak	20	400	1	6	6	6	6	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T270	Oak	20	500	1	6	6	6	6	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T271	Sweet Chestnut	10	180	1	1	3	2	3	SM	A	A	40+	A semi-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	C2
T272	Sweet Chestnut	18	400	1	3	3	4	4	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T273	Oak	18	420	1	5	4	6	5	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T274	Oak	18	420	1	3	4	7	4	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T275	Oak	20	400	1	3	5	4	4	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T276	Oak	20	380	1	5	5	5	5	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
G277	Scots' pines	24	450-650	1	5	5	5	5	M	A	A	40+	A group of mature pine trees growing within the woodland area to the north-eastern part of the site.	No Works	B2
T278	Mixed group	16	300	1	4	4	4	4	SM	A	A	40+	A group of semi-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	C2
T279	Oak	18	430	1	4	2	6	5	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2
T280	Oak	18	350	1	3	5	3	0	SM	A	A	40+	A semi-mature tree growing within the woodland area to the north-eastern part of the site.	No Works	B2

Arboricultural Report and Tree Condition Survey for Pinewood Campus, Nine Mile Ride, Wokingham

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T281	Oak	22	450	1	5	5	7	7	EM	A	A	40+	An early-mature tree growing within the woodland area to the north-eastern part of the site.	Remove to allow for proposed development	B2
T282	Larch	22	400	1	3	3	4	4	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site.	Remove to allow for proposed development	B2
T283	Silver birch	20	350	1	4	5	5	4	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site.	No Works	C2
T284	Scots pine	22	570	1	4	7	5	4	M	A	A	40+	A mature tree growing within the off-site woodland area to the north-eastern part of the site. Bat Box	No Works	B2
T285	Scots pine	15	520	1	0	0	7	7	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site. Bat Box	Remove to allow for proposed development	B2
T286	Scots pine	22	560	1	4	5	4	5	M	A	A	40+	A mature tree growing within the woodland area to the north-eastern part of the site. Bat Box	Remove to allow for proposed development	B2
G287	Scots Pines x 3	18	500	1	4	4	4	4	M	A	A	40+	A group of 3 mature pine trees growing within the NE corner of the ground's maintenance compound	Remove to allow for proposed development	B2
T287	Oak	18	440	1	8	5	4	4	EM	A	A	40+	An early mature tree growing to the southern side of the of the ground's maintenance compound	Remove to allow for proposed development	C2
T288	Oak	20	450	1	7	7	5	7	EM	A	A	40+	An early mature tree growing to the southern side of the of the ground's maintenance compound	Remove to allow for proposed development	C2
G289	Mixed Group x 10	16	550	1	5	5	5	5	EM	A	A	40+	A group of semi-mature and early mature trees including oak, beech, sweet chestnut, holly, sycamore, rhododendron growing on an area of land to the easter side of the existing access road	Remove to allow for proposed development	C2
G290	Scots pines	22	550	1	5	5	5	5	M	A	A	40+	A group of mature pine trees growing on an area of land to the eastern side of the existing access road within G289	Remove to allow for proposed development	C2
T291	Larch	11	350	1	4	5	3	3	SM	A	A	40+	A semi-mature tree growing within a small area of open ground in the car parking area.	Remove to allow for proposed development	C1
T292	Larch	8	300	1	4	3	3	3	SM	A	A	40+	A semi-mature tree growing within a small area of open ground in the car parking area.	Remove to allow for proposed development	C1

KEY

Tree No.	Species	Hgt (m)	Stem Dia @1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ER CY	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Agl Hgt Height of canopy above ground level clearance (estimated to nearest whole metre)

Stem Dia (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

Form:

G	Good
A	Average
P	Poor

Condition:

G	Good
A	Average
P	Poor
D	Dead

Age Class:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment.
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

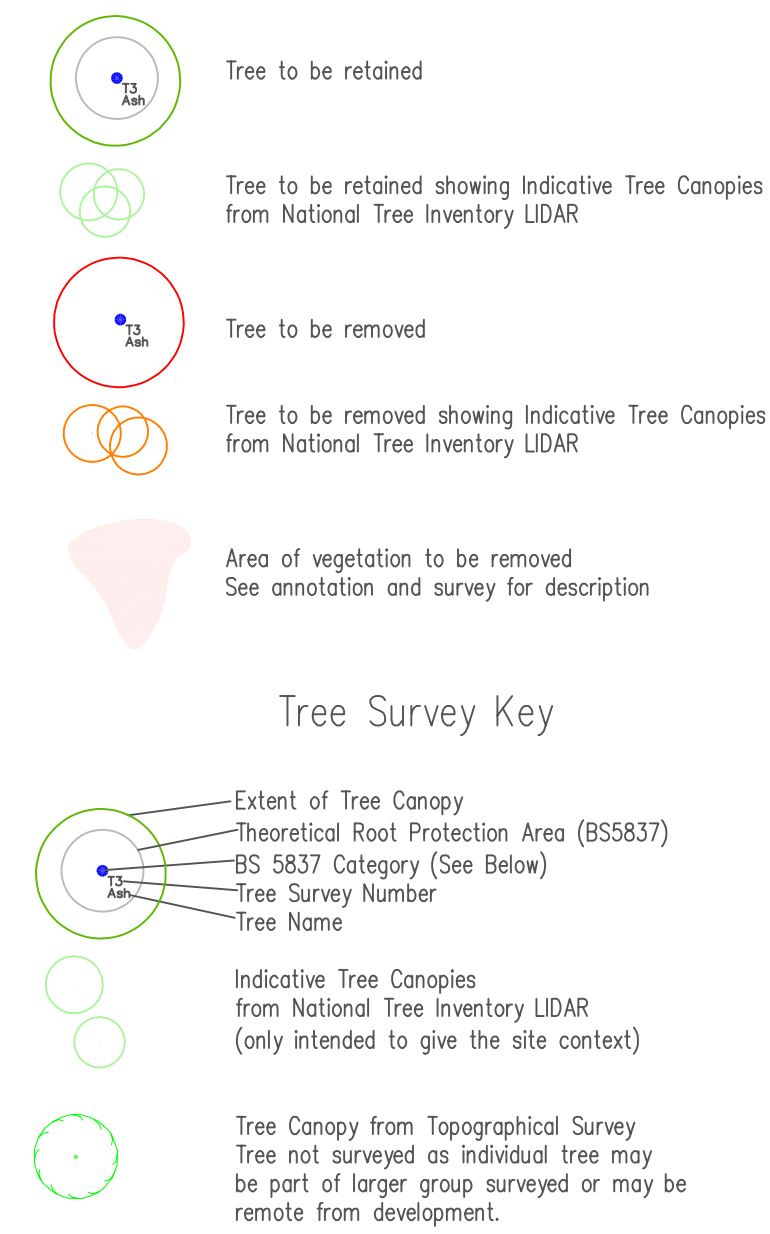
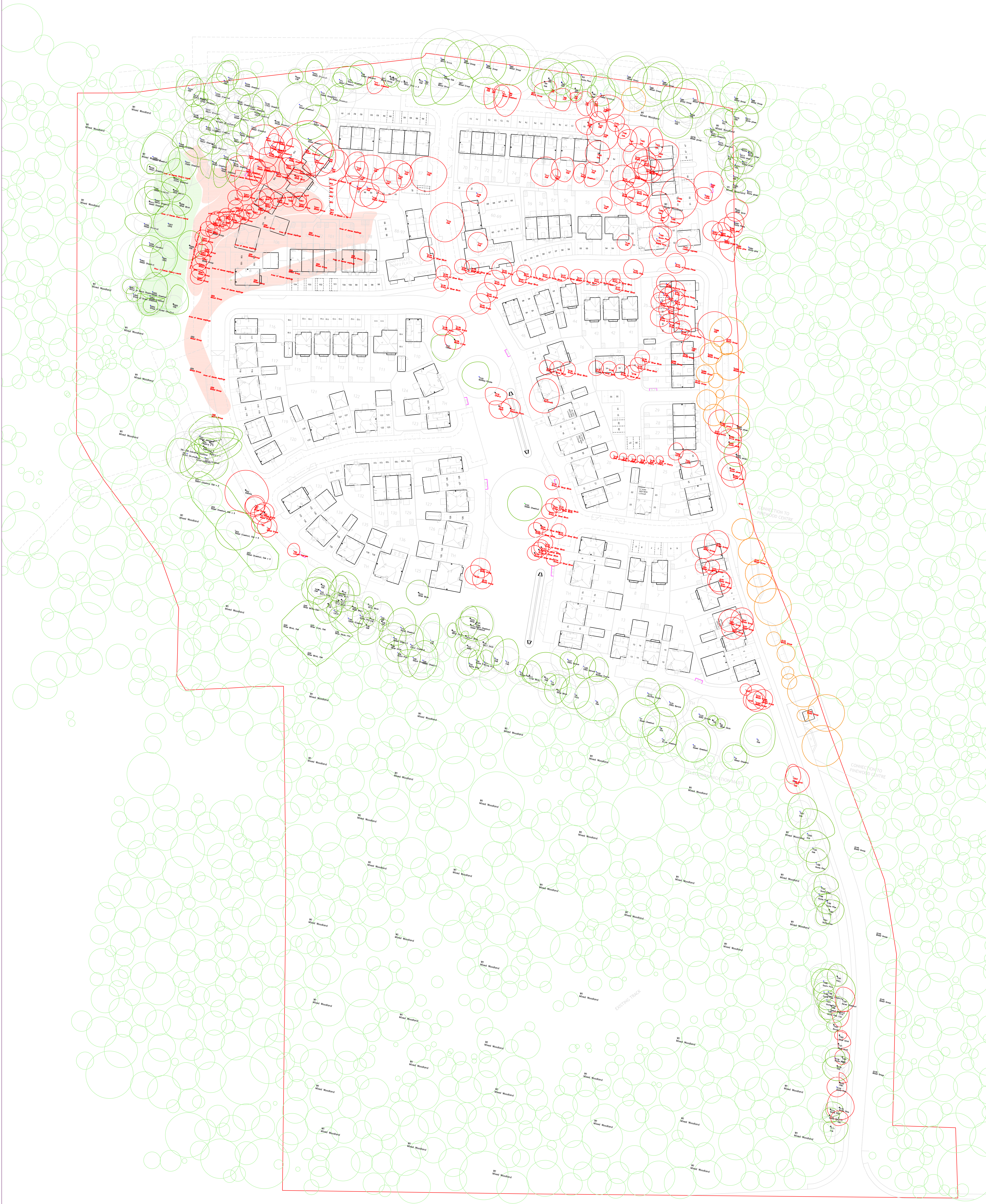
Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
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	A1 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)	A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	A3 Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	B1 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	B2 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	B3 Trees with material conservation or other cultural value	Blue
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	C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	C2 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	C3 Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – RecommendationsU

Tree Survey Plans
(Submitted Separately)

Tree Removals Plan



BS 5837 Category
(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value: -
currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Pinewood Campus
Nine Mile Ride
Wokingham

Tree Removals Plan
Prepared for
Dandara and L & G

Ruskins Tree Consultancy
info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1:500 @ A0	Drawn by	PW
Date	19/03/2026	Checked by	*
Project No.	0925 100979		
Dwg. No.	TRP 1		

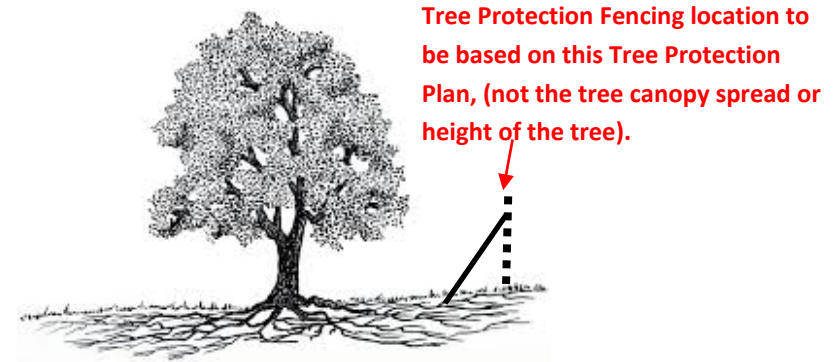
Tree Protection Fencing Information

Tree Protection Information

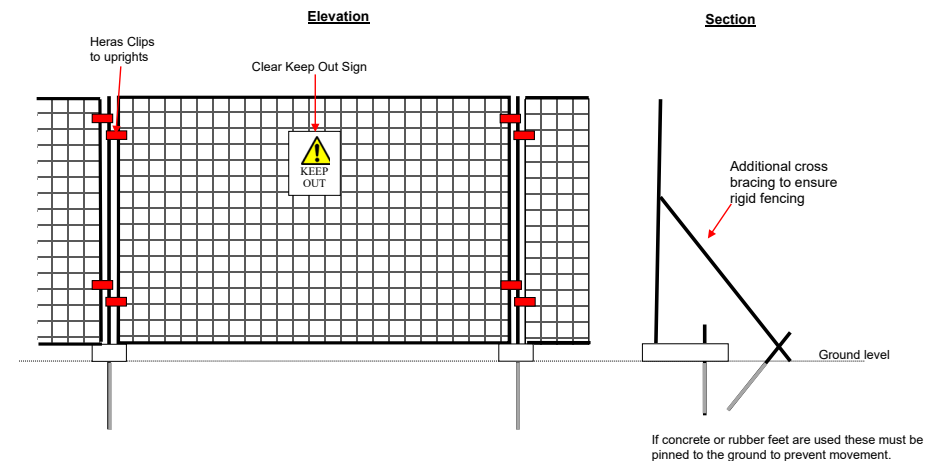
Prior to any demolition / remediation / enabling works, site scrape or groundworks commencing the Tree Protection Fencing will be installed in accordance with this Tree Protection Plan. The Tree Protection Fencing will remain in situ throughout the construction works.

Within the fenced-off Construction Exclusion Zones there will be:

- No Pedestrian, Machinery or Vehicular Access.
- No level changes + or -
- No storage of plant or materials.
- No storage or handling of any chemicals including cement washings.
- Any works within the fenced-off areas will be subject to Arboricultural Supervision.
- No Fires within 10m of the Tree Protection Fencing.
- Clear Tree Protection Signs will be attached at 5m intervals along the fenceline See Below



Tree Protection Fencing Specification



TREE PROTECTION NOTICE



PLEASE KEEP OUT

The trees / hedgerows in this area are protected by Planning Conditions and may be protected by Statutory Protection including Tree Preservation Orders.

Any works in this fenced-off area may result in damage to the above ground parts or root systems of this vegetation.

Damage to trees may lead to enforcement action and or a criminal prosecution.

Any works in this area must be undertaken as per the Arboricultural Report or with permission from the Local Planning Authority Tree Officer.

For more information please contact
info@ruskins-tree-consultancy.co.uk

For further information on any tree issues please contact
info@ruskins-tree-consultancy.co.uk