

Tree Protection Plan

For The construction of a single storey side extension

At

17 Holmewood Close Wokingham

RG41 4AS

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1. Introduction

- 1.1 The tree protection Plan has been prepared for the owners of the property to assist with the discharging of Condition 4 of planning permission 251371 granted by Wokingham District Council on the 22nd August 2025 (A copy of the conditions is in appendix 1)
- 1.2 As part off the planning submission a Arborticultural Impact Assessment report dated 11 Aug. 2025 (ref GHA/DS/160334:25) was prepared by GHA Trees of high Wycombe. A copy of this report is included in the appendix 2
- 1.3 This tree Protection plan is to provide details on the range of issues that are related to ensuring the protection of trees during the project and is aimed at providing detailed guidance to the project team.
- 1.4 Appendix 3 includes the structural design of the foundations to discharge condition 5 of the planning approval

2. Site Description

- 2.1 The site in question is in the side garden of 17 Holmewood close , Wokingham and is currently used as a domestic garden. The area is flat and the trees in question are on adjacent land accessed off Manor Road behind a fence.
- 2.2 The proposal is to construct a single storey extension along the side of the existing house.

3. Tree Legislation

- 3.1 As part of the planning submission a Arborticultural Impact Assessment report dated 11 Aug. 2025 (ref GHA/DS/160334:25) was prepared by GHA Trees of high Wycombe. A copy of this report is included in appendix 2
- 3.2 The report was based on a site inspection carried out 30 th July 2025
- 3.3 The report identified an oak and a Beech tree in land adjacent to the site which are of significance and need their roots protected during the project.
- 3.4 It has been confirmed that no trees will be removed or pruned as part of the project.

4. Construction works

- 4.1 A portion of the proposed new structure would be situated within a section of the assessed Root Protection Areas of T1 (5%) and T2 (2%) as can be seen on the plan in the report

- 4.2 The construction will utilise eight 150mm piles with a reinforced concrete raft. be of a screw piled type foundation to cause minimal ground disturbance. The locations of the new piles will be confirmed following hand dug trial digs to check for the presence of any significant (over 25mm) roots which MUST be retained and avoided if found.
- 4.3 The foundations will be a shallow reinforced concrete ground beam with a suspended ground floor slab. Details of these are provided in appendix 3 as required by condition 5 of the planning approval
- 4.4 A tree protection fence will be provided 1.5 m from the face of the proposed extension to allow access to build the building. Access to the site for the contractor will be through the side gate from the front garden. Material storage will generally be in the front garden and not in the root protection area
- 4.5 All this is illustrated on the tree protection plan and the fence will be as shown
- 4.6 The access area will be protected with wood chip and boards
- 4.7 The plant to be used will be a mini digger with an attachment to install the mini screw piles and excavate for the shallow ground beams and slab.
- 4.8 No new services will be installed in the RPA.

5 Tree protection measures

- 5.1 It is essential for the future health of the trees to be retained on the adjacent site, that all development activity is undertaken in a controlled area as far away from the trees as practicable. The position of the fence MUST be as erected in the location shown on the plan in appendix 4. The fencing MUST be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing MUST be as that shown in BS 5837 (see Appendix 5). The panels MUST be joined together using a minimum of two anti-tamper couplers which MUST be installed so they can only be removed from the inside of the fence. The panels MUST be supported by stabilizer struts, which MUST be installed on the tree side and secured to the ground using pins or appropriate weights.
- 5.2 Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised. A pre start site meeting MUST occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this MUST include a site induction for key personnel. After this pre start meeting, day-to-day responsibility for tree protection will be devolved to the site manager.
- 5.3 Other Tree protection precautions
 - NO fires lit on site.
 - NO fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
 - NO storage of any materials within the root protection zone.
- 5.4 Protective barriers must only be completely removed when all machinery, and equipment has left site

Appendix 1 Copy of Planning Approval 251371 conditions

3. External materials The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority. Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.
4. Protection of Trees a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained. Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.
5. Foundation design No development or other operations shall take place until a pile and beam foundation design by a structural engineer for the side extension hereby permitted has been submitted to and approved in writing by the local planning authority for approval. The extension is to be constructed in accordance with the approved details. Reason: To prevent damage to the adjacent off-site trees in the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Appendix 2 Copy of Arborticultural Impact Assessment

(see separate pdf)

Appendix 3 Foundation Design detail

(see separate pdf)

Appendix 4 Tree Protection Plan

(see separate pdf)

Appendix 5 Herras fencing detail

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems

