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Arboricultural Implications Report
Proposed development at
District Centre Nursery and Pre-school
Arborfield
Berkshire

and

Compliance with Condition nos. 15 and 17 of
Outline Permission O/2014/2280

August 2026

Ref. SJA air 25609-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' trees, no trees of high landscape or biodiversity value, and none of the trees on site that make an important contribution to the character of the local landscape are to be removed. The proposed removal of individual trees and parts of groups of trees will represent a minor alteration to the main arboricultural features of the site, but only a very minor alteration to the overall arboricultural character of the site, and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

S3. As no trees are to be pruned, and none of the proposed dwellings will be within 8m of the canopy extents of any retained individuals, there will be adequate working space for construction close to trees, and ample margin of clearance for future growth.

S4. The incursion into the Root Protection Area of horse chestnut no. 741 to be retained is minor. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 2**, no significant or long-term damage to the root systems or rooting environments of the retained trees will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development does not seek to remove veteran trees, trees that make a significant contribution to local green infrastructure or landscape, or trees identified for retention in the Arborfield Strategic Development Location Supplementary Planning Document, it complies with Policies CP1, CP3 and CP7 of the Wokingham Borough Core Strategy Development Plan, Policies CC03 and TB21 of the Managing Development Delivery Local Plan, and the Arborfield Strategic Development Location SPD.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Crest Nicholson Operations Ltd to prepare a report to support a reserved matters application at District Centre Nursery and Pre-school, Arborfield to be submitted to Wokingham Borough Council (the LPA).

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report will comply with Conditions 15 and 17 of the outline planning permission (Ref: O/2014/2280), thus enabling their simultaneous discharge with the reserved matters decision. As Condition 16 is a pre-commencement condition, its discharge will be dealt with in a separate and subsequent application.

1.2.2. The relevant arboricultural conditions (nos. 15 and 17) are set out in full below, but it is important to note that as there are no veteran or aged trees on or adjacent to this site, condition no. 17 is not relevant for this submission.

“Condition 15: The reserved matters for each phase of the development shall include an updated Arboricultural Implications Assessment for that area. The Assessment will inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.”

“Condition 17. The reserved matters applications for each phase of the development shall include a detailed veteran and aged tree mitigation strategy. Each detailed veteran and aged tree mitigation strategy shall include the following:

a. Veteran and aged tree buffer zone of sufficient size to allow for the long-term retention of the trees. These buffer zones should have a radius of not less than 15 x the DBH and should not include formal POS or areas of private garden other than in exceptional circumstances.

b. Individual veteran and aged tree management plans including details of all the tree works that are required to maintain the trees ecological value. The management plans should cover a period of 10 years from the commencement of development of that phase. The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.”

1.2.3. The report also complies with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). However, the British Standard is not a Code of Practice consisting of written rules outlining how actions or decisions must be taken and it “**should not be quoted as if it were a specification**”; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction**”. It does not form part of planning policy, but it is a material consideration to which weight is likely to be given.

1.2.4. The proposed development comprises the provision of a nursery, pre-school and six residential dwellings, together with associated access, car and cycle parking, landscaping and infrastructure, with appearance, landscaping, layout and scale to be considered.

1.2.5. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). The arboricultural mitigation and benefits of the scheme are set out in Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. The original site-wide tree inspection was undertaken by SJAtrees between January and April 2014. Weather conditions ranged from clear, dry and bright to overcast with heavy rain. In January to March deciduous trees were not in leaf but in

April deciduous trees were in partial leaf.

1.3.2. A further survey of the trees on and adjacent to the site was conducted by Tom Hovell on Tuesday 24th February 2026. Weather conditions were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is located in Arborfield Green, within Development Parcel L of the wider Arborfield Garrison Strategic Development Location (SDL). It is situated north and west of the existing Leisure Centre, as shown in **Figure 1** below. It is south and east of the approved District Centre development (ref: 230872) and north of Bohunt Secondary School.

1.4.2. The site contains two separate parcels of land: one parcel comprises brownfield land that previously housed the former library building, whilst the second parcel comprises vacant land.

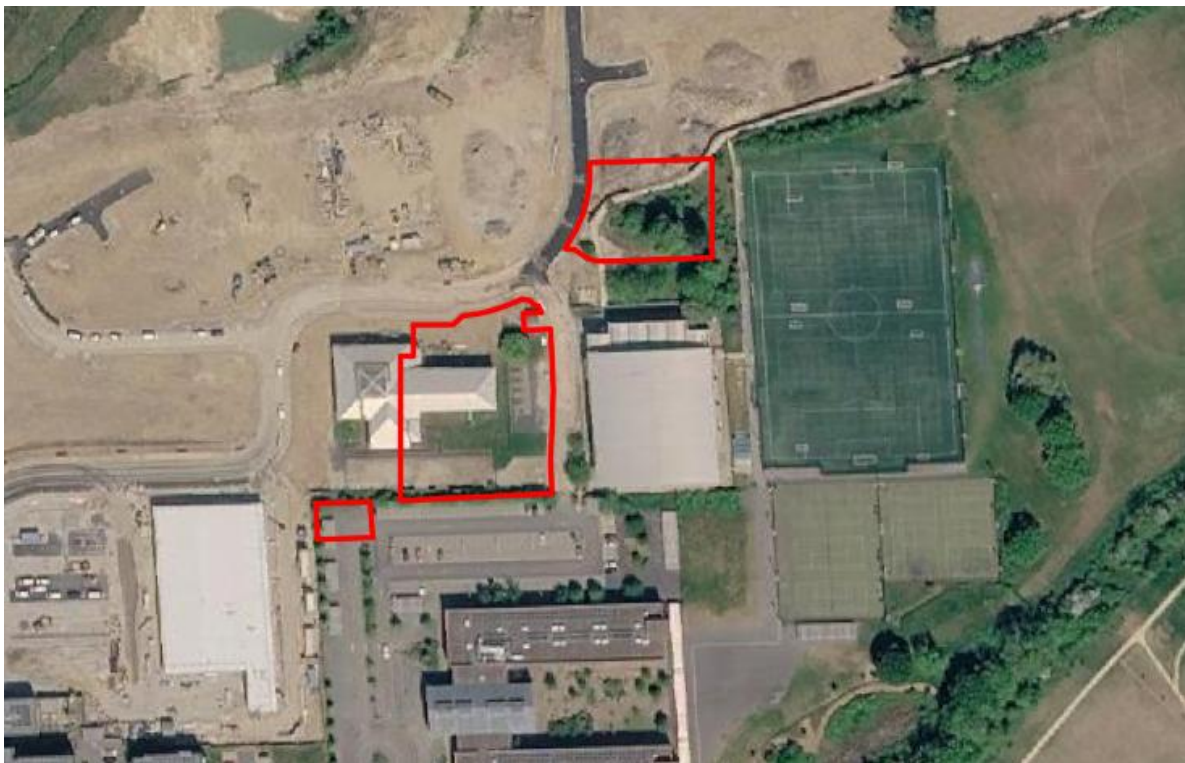


Figure 1: Site location shown on Google aerial image

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped agricultural land until the mid-twentieth century, when it was developed as part of

Arborfield Garrison. It has subsequently been re-developed into civilian infrastructure including a school and leisure centre.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies a bedrock of London clay.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

1.5.3. The class of soil and the indications of the British Geological Survey map suggest that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. At the time of writing none of these trees are covered by a tree preservation order (TPO).

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for development, as listed below:

- App O/2014/2280 (June 2015). Outline Application for Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings, community facilities and associated infrastructure. Approved.
- App 230872 (April 2023). Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage. Approved.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')¹ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material

¹ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

consideration in the determination of planning application. Paragraph 11 states that **“Plans and decisions should apply a presumption in favour of sustainable development.”**

2.2.3. In paragraph 135, within Section 12 “Achieving well-designed places” the NPPF states: **“Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: **“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-lined, 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.”

2.2.5. The section titled **“Meeting the challenge of climate change, flooding and coastal change”** states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.2.6. In paragraph 187, within Section 15 **“Conserving and enhancing the natural environment”** the NPPF states: **“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;

[...] 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; [...]”

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

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 reasons and a suitable compensation strategy exists....”

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Local planning policy

2.3.1. The tree-related conditions associated with the outline planning permission (Ref: O/2014/2280) refer to Policies CP1, CP3 and CP7 of the Wokingham Borough Core Strategy Development Plan (January 2010), Policies CC03 and TB21 of the Managing Development Delivery Local Plan, and the Arborfield Strategic Development Location Supplementary Planning Document (SPD), adopted in 2011.

2.3.2. Core Strategy Policy CP1 – Sustainable Development and CP3 – General Principles for development contain no specific references to trees but are the basis upon which more detailed policies have been developed. However, core principles within these policies do refer to the protection and enhancement of the environment, landscape features and the support of flora and fauna.

2.3.3. Core Strategy Policy CP7 – Biodiversity states:

“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

- i) Mitigation measures can be put in place to prevent damaging impacts;**
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”**

2.3.4. Policy CC03 – Green Infrastructure, Trees and Landscaping of the Local Plan includes the following section that is relevant to existing trees:

“2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

- a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development**
- b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways**
- c) Promote the integration of the scheme with any adjoining public open space or countryside**
- d) Protect and retain existing trees, hedges and other landscape features**
- e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.**

3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.”

2.3.5. Policy TB21 - Landscape Character of the Local Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

“1. Proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”

2.3.6. The Wokingham Borough Council supplementary planning document (SPD) ‘Arborfield Garrison Strategic Development Location’ (October 2012) states at 2.2.1: **“The main physical constraints affecting the SDL have been identified as: pockets of mature woodland, trees and hedgerows, including formal avenues of trees on parts of the Garrison and green corridors along watercourses and drainage ditches, which would need to be incorporated into the overall landscape strategy for the SDL”.**

2.3.7. The SPD continues at 2.4.10: **“The SPDs have been created with a view to retaining the best of the established trees and open spaces as well as preserving protected wildlife and their habitats. Additional protection will be afforded by use of Tree Preservation Orders and use of planning conditions”;** and then at 3.1.2.: **“Set within an attractive landscape, Arborfield Garrison’s large scale mature trees, watercourses and historic buildings provide an important context for a distinct settlement which draws its character references from these natural and well established features, the retention of which are important.”**

2.3.8. At Design Principle 1a(i) the SPD states: **“The landscape framework should seek to integrate and afford importance to all existing landscape features, including the local topography, hedgerows, the existing tree pattern including avenues of trees associated with the Garrison (such as the distinctive horse chestnuts adjoining Nuffield Road and the remnant avenues of oak around West Court), watercourses (including that bisecting the SDL broadly from east to north west feeding into the existing balancing lake in the north eastern part of the SDL adjoining Biggs Lane, and that which runs from the centre of the SDL southwards), ponds, wetland areas, grassland, footpaths and bridleways. A detailed tree survey should be undertaken to inform the applicant’s masterplanning exercise.”**

2.4. Neighbourhood planning policy

2.4.1. This site is covered by the Arborfield and Barkham Neighbourhood Plan. Although there are several references to trees in that document, there are no specific policies relating to trees.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 11 individual trees and one group of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural character of the site is poor, with established scrub and trees present on the vacant land. This is characterised by non-native and naturalised species, with flowering cherry being the most common species found. The tree population age dynamic is primarily semi-mature, with multiple young self-seeded saplings present and two mature trees, with no notable, veteran or ancient trees present. This is reflected in the sizes of the trees on site, which are largely small specimens.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as **“any area that’s been wooded continuously since at least 1600 AD”** and is considered an important and irreplaceable habitat.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.3.2. As there are no ancient or veteran trees within the site or the surrounding area, compliance with Condition 17 of the Decision Notice for Outline Application O/2014/2280 is ensured.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention or enhancement of “**the condition, character and features that contribute to the landscape.**” Whilst Scots pine no. 972 and weeping willow no. 973 are both readily visible in views from the immediate surroundings, neither individual contributes to the wider landscape.

3.6. Other trees

3.6.1. There are two mature trees growing on or immediately adjacent to the site (goat willow no. 740 and weeping willow no. 973), however both of these trees are of short-lived species, and are thereby of only short to medium-term potential.

3.6.2. One individual tree (goat willow no. 740) is unsuitable for retention, irrespective of the proposals, in that it is in such a condition that it cannot realistically be retained as a living tree in the context of the current land use for longer than 10 years. However, as can be seen below, this tree has not been shown to be removed as part of the proposals; it may be outside the development footprint or may be outside the red line boundary and in third-party ownership. This tree has been assessed as category ‘U’ and is indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.3. There are no category ‘A’ trees; one category ‘B’ specimen (weeping willow no. 973) is present. The remaining 10 trees are assessed as category ‘C’ trees, being either of low quality, very limited merit, only low landscape benefit, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by Thrive Architects, drawing no. SL.01 Rev A have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the trees to be removed to accommodate the proposed development, due to being situated within the footprints of proposed structures or hard surfaces. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts²

² Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, two individual trees (nos. 972 and 973) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
972	Scots pine	16m	470mm	Semi-mature	C (1)
973	Weeping willow	15m	940mm	Mature	B (2)

Table 2: Trees to be removed

4.1.3. One group of trees (G501) is to be partially removed as part of the proposals.

4.2. Assessment

4.2.1. As there are no ancient or veteran trees on site, none will be removed.

4.2.2. The Scots pine no. 972 and weeping willow no. 973 are to be removed to facilitate the construction of the access road and parking bays associated with plots nos. 4, 5 and 6.

4.2.3. The Scots pine no. 972 is a semi-mature specimen of moderate quality. It is visible in views from the sports pitches to the east but obscured in views from the south and from long range views from Nine Mile Ride to the west. The retention of the trees to the south, including the boundary vegetation (G501), will mitigate the visual impact of its removal in views from the east, such that there will only be minor impact on the arboricultural character of the area.

4.2.4. Weeping willow no. 973 is a mature specimen assessed as a category 'B' specimen due to its contribution to the visual character of the local area; however, the specimen is of low arboricultural quality with a history of substantial stem failure and crown management.

4.2.5. The species has a short life expectancy, achieving ages of between 50 and 100 years, but seldom exceeding this. The species is prone to failures due to the brittle nature of the wood and the high propensity to form weak forks. When these two factors combine, large branches can and do fail, as is the case on this specimen. Trees have evolved to survive in given environmental situations and, whilst the shedding of limbs may be a tree's natural process to allow it to survive and reproduce, the proximity of this tree to the proposals would result in an unsustainable relationship with the intended land use.

4.2.6. Furthermore, the specimen is approaching the final phase of its life expectancy and, irrespective of the development, is likely to decline over the short to medium term, resulting in its eventual loss from the landscape.

4.2.7. The willow is currently visible in long range views to the west, north and east, but the views from the south are obscured by the leisure centre. In the context of the approved residential development that will be built out to the north and west of the specimen, it will become less prominent as the built form will screen long range views from the north and west. In the future context, the specimen will be visible from the east across the sports pitches and in views from the adjacent road and residential properties. The retained specimens to the south of the tree will provide some mitigation for its loss, but there will be a minor negative alteration of the arboricultural character of the site.

4.2.8. The trees within the sections of group G501 which are to be removed are young specimens, which BS 5837 states **"need not necessarily be a significant constraint on the site's potential"**.

4.2.9. None of the trees to be removed contribute to the main features identified for retention in the Strategic Development Location SPD, nor do they materially contribute to the visual character of the local landscape. Although the proposals would require

the removal of category 'B' weeping willow no. 973, its short- to medium-term potential and unsuitability for retention in a residential context mean that the overall arboricultural impact of the proposals remains low.

4.2.10. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of individual trees and partial removal of one group as identified above will represent a minor alteration to the main arboricultural features of the site, but their removal will not materially alter the wider arboricultural character of the area.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 8m of the canopy extents of any retained individuals, there will be adequate working space for construction close to trees, and ample margin of clearance for future growth.

5.2.2. The retained trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that none of them are likely to ever need pruning to keep them clear of the proposed dwellings as they are at a greater distance from them than the spread they are capable of achieving.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.³

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁴, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Part of the proposed parking bay associated with plot no. 3 will encroach within the RPA of horse chestnut no. 741 by 0.8m², or 1.5% of its RPA.

³ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁴ Ibid., para 5.3.1.

6.2. Assessment

6.2.1. To minimise impacts on this specimen, excavation within the RPA will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPA is avoided, and any roots encountered can be treated appropriately.

6.2.2. The area lost to encroachment within the RPA can be compensated for in the area to the east and south of the tree, where there is an extensive area of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within this area, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that it will not be able to tolerate the cutting of roots within this small section of its RPA or that it will not remain viable.

6.2.3. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.4. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. As no windows of the main habitable rooms of the proposed dwellings lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that the tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house, if properties are located close to their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown.

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because the closest trees are further from the proposed dwellings than their current heights and so if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"⁵, stated at paragraph 5.11 (1) (ii) that **"incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise**

⁵ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”⁶

7.3.2. This document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk); but this remains sound advice. It suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, any future pruning could be controlled by the LPA if it were to choose to make a new TPO.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.⁷

⁶ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

⁷ BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the minor alteration to the main arboricultural features of the site as set out above, the proposals incorporate replacement tree planting that will mitigate the proposed removals identified above, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

8.2. Tree and hedgerow management

8.2.1. The proposals will benefit those trees and hedgerows to be retained by prompting an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; they may also benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

8.2.2. In addition, the proposals will allow the trees to contribute to surface water runoff attenuation and the prevention of soil erosion, maintain and continue to provide wildlife habitat, and continue to sequester and store carbon.

9. CONCLUSIONS

9.1. Summary

9.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no category 'A' trees, no trees of high landscape or biodiversity value, and none of the trees on site that make an important contribution to the character of the local landscape are to be removed. The proposed removal of individual trees and parts of groups of trees will represent a minor alteration to the main arboricultural features of the site, but only a very minor alteration to the overall arboricultural character of the site, and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape.

9.1.2. As no trees are to be pruned, and none of the proposed dwellings will be within 8m of the canopy extents of any retained individuals, there will be adequate working space for construction close to trees, and ample margin of clearance for future growth.

9.1.3. The incursion into the Root Protection Area of horse chestnut no. 741 to be retained is minor. Subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 2**, no significant or long-term damage to the root systems or rooting environments of the retained trees will occur.

9.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain most of the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

9.2.2. Although some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained wherever possible**”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

9.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

9.3. Compliance with local planning policy

9.3.1. As the proposed development does not seek to remove veteran trees, trees that make a significant contribution to local green infrastructure or landscape, or trees identified for retention in the Arborfield Strategic Development Location Supplementary Planning Document, it complies with Policies CP1, CP3 and CP7 of the Wokingham Borough Core Strategy Development Plan, Policies CC03 and TB21 of the Managing Development Delivery Local Plan, and the Arborfield Strategic Development Location SPD.

9.4. Conclusion

9.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above⁸, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows⁹ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁰. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. We categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule); but we also assessed the trees' suitability for retention against national, and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

⁸ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

⁹ Ibid., 4.4.2.7

¹⁰ Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹¹

A1.2.3. which trees contribute to the local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees contribute the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy CC03 and TB21 of the Wokingham Local Plan, as set out above;

A1.2.5. our assessment of the trees’ quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Although we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories ‘A’, ‘B’ and ‘C’ are all a material consideration in the development process; but the retention of category ‘C’ trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **“need not necessarily be a significant constraint on the site’s potential”**¹².

A1.2.9. Moreover, BS 5837 states that **“.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal”**¹³.

A1.2.10. The ‘Root Protection Areas’ (RPAs)¹⁴ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site

¹¹ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹² BS 5837, 4.5.10.

¹³ Ibid., 5.1.1.

¹⁴ Ibid., paragraph 3.7. “The minimum area around a retained tree “deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority.”

conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁵.

A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

¹⁵ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to

resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Manual excavation within RPAs

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 3

Tree Survey Schedule



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(Operations)

Tree survey schedule

Arborfield Green District Centre

February 2026

SJA Ref: 25609-01

Tree Survey Schedule: Explanatory Notes

Arborfield Green District Centre

This schedule is based on a tree inspection of the entire Arborfield Green site undertaken by Rebecca Gawthorpe, Tom Wawman and Frank Spooner of Simon Jones Associates Ltd., between Friday the 10th January and Friday 25th April 2014. Weather conditions at these time ranged from clear, dry and bright to overcast with heavy rain. In January to March deciduous trees were not in leaf but in April deciduous trees were in partial leaf. A further site visit was carried out by Rebecca Gawthorpe, Tom Wawman and Ben Jameson on the 24th and 25th July 2014. Weather conditions were clear, dry and bright and deciduous trees were in full leaf. A re-survey of the District Centre area was conducted by Nigel Kirby and Jesse Tree on Thursday the 19th January 2023. A re-survey of trees close to the site entrance onto Sherelands Road was completed on Friday the 10th March 2023. A re-survey of trees to the north of Arborfield Green Leisure Centre was conducted by Tom Hovell on 24th February 2026.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given. The dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "305".

2. T.P.O. no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Orders, as shown in the T.P.O. schedule and plan. A T.P.O. identified with an asterisk (*) indicates those trees that have been misidentified within the T.P.O. schedule.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. In the cases of small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range for species; with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irremediable physiological or pathological defects, such that there is a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

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

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

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 150mm.

TREE SURVEY SCHEDULE

Arborfield Green District Centre

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
737		Flowering cherry	5.5m	150mm est.	N 2m E 1m S 2m W 2m	2m	2.5m	Young	Average	Indifferent	2026: No change July 2014: Small ornamental tree; recently planted and readily replaceable; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
740		Goat willow	6.5m	300mm 500mm both est.	N 5m E 5.5m S 3m W 4.5m	3m	0m	Mature	Average	Poor	2026: No change July 2014: Twin stemmed from base; third stem recently failed due to decay; decay present on remaining stems; heavy suckering from base; inessential component of group in which it stands; of low quality, of low landscape value, and of little potential.	U
742-745		Flowering cherry	7.5m to 9.5m	410mm ivy 225mm est. 300mm 335mm	N 4.5m E 4.5m S 4.5m W 4.5m	2m	1.5m	Semi-mature	Average	Moderate	2026: Surrounded by dense bramble; no change to specimens July 2014: Planted in a row; not readily visible from outside of the site; of low landscape value from within the site; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
746		Flowering cherry	4.5m	155mm @1m	N 2.5m E 2.5m S 2.5m W 2.5m	1m	1m	Young	Average	Indifferent	2026: No change Small ornamental tree; recently planted and readily replaceable; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
752		Laurel	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2026: No longer present July 2014: Historically maintained at a height of 2m; not readily visible from outside of the site; inessential component of group in which it stands; of moderate quality but of low landscape value, and of short-term potential only.	n/a
754-755		Flowering cherry	6m to 7m	155mm 210mm	3m N 3m E 3m S 3m W	2m	2m	Young	Average	Moderate	Single trunks; small ornamental trees; inessential components of group in which they stand; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
972		Scots pine	15m	470mm	N 4.75m E 5.5m S 5.5m W 3m	E 3m	E 2m	Semi-mature	Average	Indifferent	2026: No change January 2023: Part of historically planted ornamental group; no evidence of soil disturbance or root heave at base; single, upright trunk, bifurcating at 6m into co-dominant leaders; S leader causing congested crown with crossing and rubbing branches; readily visible from sports pitches to E; readily visible from public footpath to N; obscured from long views to S; inessential component of wider landscape. July 2014: Recently "released" canopy, tree now wind exposed and at risk of wind throw; specimen growing internal to site; specimen restricted in views from surrounding public places; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
973		Weeping willow	20m	940mm	N 8.5m E 6m S 9.5m W 9m	NW 5.5m	N 1m E 1m S 0m W 1.5m	Mature	Average	Indifferent	2026: Established epicormic growth around wound on E side. January 2023: Part of planted ornamental group; co-dominant stem failure at 3.5m on E side of trunk, internal heartwood exposed, no evidence of reaction wood, epicormic growth around wound; historic pruning wound at 4.5m on W side of trunk, visible cavity with significant reaction wood, no evidence of internal decay; tensile unions in upper canopy; asymmetrical crown to W; part of aerodynamic group with meshing crowns; wide, spreading canopy; readily visible in long views to N and sports pitches to E; glimpsed in views to S but mostly obscured by building; essential component of group in which it stands; short lived species. July 2014: A single trunk with recent large branch failure; branch remains on the ground adjacent to the tree with a large stub and tear out wound on the E side at 3.5m above ground level; remaining stub measures approx. 1.25m in length with tear out extending approx. 0.75m downwards from the union; this has resulted in an asymmetrical crown biased to the W; tree growing internal to site; restricted in most views externally; of moderate quality and of medium-term potential; but of low landscape value.	B (2)
975		Laurel	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2026: No longer present July 2014: Of only low-level screening value; specimen growing internal to site; of moderate quality and of medium-term potential; but of low landscape value.	n/a
G501		Various	Max 4m Avg 2.5m	Max 75mm est. Avg 50mm	2m	0.2m	0.5m	Young	Average	Moderate	Group of small self-seeded specimens growing in groups in and adjacent to site; primarily comprised of English oak and sycamore saplings; young trees of stem diameter below 150mm; of low landscape value due to small size.	C (1)

Root Protection Areas (RPAs)

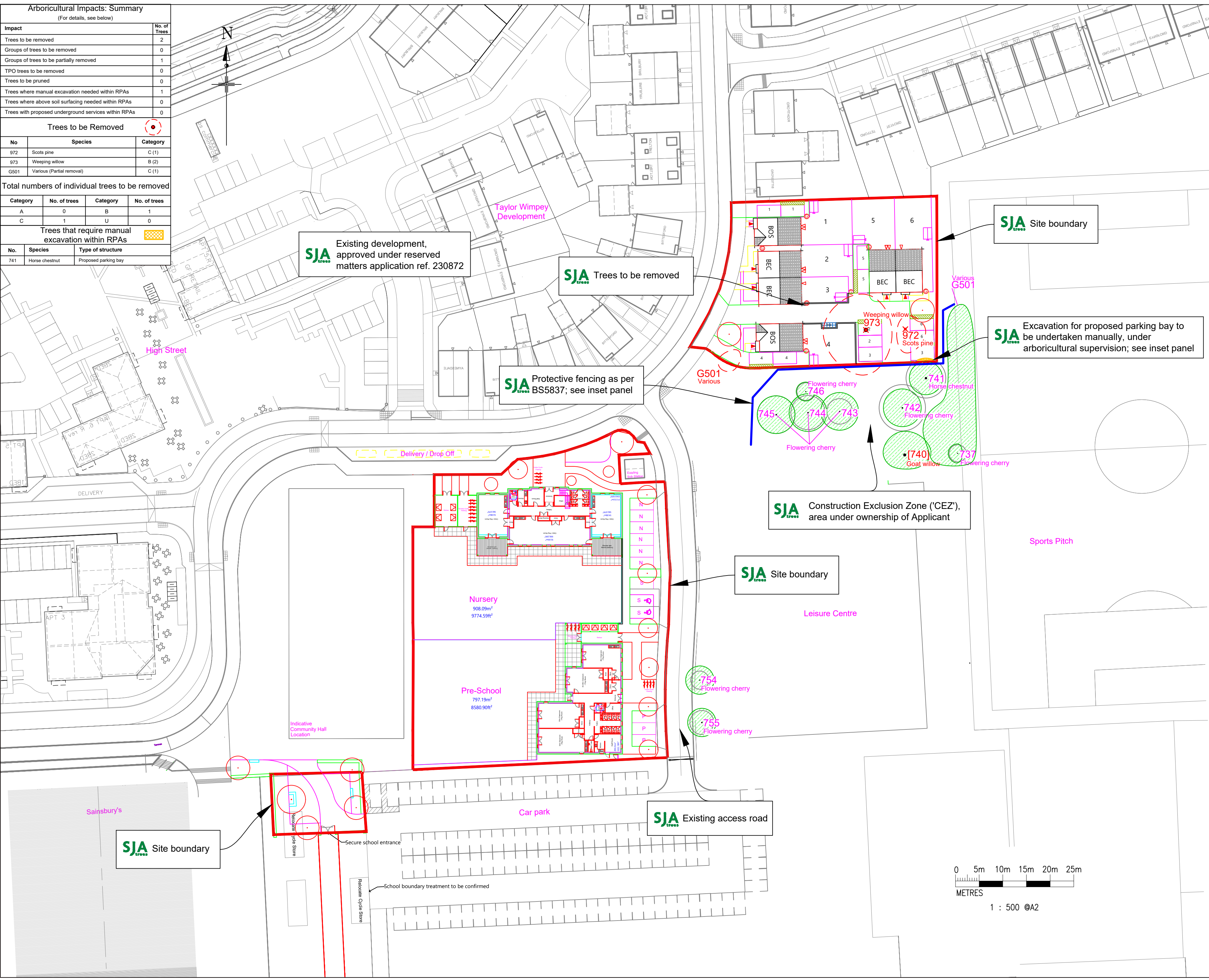
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837: 2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
737	Flowering cherry	10.2m ²	1.8m
740	Goat willow	153.8m ²	7.0m
742-745	Flowering cherry	76.0m ² 22.9m ² 40.7m ² 50.8m ²	4.9m 2.7m 3.6m 4.0m
746	Flowering cherry	10.9m ²	1.86m
752	Laurel	n/a	n/a
754-755	Flowering cherry	10.9m ² 20.0m ²	1.86m 2.52m
972	Scots pine	99.9m ²	5.64m
973	Weeping willow	399.8m ²	11.28m
975	Laurel	n/a	n/a
G501	Various	7.1m ²	1.5m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact		No. of Trees	
Trees to be removed		2	
Groups of trees to be removed		0	
Groups of trees to be partially removed		1	
TPO trees to be removed		0	
Trees to be pruned		0	
Trees where manual excavation needed within RPAs		1	
Trees where above soil surfacing needed within RPAs		0	
Trees with proposed underground services within RPAs		0	
Trees to be Removed 			
No	Species	Category	
972	Scots pine	C (1)	
973	Weeping willow	B (2)	
G501	Various (Partial removal)	C (1)	
Total numbers of individual trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	1
C	1	U	0
Trees that require manual excavation within RPAs 			
No.	Species	Type of structure	
741	Horse chestnut	Proposed parking bay	



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Manual Excavation

Excavation for the section of the proposed parking bay which encroaches into the RPA of horse chestnut no. 741 shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots using hand tools. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse.

ARBORICULTURAL PLANNING CONSULTANTS

Project: District Centre Nursery and Pre-school, Arborfield

Client:

Drawing: TREE PROTECTION PLAN

Drawing No: SJA TPP 25609-041 Revision No: n/a

Based On: SL.01 Rev A

Drawn By: TSH	Date: Aug 2026	Scale: 1:500 @ A2
Checked by: FPS	Tel: (01737) 813058	sjatrees.co.uk

Tree nos.: 742	Category 'U' trees: [740]	Canopies of trees to be retained:
Category 'B' RPA:	Category 'C' RPA:	Trees to be removed:
Protective fencing:	Manual excavation:	

For further information refer to the SJA Trees Tree Survey Schedule

Do not scale from this drawing please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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