

## 1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at Bluebell Farm on the 8th August 2025.  
Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey schedule and survey plan are in appendix 1.
- 1.3 A tree protection plan is in appendix 2.
- 1.4 The site proposals are in appendix 3.
- 1.5 The relevant trees were surveyed and a tree survey plan, and retention and loss plan produced.

### **Arboricultural Resource**

- 1.6 The site relates to the existing grounds associated with the existing building on site as shown on the tree survey plan. The main trees of interest are to the site frontage which are all subject to TPO.
- 1.7 To the south-eastern corner there is an off-site area of woodland with several of the boundary canopies overhanging the edge of the site.
- 1.8 Site photos are set out on the following pages.



Photo 1



Photo 2



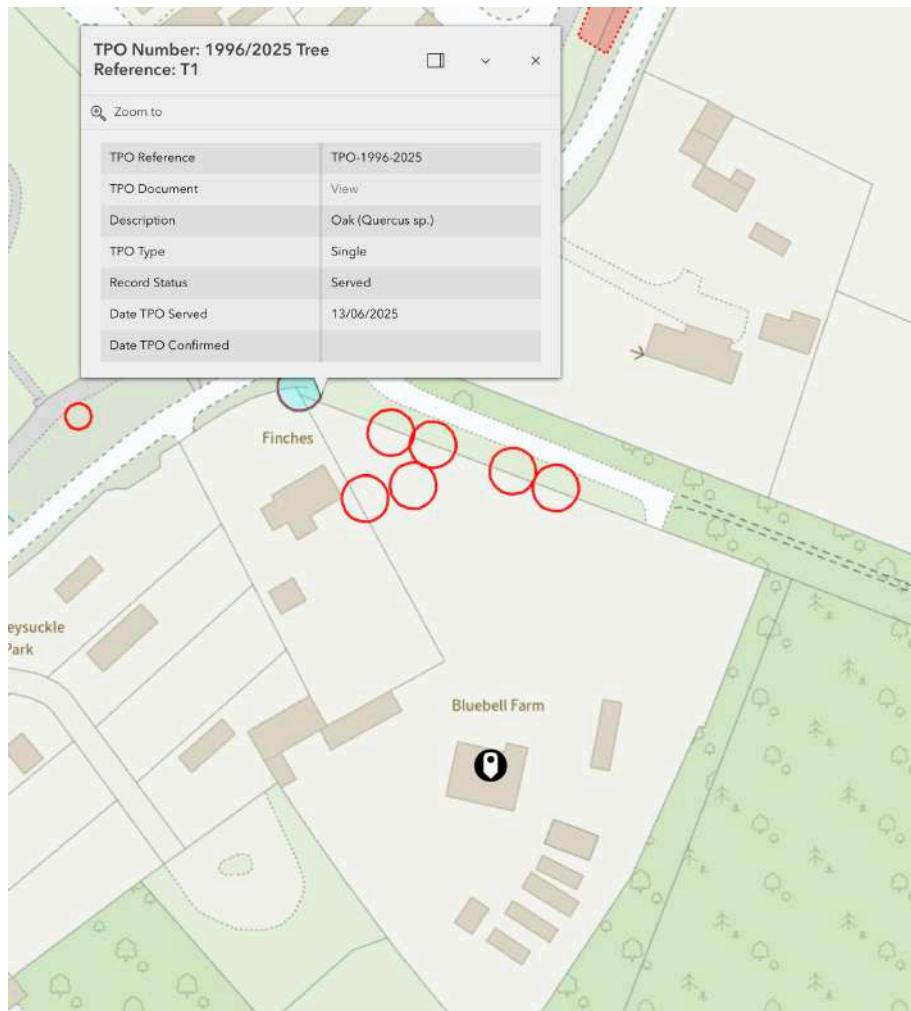
Photo 3



Photo 4

## **Statutory Tree Protection**

- 1.9 The Wokingham Council online mapping (accessed 02.09.25) shows the site is not within a conservation area but that some of the trees are subject to a TPO (see below).



## **Proposals (Appendix 3)**

- 1.10 The proposals are for 9 mobile homes set within their own plots, with refuse store, parking and associated paraphernalia as shown on the site layout.

## **Tree Removals and Tree Works**

- 1.11 The proposals do not require any tree removals. The proposals do not require any tree works to retained trees.

## Tree Protection (Appendix 3)

- 1.12 The proposals have been positively designed, and had regard to the existing tree constraints, such that the layout has been developed to retain all existing trees, and to keep the proposals away from retained trees.
- 1.13 The existing tarmac access is to remain as it is, so there is no change beneath nor adjacent the TPO trees to the site frontage.
- 1.14 Heras barriers have been shown on the protection plan, to protect the canopies and RPAs, and will be installed prior to site construction works commencing and remain in place until all site works are complete.
- 1.15 W10 – The existing land use adjacent to these off-site trees is currently gravel laid on top of a tarmac subbase right up to the boundary fencing. As part of the proposals, the existing hard surfacing will be carefully broken up and removed and the land returned to soft landscaping. This is considered betterment to the rooting environment of the off-site trees.

## Overbearing effects

- 1.16 None anticipated.

## Services

- 1.17 There are existing services already on site, and it is understood that no new services need to be brought to site. Any new connections can be made internally to the site and away from retained trees.

## Summary

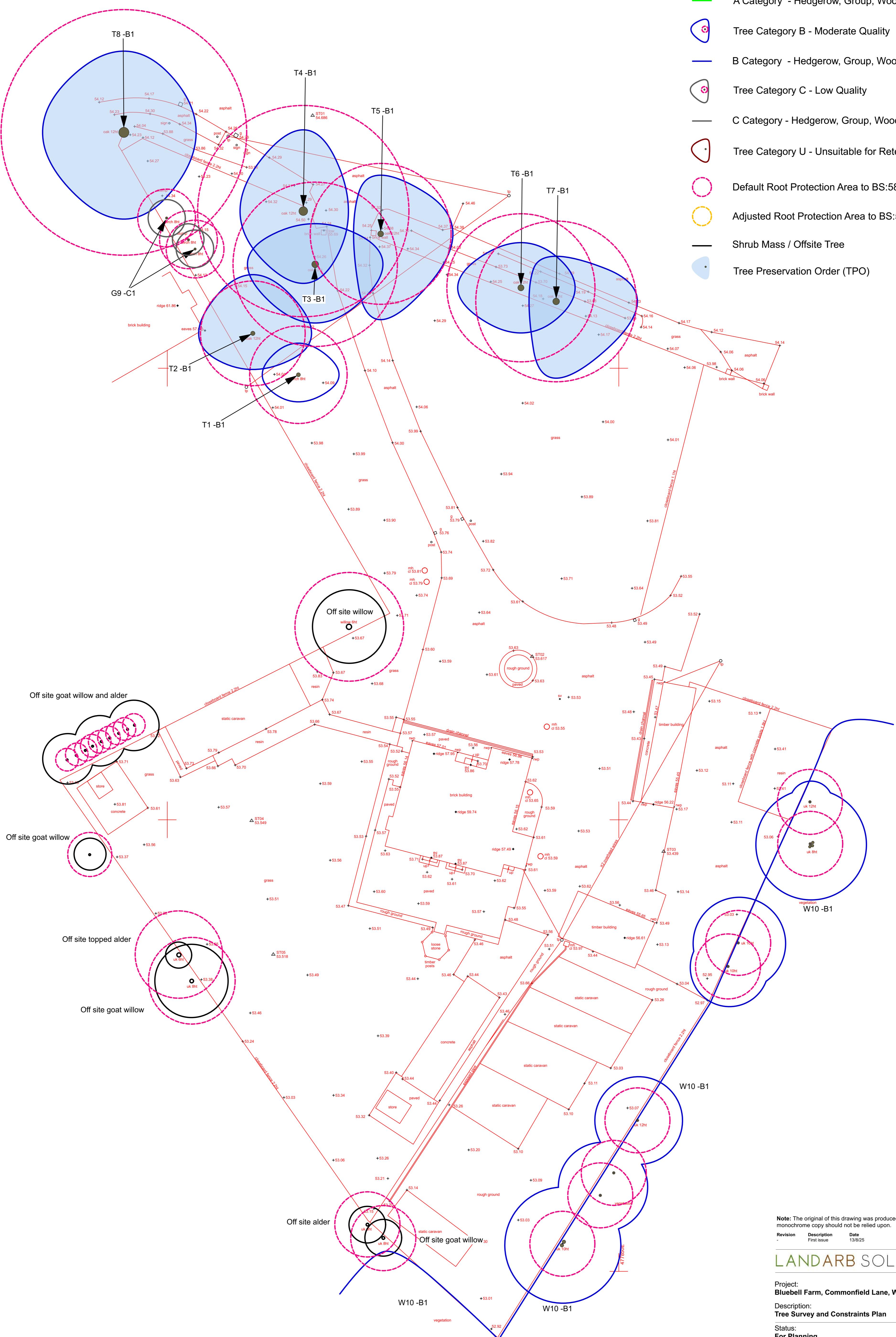
- 1.18 Provided that the protection measure set out above are in place and adhered to, the proposals can be implemented without impact to retained trees.

## APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Birch	8.0	1	450	5.4	92	B1	3.5	4.5	3.0	4.0	N/A		2.0	M	20+	Good	Good	Kinked stem, leaning stem, minor deadwood.	None at time of survey.
T2	Oak	12.0	1	480	5.8	104	B1	6.5	6.5	4.0	6.0	N/A		1.0	M	20+	Good	Good	Minor deadwood, abscised branches, canopy favours, west. Thinning canopy.	None at time of survey.
T3	Oak	15.0	1	760	9.1	261	B1	4.5	7.5	6.5	7.5	N/A		2.0	M	20+	Good	Good	Deadwood, abscised branches.	None at time of survey.
T4	Oak	15.0	1	975	11.7	430	B1	9.0	5.0	8.0	7.0	N/A		2.0	M	20+	Good	Good	Thinning crown, minor deadwood, abscised branches.	None at time of survey.
T5	Oak	15.0	1	650	7.8	191	B1	6.5	8.0	9.5	3.0	N/A		3.5	M	20+	Good	Good	Minor deadwood, abscised branches.	None at time of survey.
T6	Oak	16.0	1	686	8.2	213	B1	5.0	6.0	5.0	7.0	N/A		2.0	M	20+	Good	Good	Abscised branches, minor deadwood, multi stem.	Sever and remove Ivy.
T7	Oak	16.0	1	740	8.9	248	B1	5.0	9.0	8.5	3.0	N/A		2.0	M	20+	Good	Good	Abscised branches, minor deadwood, multi stem.	None at time of survey.
T8	Oak	18.0	1	1130	13.6	578	B1	9.0	8.0	9.6	9.0	N/A		3.5	M	20+	Good	Good	Moderate deadwood, abscised branches, wide spreading, minor deadwood.	None at time of survey.
G9	Birch	8.0	1	270	3.2	33	C1	As shown				N/A		5.0	M	20+	Poor	Poor	Poor group, dead trees, in decline, limited canopy, fungal brackets on dead limbs.	Remove dead and dying trees.
W10	Oak	15.0	1	300	3.6	41	B1	As shown				N/A		2.0	M	20+	Good	Good	Off site mixed woodland. Several lower canopies overhanging site.	None at time of survey.

# KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

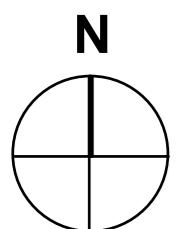
Revision Description Date

- First issue 13/8/25

LANDARB SOLUTIONS

Project: Bluebell Farm, Commonfield Lane, Wokingham  
Description: Tree Survey and Constraints Plan

Status: For Planning  
Scale: 1:200 @A1 Drawn I Checked Date: 13/08/2025  
Job Number: LAS 966 DP MP Drawing Number: 01 Revision: -

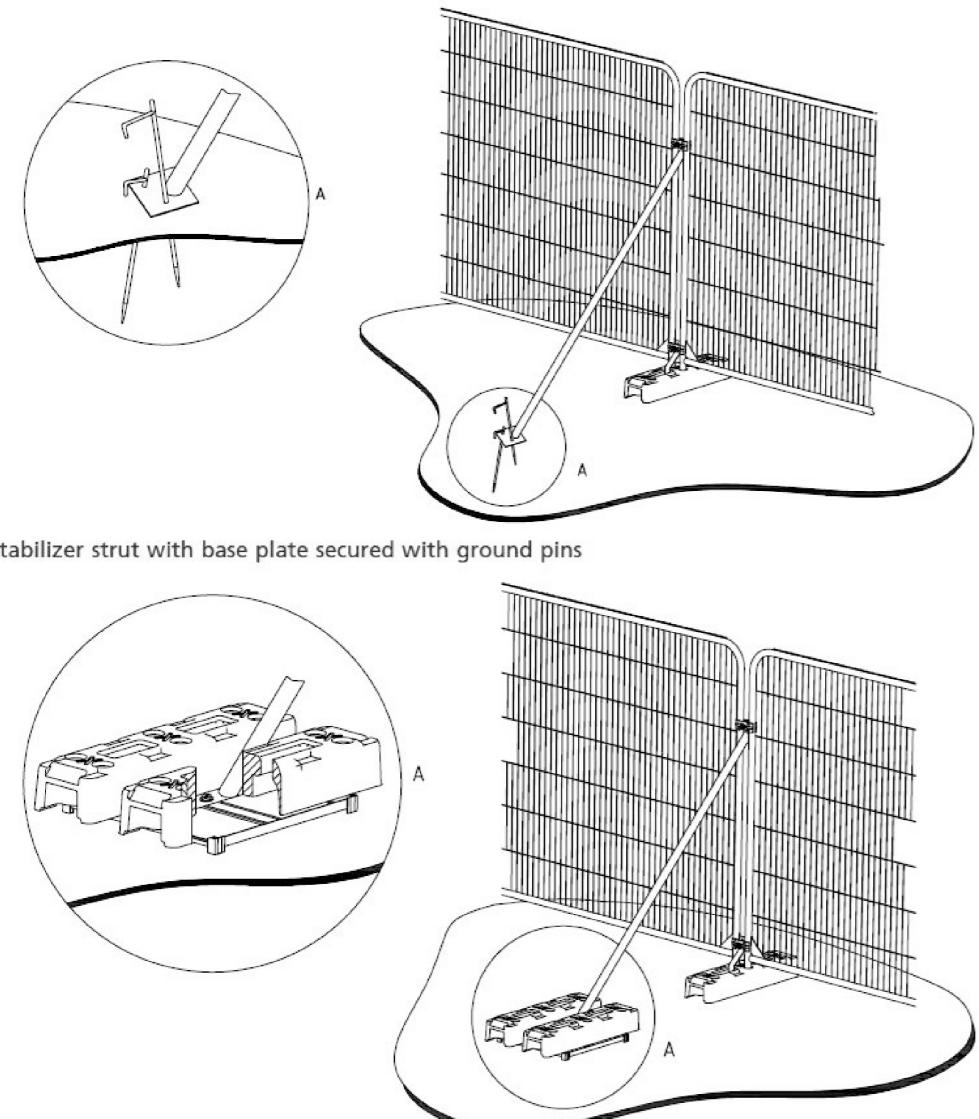


## APPENDIX 2: TREE PROTECTION PLAN

# KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Existing tarmac provides ground protection

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Off site goat willow and alder

Recreation Area

Off site goat willow

Off site topped alder

Off site goat willow

Off site alder

Off site goat willow

W10 -B1

W10 -B1

W10 -B1

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision Description Date

First issue 2/9/25

LANDARB SOLUTIONS

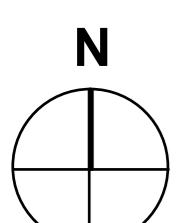
Project: Bluebell Farm, Commonfield Lane, Wokingham

Description: Tree Protection Plan

Status: For Planning

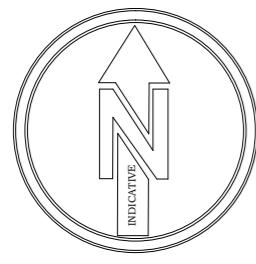
Scale: 1:200 @A1 Drawn I Checked Date: 02/09/25

DP MP Job Number: LAS 966 Drawing Number: 02 Revision: -



0 25m

## APPENDIX 3: SITE LAYOUT



## Key

Existing Landscaping ( Trees )

Existing Landscaping ( Low Level Planting / Hedge )

Existing Road / Track Surface

Existing Caravan Pitch

Application Boundary

Proposed Landscaping

Proposed Landscaping  
Low Level planting and hedges )

New Drainage Run To Be  
Connected To Existing  
Drainage Filter System

4"

FH

Fire Hydrant

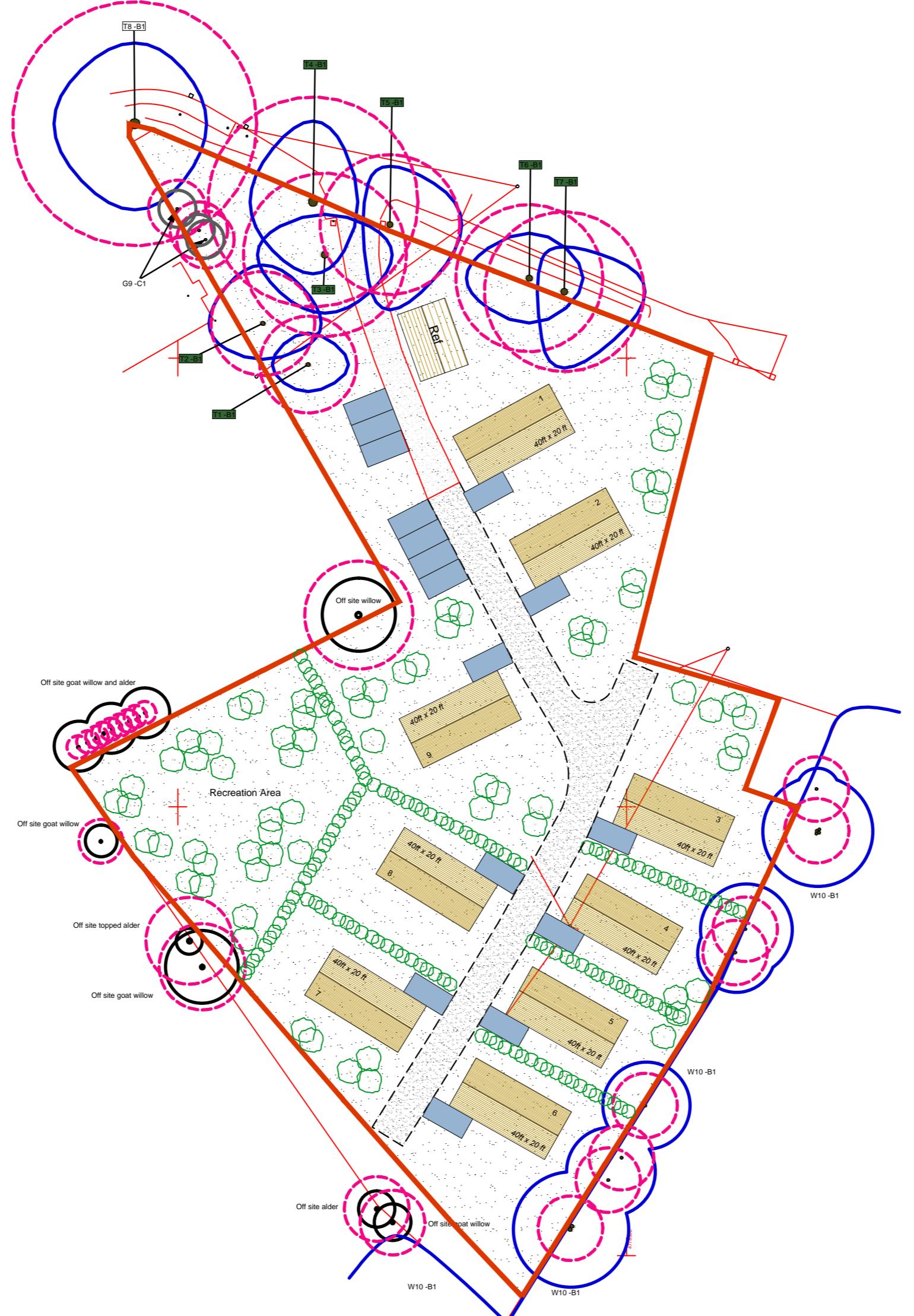
Bollard Lighting

Proposed New Static Unit  
with Parking Bay

New Track Surface

Refuse Store

**NOTES**  
Written dimensions only are to be used from this drawing.  
On any doubt the contractor must ask for clarification.  
On no account must the contractor scale off this drawing.  
  
Contractors and sub contractors must check and agree all dimensions before preparing workshop drawings or  
commencing work on site.  
  
Contractors are responsible for informing maps of any  
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Any doubt exists the contractor must ask for clarification.  
  
The Construction Design and Management Regulations 2015  
is the responsibility of the client to instruct the appointed  
contractor to identify any specific hazards in the carrying out of  
the construction work and to prepare a Health & Safety Plan  
and to communicate the relevant information to the Health & Safety Executive  
if necessary.  
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## Site Layout Scale 1:500

mended To Client Requirements		01-09-20
contract		mpas
Proposed Mobile Home Park At Bluebell Farm, Commonfield Lane, Wokingham, RG40 4PR		
client	ET Planning Thames Valley - 200 Dukes Ride. Crowthorne. RG45 6DS	Martin Peacock Architectural Services Limited
drawing	Site Layout As Proposed	Old Reading Room Main Street, Stainforth Settle North Yorkshire BD24 9FE. Tel: 07765 224 261
rawn	MDP	Job No
cale	1:500 @A2	2025-47
→	22-08-2025	Drawing No
		501
		Revision