SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Preliminary Arboricultural Method Statement

For:-

A Housing Development

At:-

Land off Trowes Lane
Swallowfield
Reading
RG7 1RQ

On behalf of:-

City & Country Group EPS
Bentfield Place
Bentfield Road
Stansted
CM24 8HL

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
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Survey Date: 25th May 2022
Report Date: 17th September 2025
Project no: 1902

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by City & Country Group EPS to specify tree protection measures and assess the arboricultural impact of a proposed housing development construction at Swallowfield.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Preliminary Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The Arboricultural Method Statement is only preliminary at this stage. Once detailed (full) planning permission has been granted, a detailed Arboricultural Method Statement will be prepared before work on site starts to include details of drainage, services and contractors facilities.

1.4 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.5 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.6 Documentation supplied:

- Topographical Survey
- SJ Stephens Associates, Tree Constraints Report, dated 06-06-2022
- JCN Design, Concept Plan 1: drawing no CC017 Concept P1 revB

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. In places, dense undergrowth restricted access.

2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.

2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.

- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most

situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The Wokingham District Council website was viewed on 17-09-2025, showing that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The planning application is for up to 79 dwellings, access, landscaping and associated infrastructure, with all matters reserved except access. The proposed site plan is included as Appendix F and is also shown on the Tree Protection Plan attached as Appendix A. The proposed landscape plan is included as Appendix G.

5.1.2 To the south of the area there is a belt of woodland, shown on the Tree Protection Plan as G1, G58 and G61. G1 and G61 contain a mix of species including Scots pine, larch and oak, planted at close spacing and unthinned. Some trees are dead, dying or fallen and the great majority of ground flora has been shaded out. However, there are enough good quality trees – particularly oak – remaining, that if thinned these areas could produce a woodland of high amenity and ecological value. G58 is in similar condition to G1 and G61, but with a high proportion of field maple. Although there is little ground flora within the woodland, there is thorn, blackthorn, native shrubs and bramble growing along the northern boundary.

5.1.3 On the east side of Trowes Lane, there are a number of ash (T6, T13 and T15) which are showing extensive dieback from Ash Dieback Disease. These should be felled before they become dangerous. There are also a number of mature oak growing adjacent to Trowes Lane which have high landscape and ecological value.

5.2 Tree Work

5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 Five trees and a section of hedge are proposed for removal, as detailed in section 6.1 below.

5.2.3 In addition, the woodland to the south of the site is proposed to be thinned, with woodchip from the thinnings used to create paths through the woodland and small clearings for naturalistic play features. All trees to be removed will be paint marked and can be inspected by the Tree Officer before felling begins.

5.2.4 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.3.2 For tree number T24, where the road within the Root Protection Area will have inhibited root growth to the west, the Root Protection Area has been offset by 20% away from the road to more closely reflect the likely actual root spread.

5.4 Tree Protection Fencing

5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site.

5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.

5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D.

5.4.4 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before construction, including any ground work, starts on site.

5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA
KEEP OUT
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 Ground Protection Area

5.5.1 The Ground Protection Areas which is shaded cyan on the Tree Protection Plan, contains hard surfacing which is protecting any underlying roots and which must stay in place during the construction period.

5.6 General measures

5.6.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.

5.6.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.

5.6.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.

5.6.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.

5.6.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

5.6.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.7 Bat roosts

5.7.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.8 Birds

5.8.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.9 Arboricultural Supervision

5.9.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to prepare a detailed Arboricultural Method Statement, to include details of drainage, services, contractors facilities and a cross section through the No-Dig areas showing existing and proposed levels. The Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.

- to inspect Tree Protection Fencing and ground protection, prior to construction or ground work starting on site.

- to mark a thinning through the woodland and invite the Tree Officer to inspect before work starts.

- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U – unsuitable for retention: T6, T13, T15 and T17.
- Category B/C – between categories B and C:
  - G22 – a 12.5m length of hedgerow for the new access.
  - T23 – a 6m semi-mature oak to be removed for the new access.

6.2 The four U category trees do not need to be removed to facilitate the development but should be removed to maintain public safety, so only one semi-mature tree and a short length of hedgerow need to be removed for the development.

6.3 Protection measures have been specified to protect the Root Protection Areas of all retained trees.

6.4 The new site access has been located well away from the important oak, T24, with a new road configuration designed to avoid its Root Protection Area.

6.5 Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If buildings are too close to trees, future occupiers may be likely to seek the reduction, or removal of trees, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment.

6.6 Section 5.2.2 of BS 5837:2012 states that “an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day.” Shading patterns for key trees have been shown on the plan.

6.7 This shows that new dwellings in the broad locations of plots 56 and 79 on the illustrative masterplan will be partially shaded by willow trees adjacent to Trowes Lane, in the late afternoons but will be unaffected for the rest of the time.

6.8 Houses along the southern boundary on the illustrative masterplan are set back 13-15m from the closest trees in the woodland, but will still experience some shading in the winter when the sun is low in the sky. The houses are located to the south of their plots, so their gardens will not be affected by shading from the woodland.

6.9 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable. Arboricultural supervision has been included to assist with tree protection measures and a landscape plan, included as Appendix G, provides for extensive new tree planting.

6.10 The woodland plantation to the south of the site is in poor condition but has great potential for arboricultural and biodiversity enhancement if managed, as described in these proposals.

6.11 The limited impact on existing tree cover, the new tree planting proposed and the potential to improve the existing woodland will combine to provide a positive arboricultural impact.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*

APPENDIX A

Edge of existing road

Red Line Area

BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

BS58837 Shade Area - area in which shading of living accommodation may affect sustainability of trees. Keep living accommodation out of these areas.

Construction Exclusion Zone - area in which no excavation or changes in levels should be permitted. Limited hard surfacing, (covering up to 20% of the Root Protection Area) may be possible if No-Dig construction is used.

Scale 0 5m 10m

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- BS 5837 Shade Area
- Ground Protection Area

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JOB TITLE: LAND off TROWES LANE SWALLOWFIELD

DRAWING TITLE: TREE PROTECTION PLAN

DRAWING NUMBER: 1902–03.1

REV:

REVISIONS:

SCALE: 1:400atA1

DATE: SEP 25

DRAWN BY: sjss

APPENDIX A

Woodland to be thinned, with thinnings used to create wood chip paths, with informal play feastures in natural openings.

Red Line Area

BS58837 Shade Area - area in which shading of living accommodation could affect sustainability of trees. Living accommodation should be kept out of these areas, where possible.

BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

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Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- BS 5837 Shade Area

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JOB TITLE
LAND off TROWES LANE
SWALLOWFIELD

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
1902–03.2	

REVISIONS

SCALE	DATE	DRAWN BY
1:400atA1	SEP 25	sjs

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G1	Woodland	12-15	50-250					1.2	Early mature	Plantation approximately 25 years old, planted with a mixture of scots pine, larch and oak. Un-thinned. Some of the conifers are dead. Some good quality pine and oak, but drawn up. Could produce a woodland of high amenity and ecological value if thinned.	Remove approximately 60% of low quality trees, favouring oak and removing ash. Carry out further thinning after 5 years.	>40	B2	3.0	28
T2	Ash	11.5	430	5	5	5	5	1	Early mature	Twin stems from base- 200, 380mm. Dense ivy. Reasonable vigour at present.		15-30	B-C2	5.2	84
T3	White willow	15	420	4	4	4	4	4	Early mature	Minor deadwood.		20-40	B2	5.0	80
T4	Ash	11.5	340	4	3	3.5	4	2.5	Early mature	Significant dieback and hollowing at base.		10-20	C2	4.1	52
T5	White willow	19.5	460	7.5	4.5	6	5	3.5	Early mature	Dense ivy to mid canopy.		20-40	B2	5.5	96
T6	Ash	14	400	3	5	5	5	1.6	Early mature	Extensive ash dieback.	Fell.	<10	U	4.8	72
T7	White willow	19.5	500	6	6	4.5	4.5	3.5	Early mature			20-40	B2	6.0	113
T8	Ash	9	130	1.5	3	2	2	3	Semi-mature	Twin stems from base- both 90mm. Reasonable vigour at present.		10-20	C2	1.6	8
T9	Ash	13.5	370	4	3	4	5	3.5	Early mature	Extensive dieback. Dense ivy to upper crown.		5-15	C2	4.4	62
T10	Ash	14	380	3	5	6	5	3	Early mature	Occasional dead branches, but reasonable overall vigour at present.		15-30	B-C2	4.6	65
T11	White willow	19.5	520	7	6	8	6	4	Mature	Slight lean to north east. Good vigour.		20-40	B2	6.2	122
T12	White willow	20.5	610	4	7	9	6.5	2.5	Mature	Slight lean to east, with two major limbs growing to east- possible risk of breakout.		20-40	B2	7.3	168
T13	Ash	12.5	450	2	4.5	4.5	3	4	Early mature	Extensive ash dieback.	Fell.	<10	U	5.4	92
T14	Ash	14.5	320	2	6	4	4	3	Early mature	Dense ivy. Moderate vigour.		15-30	B-C2	3.8	46
T15	Ash	12	400	5	3	4	3	4	Early mature	Extensive ash dieback.	Fell.	<10	U	4.8	72
T16	White willow	17	390	4	5	5	5	3	Early mature	Reasonable vigour.		20-40	B2	4.7	69
T17	White willow	16	350	5	3	5	3	3.5	Early mature	Dead.	Fell.	<10	U	4.2	55

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T18	Oak	17.5	690	6	6.5	7	7	1.9	Early mature	Good form, good structure and vigour. Ivy to mid canopy.		>40	A2	8.3	215
T19	Oak	17.5	680	9	5	8	7	1.9	Early mature	Good form, good structure and vigour. Ivy to mid canopy. Occasional dead branches.	Remove major deadwood over road.	>40	A2	8.2	209
T20	Sycamore	9	140	2	2	3	1	3.5	Semi-mature	Good potential.		>40	C2	1.7	9
G21	Hedge	1.6-3.5	25-75					0	Early mature	Unmanaged, including field maple, thorn, blackthorn, dogrose and occasional low quality ash. Providing screening.		15-30	B-C2	0.9	3
G22	Hedge	4-7.5	75-150					0	Mature	Dense hedgerow including mainly hazel, with field maple and dogrose.	Remove section for new access	15-30	B-C2	1.8	10
T23	Oak	6	140	2	2	2	2	3	Semi-mature	Good potential.	Remove for new access	>40	B-C2	1.7	9
T24	Oak	19	est 900	12	8	8	12	1.8	Mature	Some dieback and occasional dead branches. Dense ivy. Major limbs to north west and south west over lane.	Remove section of ivy from base. Remove major deadwood.	>40	A2-3	10.8	366
T25	Oak	6.5	190	3	3	3	3	0.3	Semi-mature	Good vigour.		>40	B2	2.3	16
G26	3no. Himalayan birch	9	200-220					0.9	Early mature	Growing in adjacent garden- attractive trees.		20-40	B2	2.6	22
T27	Birch	17	est 300	6	6	6	6	1	Early mature	Attractive tree growing in adjacent garden.		20-40	B2	3.6	41
T28	Copper beech	7.5	est 130	2	2	2	2	1.5	Semi-mature	Growing well. In adjacent garden.		>40	B2	1.6	8
G29	Hedgerow	1.7-3.5	25-75					0	Mature	Unmanaged hedgerow including blackthorn, thorn and bramble.	Trim back.	10-20	C2	0.9	3
T30	Ash	8.5	190	3	3	5	3	2.5	Semi-mature	Reasonable vigour at present.		15-30	B-C2	2.3	16
G31	Field maple	1.7	25-75					0	Semi-mature	Clipped hedge.		10-20	C2	0.9	3
T32	Oak	9	270	1.5	3	4	2.5	0.5	Semi-mature	Twin stems from base- both 190mm- tight fork.		20-40	B2	3.2	33
T33	Atlas cedar	13.5	est 300	4.5	4.5	4.5	4.5	1	Early mature	Growing in adjacent garden. Good specimen.		>40	A2	3.6	41
T34	Norway maple	11.5	est 230	5	5	5	5	1.8	Early mature	Growing in adjacent site. Variety with purple foliage		>40	A2	2.8	24
T35	Weeping birch	8	210	3.5	3.5	3.5	3.5	0.5	Early mature			15-30	B-C2	2.5	20

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T36	Oak	16	est 750	7	7	7	7	1.5	Mature	Occasional dead branches, but good overall vigour.		>40	A2	9.0	254
T37	Ash	17	350	5	1.5	6	3.5	2.5	Early mature	Leaning to west. Reasonable vigour at present.		15-30	B-C2	4.2	55
T38	Oak	19	1010	11	12	12	12	2	Mature	Growing on edge of ditch. Dieback in upper canopy, but lower canopy showing reasonable vigour.		20-40	A2	12.1	461
T39	Oak	4	70	1.5	1.5	1.5	1.5	1	Young	Good potential.		>40	C2	0.8	2
T39a	Oak	16	560	5	6	6	6	2	Early mature	Moderate vigour, with occasional dead branches.		20-40	B2	6.7	142
T40	Oak	15	530	4	7	6	6	1.8	Early mature	Reasonable vigour.		>40	A2	6.4	127
T41	Oak	8	280	2	0.5	5	4	1.6	Semi-mature	Drawn up.		15-30	B-C2	3.4	35
T42	Goat willow	8	350	0.5	2.5	5	6	0.6	Mature	Suppressed. Poor structure.		10-20	C2	4.2	55
T43	Oak	12	550	4.5	7.5	8	6	1.8	Early mature	Good vigour.		>40	A2	6.6	137
G44	Hedgerow	2-3.5	25-100					0	Mature	Dense, unmanaged hedgerow including mainly blackthorn, with some thorn, oak and ash.		15-30	B-C2	1.2	5
T45	Ash	7.5	350	2	5	3	4	1.8	Early mature	Main stem broken up, but lower shoots developing.		10-20	C2	4.2	55
T46	Oak	5.5	190	3	3	3	3	2.3	Semi-mature	No leader, but good vigour.		>40	B2	2.3	16
T47	Oak	17	970	10	9	10	11	1.6	Mature	Fine wide spreading tree. Occasional dead and broken branches, but good overall vigour.		>40	A2	11.6	425
T48	Oak	15.5	580	7.5	2	8	6	1.6	Mature	Four stems from base- 190, 230,300 and 390mm asymmetric canopy.		20-40	B2	7.0	152
T49	Oak	17	600	4	6	7.5	8.5	W7	Mature	Growing on edge of ditch. Occasional dead branches.		>40	A2	7.2	163
T50	Ash	16	640	3.5	9	6	10	1.6	Mature	Three stems from base- 160,220,580mm. Dense ivy to upper crown. Dead sections. Reasonable vigour at present.		15-30	B-C2	7.7	185
T51	Oak	11	700	8	8	7	12	1.5	Mature	Twin stems from base- 390,580mm- both leaning over ditch. Dense ivy to western stem. Occasional dead branches.		20-40	B2	8.4	222
T52	Oak	14.5	290	4.5	2	3	2	1.6	Early mature	Growing strongly, bifurcates at 3.5m.		20-40	B2	3.5	38
T53	Oak	11	340	5	5	3	2	3	Early mature	Poor structure. Low vigour.		10-20	C2	4.1	52

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T54	Oak	14.5	460	7	7	5	6	4	Early mature	Slight lean to south.		20-40	B2	5.5	96
T55	Oak	13.5	300	5	5	5	5	3	Early mature	Good vigour.		>40	A2	3.6	41
T56	Oak	13.5	260	4	6	7	1.5	3	Early mature	Asymmetric canopy.		20-40	B2	3.1	31
T57	Oak	15	640	7.5	7.5	7.5	7.5	3	Early mature	Becoming engulfed in ivy.	Remove section of ivy from base.	20-40	B2	7.7	185
G58	Woodland	10-15	100-300					1.6	Early mature	Majority field maple. Growing at approximately 3m spacing , with occasional larch, scots pine and oak. Thorn, blackthorn and bramble along boundary. Ground flora shaded out.	Remove approximately 50% of trees to allow better trees to develop and increase species diversity.	>40	B2	3.6	41
T59	Scots pine	17	300	4	4	4	4	2.5	Early mature	Twin leaders from 10m.		20-40	B2	3.6	41
T60	Oak	18	680	7.5	7.5	7.5	7.5	2.5	Mature	Good vigour. Leaning to south over stream.		>40	A2	8.2	209
G61	Woodland	15-18	150-350					1.1	Early mature	Mainly scots pine, with some larch and oak, particularly to north of area. Ground flora shaded out. Occasional dead and fallen trees.	Thin out approximately 50% of trees, favouring oak were possible to allow better trees to develop and increase species diversity.	>40	B2	4.2	55
T62	Oak	16	780	10	9	9	9	3.5	Mature	Occasional dead and broken branches. Bulging to main stem.		>40	A2	9.4	275
T63	Oak	10	390	5	4	5	5	1	Early mature	Becoming engulfed in ivy.		15-30	B-C2	4.7	69

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

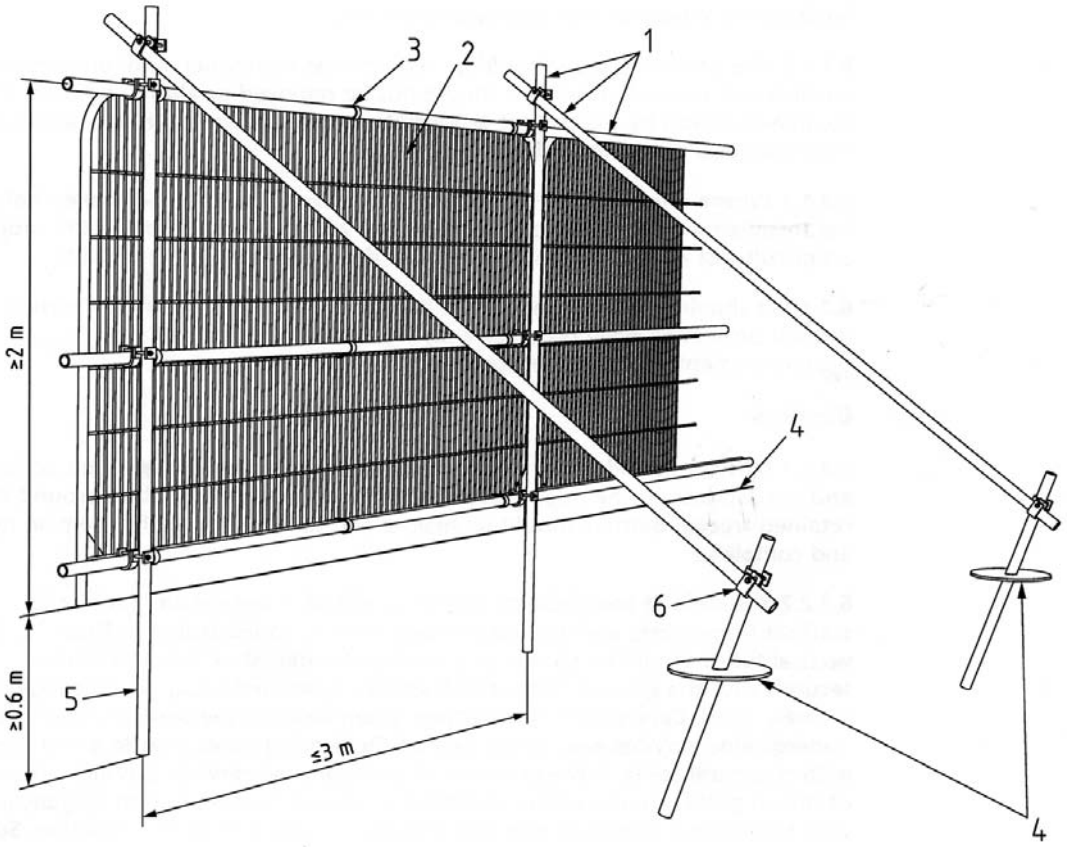
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	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	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	Trees with material conservation or other cultural value	See Table 2
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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	Trees with no material conservation or other cultural value	See Table 2

Default specification for protective barrier

Figure 2

Key

1. Standard scaffold poles
2. Heavy gauge 2 m galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross-members with wire ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 m)
6. Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

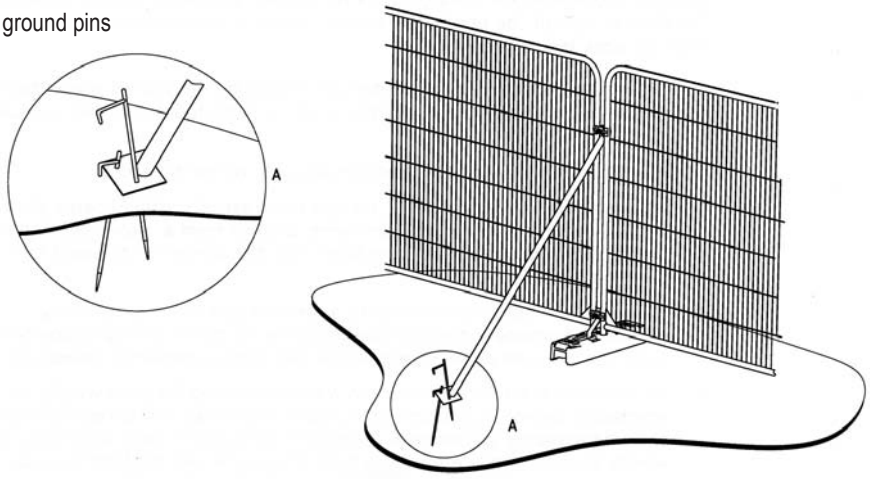
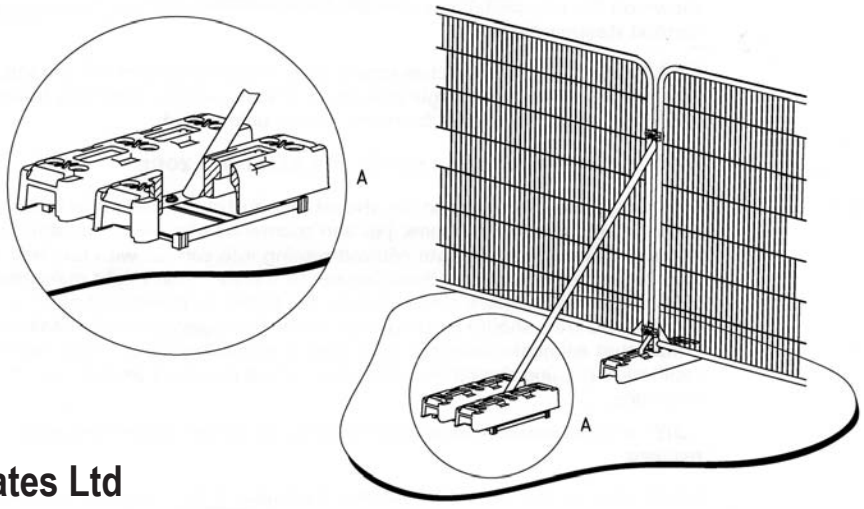


Figure 3b

Stabiliser strut mounted on block tray



Raised bank between woodland and Trowes Lane


T24


T38
T37


G1


G61


Trowes Lane


T10

Appendix F

Project:-
Land East of Trowe's Lane, Swallowfield

Description:-
Concept Plan 1

Date:- July 2025
Drawing Scale:- 1-500@ A0
Drawing number:- CC017 Concept P1
Revision:- B

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Appendix G

Rev	Date	Description	Drn	Chk
P02	27.08.25	Updated to adjacent scheme and precedent images	KYZ	SV
P01	22.08.25	First Issue	KYZ	SV

Title:	Outline Landscape Masterplan
Project:	Swallowfield, Wokingham
Client:	City & Country
Date:	August 2025
Scale:	NTS @ A3
Drawing No:	2909-LLA-ZZ-GF-SK-L-0001
Revision:	P02
Suitability:	Planning
Project No:	2909

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