

Ref: LAS_939
Date:17.07.25.

Site: Newlands Farm, Mole Road, Sindlesham

Arboricultural Survey

1 INTRODUCTION

1.1 LandArb Solutions Ltd were instructed to carry out a tree survey at Newlands Farm, Mole Road Sindlesham; herein referred to as the site, to accompany a retrospective planning application for change of use of land and 3 buildings to equestrian use and creation of a riding arena (Application 250785). The tree survey has been undertaken to provide arboricultural information on existing trees as requested by the LPAs landscape officer.

2 TREE SURVEY

- 2.1 LandArb Solutions visited the site on 25.06.25 to carry out the tree survey.
- 2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 2 and 3. The survey method is shown in Appendix 1. A selection of site photographs is shown in Appendix 4.
- 2.3 The tree survey uses the Site Survey (Topographical Survey), by Moon Geospatial Ltd, drawing 02, dated September 2024 as the base plan and is updated with tree survey details.
- 2.4 The following provides a short description of tree cover at the site and should be read in conjunction with the tree survey schedule and tree constraints plan.

- 2.5 The site comprises a riding arena with a low timber perimeter fence. The timber fence is held in place by timber stakes.
- 2.6 On the north side of the arena the land rises and at the top is a small oak (T1), drawn up ash (T2) and a suppressed plum (T3). To the north-east there is a dense area of plum/prunus bushes and small trees (G4) there are several dead and dying stems within.
- 2.7 On the eastern side of the arena there is an old brick retaining wall with pear trees growing from atop (T5-T8). Set further back from the brick retaining wall is an early mature oak (T9) and to the south-east corner are three oaks and a small hawthorn (G10) set well back from the arena.
- 2.8 To the south-east and part south of the arena, set on an earth embankment, are many small drawn up prunus and plum stems (G11) which include dead and dying stems.
- 2.9 To the south of the arena is the arena access and T12 which is a mature turkey oak.
- 2.10 To the west of the arena is a large mature high quality oak (T13) and a smaller suppressed oak on its north side (T14).
- 2.11 To the north-west of the arena is the Newlands Farm access track with a mature oak on its west side (T15) and set within the boundary understorey vegetation two further drawn up oaks (G16) on the eastern side.

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of Wokingham Borough Council's online TPO map (accessed 19.06.25) does not show an Conservation Area designation covering the site. It does show that land to the west of the site and partly covering the western side of the site area, as being

subject to a Tree Preservation Order (TPO), reference 1825/2021. The TPO is a Woodland TPO covering all tree species in the designated area / woodland.

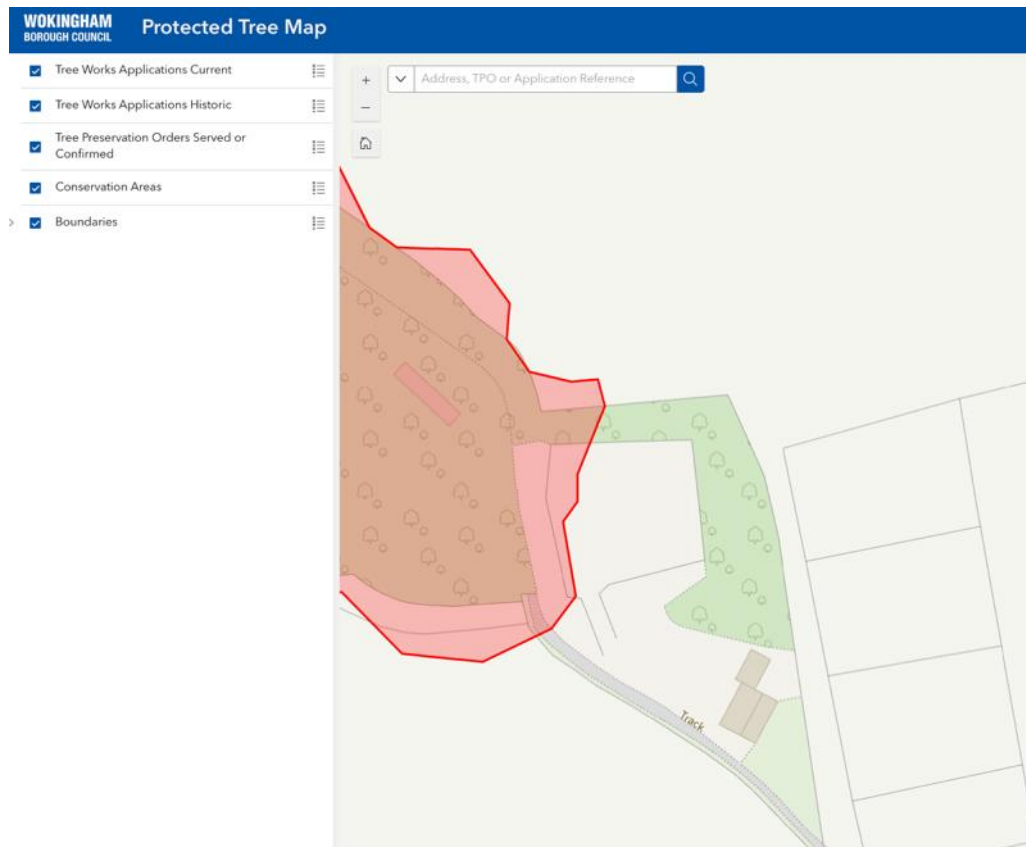


Fig 1: Extract of Wokingham Borough Council's TPO Map

- 3.2 Notwithstanding specific exemptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the prior consent of the local planning authority. Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

Felling License

- 3.3 On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed

within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

Statutory Wildlife Protection

- 3.4 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.5 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 3.6 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

Appendix 1: Surve Method

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

APPENDIX 2 – TREE SURVEY SCHEDULE

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

APPENDIX 3 – TREE SURVEY AND CONSTRAINT'S PLAN

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree’s structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise state, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.

Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

Category U (Red)

Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

Category B (Blue)

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

Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

Category C (Grey)

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.

The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of the tree survey (absent revisions of BS5837, which render pre - existing data obsolete).

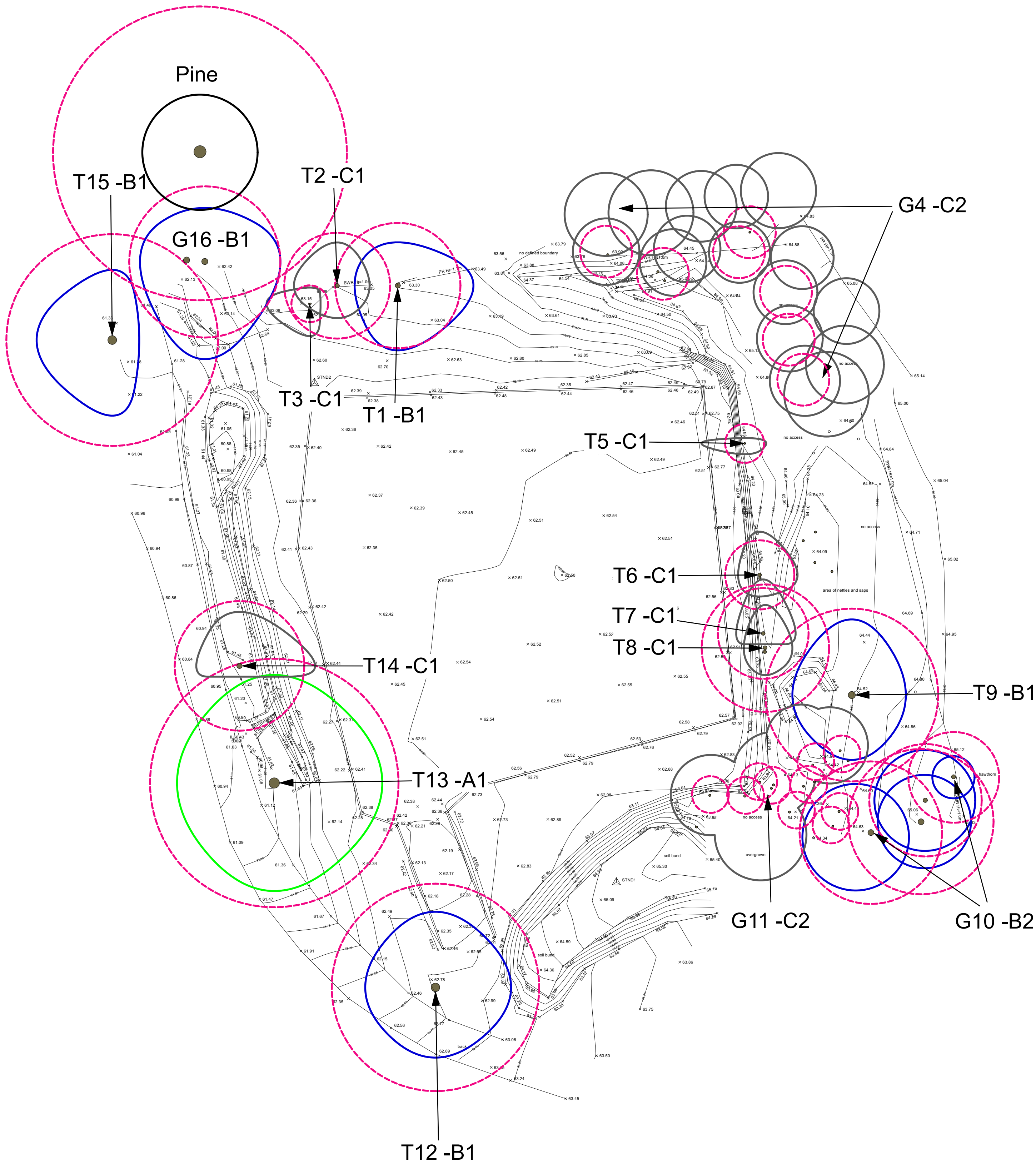
Appendix 2: Tree Survey Schedule

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			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	Oak	12.0	1	480	5.8	104	B1	4.0	7.0	6.0	4.0	N/A	-	N/A	1.5	EM	20+	Good	Fair	Set on boundary, dense crown, adventitious growth on branches, suppressed vertically north west side
T2	Ash	18.0	1	410	4.9	76	C1	4.0	3.0	3.0	4.0	N/A	-	N/A	4.0	EM	10+	Fair	Fair	Set on boundary to paddock, barbed wire in stem, some internal deadwood, dense crown, some areas of dieback.
T3	Plum	8.0	2	141	1.7	9	C1	1.5	1.0	3.0	4.0	N/A	-	N/A	1.5	EM	<10	Poor	Poor	Twin stem from base, west stem dead, eastern stem half is dead. Poor quality.
G4	Plum, prunus	8.0	5+	200	2.4	18	C2	As on plan				N/A	-	N/A	0.0	M	10+	Fair	Poor	Area of plum stems and bramble, Up to 200mm, many less. Poor form, dead and dying stems within.
T5	Pear	8.0	1	150	1.8	10	C1	0.5	0.0	1.0	4.0	N/A	-	N/A	0.0	M	10+	Good	Poor	Set on top of old brick retaining wall, kinked stem, dense crown but poor form,
T6	Pear	9.0	2	269	3.2	33	C1	4.0	3.5	2.0	2.0	N/A	-	N/A	2.0	M	10+	Good	Fair	Twin stem, dense crown, canopy favours east as larger eastern stem leans east. Area of decay in old stem wound at base of union
T7	Pear	9.0	1	350	4.2	55	C1	5.0	3.0	1.0	2.5	N/A	-	N/A	3.0	EM	10+	Good	Fair	Drawn up, suppressed to south set on top of brick retaining wall, old severed root west side.
T8	Pear	9.0	2	495	5.9	111	C1	4.0	2.5	2.5	2.0	N/A	-	N/A	0.5	M	10+	Good	Fair	Set on top of brick retaining wall, twin stem from 0.5m, dense crown,
T9	Oak	13.0	1	670	8.0	203	B1	7.0	5.0	6.0	5.5	N/A	-	N/A	0.0	M	40+	Good	Fair	Dense crown, crowded union, linked stem.
G10	Oak, hawthorn	12.0	4	550	6.6	137	B2	As on plan				N/A	-	N/A	0.0	M	20+	Good	Fair	Three oaks and a small hawthorn. Oaks have dense crowns, suppress each other, hawthorn multi stemmed and forms understorey.
G11	Pear, bramble, plum	6.0	5+	140	1.7	9	C2	As on plan				N/A	-	N/A	0.0	EM	10+	Fair	Poor	Area of pear and plum stems with bramble, stems drawn up, self set. Some dead within,
T12	Turkey oak	19.0	1	800	9.6	290	B1	7.0	7.0	6.5	6.5	N/A	-	N/A	2.5	M	20+	Good	Fair	Previously snapped branches south side, bark damage east side at 4m, lower branches pruned off in past over ménage access . Thin canopy in places. Reasonably dense crown, nice tree.
T13	Oak	20.0	1	960	11.5	417	A1	10.0	10.0	10.0	9.0	N/A	-	N/A	0.0	M	40+	Good	Good	Large tree. Dense crown, adventitious growth on branches, some deadwood, .
T14	Oak	16.0	1	500	6.0	113	C1	5.0	7.0	1.0	4.0	N/A	-	N/A	6.0	M	10+	Fair	Poor	Suppressed to south, moderate deadwood, high canopy, thin crown, adventitious growth on branches.
T15	Oak	18.0	1	820	9.8	304	B1	6.5	2.5	7.0	7.0	N/A	-	N/A	3.5	M	40+	Good	Fair	Suppressed to east dense crown, ivy on stem, access track to east and stable to north west.
G16	Oak	18.0	2	580	7.0	152	B1	5.0	7.0	9.0	6.0	N/A	-	N/A	6.0	M	20+	Good	Fair	Two oaks, drawn up, suppress each other, some deadwood, ivy on east stem. Stems 580mm and 540mm.

Appendix 3: Tree Survey and Constraints 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



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

Revision	Description	Date
-	First issue	10/6/25

LANDARB SOLUTIONS

Project:
Newlands, Mole Road Sindlesham Rd, Reading

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:250 @A1

Job Number:
LAS 939

Drawn I Checked
DP MP

Drawing Number:
01

Date:
10/06/2025

Revision:
-

Appendix 4: Site Photos



Photoview 1: View looking north at T2 and T3.



Photoview 2: View looking north-east at T1.



Photoview 3: View looking north-east at G4.



Photoview 4: View looking east at G4 and T5.



Photoview 5: View looking east at T6, T7 and T8.



Photoview 6: View south-east towards T7-G11.



Photoview 7: View south towards G11.



Photoview 8: View looking south at T12.



Photoview 9: View east towards T13 and T14.



Photoview 10: View looking north-east at G16.



Photoview 11: View looking west at T15.



Photoview 12: View looking south-east into G10.



Photoview 13: View north at G4-T9.



Photoview 14: View looking south-west at T12.



Photoview 15: View looking north at T113 and T14.



Photoview 16: View looking south at T13 and T14.



Photoview 17: View looking east at G4-G11.



Photoview 18: View looking north at T1-G4.