



SJ Stephens Associates

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Expansion and updating of facilities
including demolition of buildings and
replacement with
workshop/store/office building,
improved access, additional
hardstanding, and associated
landscaping and boundary fencing

At:-

Lister Wilder
Whitehouse Farm
Beech Hill Road
Spencers Wood
Reading
RG7 1HR

On behalf of:-

Lister Wilder Ltd
Whitehouse Farm
Beech Hill Road
Spencers Wood
Reading
RG7 1HR

Prepared by:

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Survey Date: 3rd July 2025
Report Date: 28th November 2025
Project no: 2478

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 LEGAL PROTECTION OF TREES**
- 5 ARBORICULTURAL METHOD STATEMENT**
- 6 ARBORICULTURAL IMPACT ASSESSMENT**
- 7 REFERENCES**

Appendices

- A Tree Protection Plan: drawing no: 2478-01 Rev A**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Site photos**
- F Proposed Site Plan**

1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Bourne Valley Associates Ltd on behalf of Lister Wilder Ltd to specify tree protection measures and to assess the arboricultural impact of the proposed expansion and updating of facilities including demolition of buildings and replacement with workshop/store/office building, improved access, additional hard standing, and associated landscaping and boundary fencing.
- 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 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 tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved 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.
- 1.4** 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.

1.5 Documentation supplied:

- Topographical Survey
- Bourne Valley Associates, Existing Site Plan: drawing no: 00836-00
- Bourne Valley Associates, Site Plan: drawing no: 00836-00-N

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 preceded by the word "est".
- 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/dense ivy restricted visibility of tree stems.
- 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 m², 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 Borough Council online map was viewed on 22.07.2025, which showed 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 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the expansion and updating of facilities including demolition of buildings and replacement with workshop/store/office building, improved access, additional hardstanding, and associated landscaping and boundary fencing. The proposed site plan is included as Appendix F and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2 The site is in a rural location. Outside the site boundaries there is an area of woodland to the west and a residential development to the east. Agricultural land is located to the north with a continuation of the woodland area beyond. To the south, on the far side of White House Lane, a new research laboratory centre and arboretum is under construction.
- 5.1.3 The site contains large commercial buildings, storage buildings and containers together with a large expanse of hard surfacing. The hard surface yard is used for access, parking and storage of machinery. The site is enclosed by palisade and Armco fencing and has security gates on the two existing vehicular access points. A grass field is located to the north and east of the hard surface yard, and forms part of the proposed development area. Mobile homes are located to the northwest.
- 5.1.4 On the east side of the yard is a large earth bund which is covered in scrubby vegetation. To the south of the yard is a wooded area with mainly oak together with some ash and field maple. Ash trees are showing signs of ash dieback diseases (*Hymenoscyphus fraxineus*). Hedgerows are located along a section of the roadside boundary and to the north and east sides of the development area.
- 5.1.5 The proposed works included a new attenuation pond which will be located in the paddock to the north of the existing hedgerow G16. Access to the area will be via an existing field gate. New drainage connection will be through the hedgerow.

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, five groups and a small section of one group, are proposed for removal, as detailed in section 6.1 below.
- 5.2.3 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. 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 No changes to ground levels are permitted within the Root Protection Areas of trees. The proposed earth bund along the eastern boundary must not extend over the Root Protection Areas of trees.
- 5.3.3 New fencing is proposed across the Root Protection Area of trees. Where within the Root Protection Areas shown on the Tree Protection Plan, post holes must be dug by hand. Heavy duty polythene must then be used to line holes before concrete is poured, to prevent the toxic effects of concrete on tree roots.

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, other than for:
- areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
 - areas where existing site fencing is providing protection to trees.
- 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. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.

- 5.4.4 After erection of Tree Protection Fencing, two days' notice must be given to the local planning authority before demolition or 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 Areas

- 5.5.1 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.
- 5.5.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.
- 5.5.3 If the existing sub-base is removed, ground protection must be laid immediately and then No-Dig construction (using a three-dimensional cellular confinement system) used for the build up. No excavation must be permitted beneath the base course in these areas.

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. Tractor mounted 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

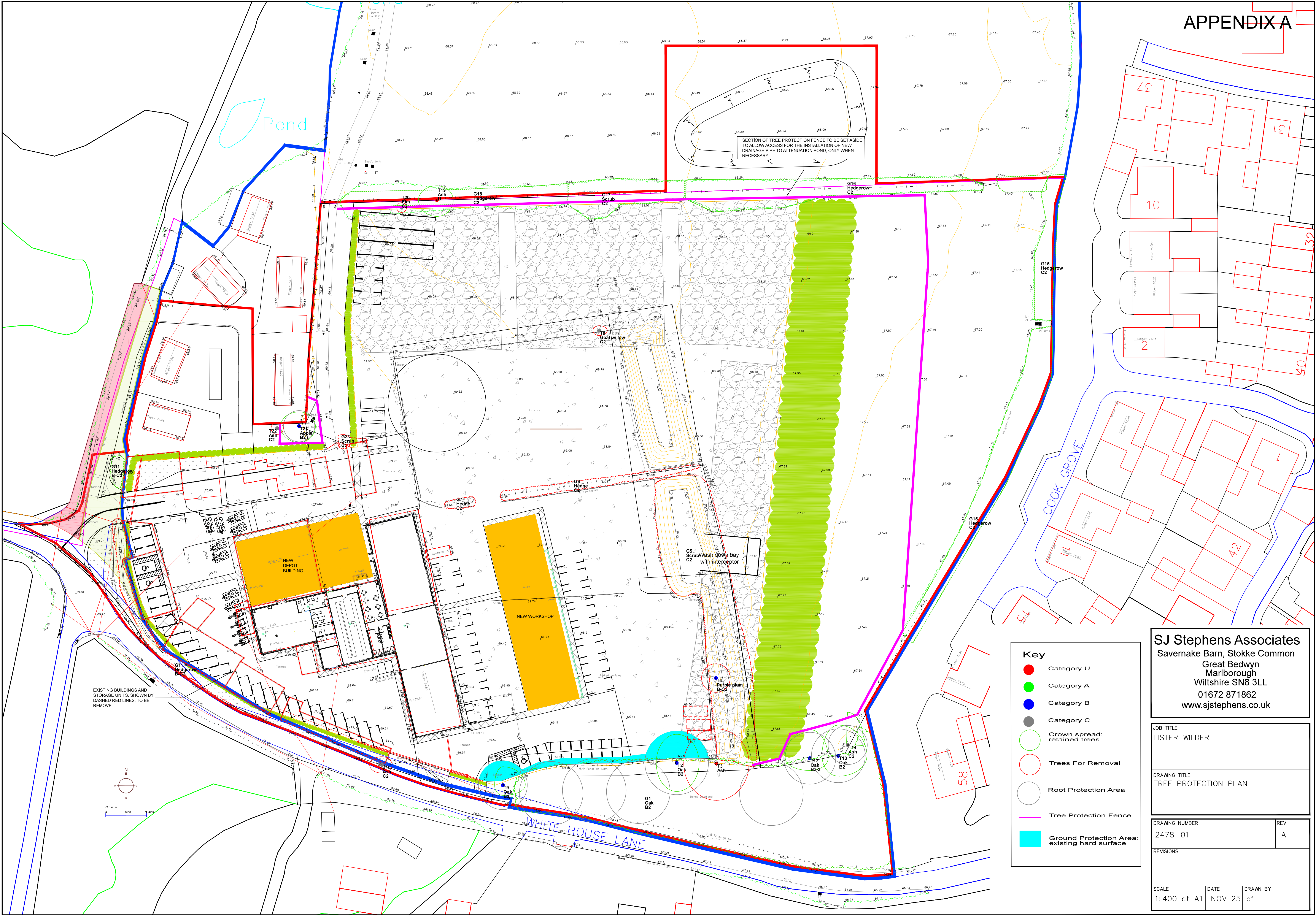
- 5.8.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works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

6 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 The following trees / groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:
- Category U – unsuitable for retention: One tree – T3.
 - Category C – low quality: Three trees – T8, T10 and T22 and four groups – G5, G6, G7 and G23, and a small section of one group – G16.
 - Category B/C – between categories B and C: One tree and one tree group:-
 - T4 – a 7m, early mature purple plum.
 - G11 – a hedgerow with trees and shrubs between 3m and 7.5m high.
- 6.2 No trees of any individual arboricultural merit are proposed for removal. The loss of roadside trees and shrubs (G11) will result in a loss of greening however this will only be temporary as the new roadside hedge will provide replacement. Additionally, new hedges will be planted in other areas where currently there are none. The new set back position for the roadside hedge will improve visibility for site access points and will allow improved access for routine clearance of the roadside drainage ditch.
- 6.3 The loss of scrubby trees and other vegetation (G5) from the earth bund will be more than adequately mitigated by the new planting which will be implemented in a new 15m wide landscape buffer which will be located to the east.
- 6.4 Removal of ash trees affected by ash dieback disease (*Hymenoscyphus fraxineus*) has been recommended to alleviate the risk from future failure and is recommended irrespective of the development proposals.
- 6.5 Along a section of the northern boundary new palisade fencing is to be erected to the inside of the hedgerows G16 and G18. It is intended that the hedgerows will be allowed to grow through the fence and that routine maintenance of this side of the hedge will be carried out from within the site.
- 6.6 Protection measures have been specified for all retained trees. The proposed development will not affect the sustainability of the retained trees and hedgerows and they will continue to provide landscape and habitat benefits.
- 6.7 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.
- BS3998:2010 *Tree Work. Recommendations*.



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JOB TITLE
LISTER WILDER

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER
2478-01

REV
A

REVISIONS

SCALE
1: 400 at A1

DATE
NOV 25

DRAWN BY
cf

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (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	Oak	14 - 19	150 - 650					4	Semi-mature- Early mature	Just outside palisade fence. No close access - trees only viewed from within site. Oak with ash and occasional field maple. Dieback in ash - likely to ash dieback disease (<i>Hymenoscyphus fraxineus</i>). Some dead trees. Hazel, elder, thorn and scrub below. Dead and broken branches in ash and some oak, with deadwood up to 150mm diameter over site.	Remove deadwood over site. Remove ash trees with ash dieback which could fall into site or into the highway.	20-40	B2	7.8	191
T2	Oak	15.5	est 650	7	7	5.5	5	4	Early mature	Within G1. Main stem bifurcates at approx 3m, with union obscured. Ivy over stems. Base not inspected. Deadwood throughout crown but reasonable vitality. Landscape and habitat value.	Remove section of ivy from base. Remove deadwood where this could fall into site.	20-40	B2	7.8	191
T3	Ash	19	est 680	8.5	9	8	8	4.0	Mature	Within G1. Stem obscured by ivy and bramble. Base not inspected. Dieback throughout crown - likely ash dieback disease with associated risk of future failure. Dense ivy.	Remove.	<10	U	8.2	209
T4	Purple plum	7	240	3.5	3.5	3.5	3.5	1.2	Early mature	On edge of earth bund, with major roots exposed and damaged by ditch clearance. Three stems from 1.2m - 110, 150 & 150mm diameter, and multi stem above. Good vitality.		15-30	B-C2	2.9	26
G5	Scrub	2 - 5	10 - 50					0.0	Semi-mature- Early mature	Vegetated earth bund. Species including blackthorn and thorn with bramble and perennial species. Dense area of trees at northern end and along length of eastern side with mainly weedy vegetation to west side of southern section.		5-15	C2	0.6	1
G6	Hedge	2 - 3	10 - 25					0.3	Semi-mature	Majority thorn with blackthorn, hazel, rowan and field maple. Good vitality.		20-40	C2	0.3	0
G7	Hedge	1 - 2	10					0.3	Young	Blackthorn, field maple and thorn. Bramble. Good vitality but scrappy hedge.		20-40	C2	0.1	0
T8	Goat willow	3.5	60	1.2	1.2	2	1.5	0.5	Young	Two stems from 0.7m - 40 & 50mm. Self sown scrubby tree.		15-30	C2	0.7	2
T9	Oak	11.5	est 500	4.5	2.5	5.5	2	3.5	Early mature	To back of armco fence and to front of palisade fence. Ivy over stem - base not inspected. Low limbs cut back over site. Fresh growth from basal stem. Suppressed by adjacent trees with crown swept to northwest. Basal bark damage to northwest. Minor deadwood.	Remove section of ivy from base.	20-40	B2	6.0	113

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (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								
T10	Ash	5	180	2	2	2.5	3	3	Semi- mature	Self set tree growing from building base. Poor form and structure. Five stems, average 80mm diameter, some truncated.	Remove.	5-15	C2	2.2	15
G11	Hedgerow	3 - 7.5	50 - 180					0	Semi- mature- Early mature	Line of trees between buildings and ditch. Species including oak, elm, thorn, cherry and willow. Some dead and dying elm. Some self set trees growing in gap between buildings. Bramble.	Remove to clear visibility splay and to allow new hedge planting.	15-30	B-C2	2.2	15
T12	Oak	10	530	7	3	4.5	6	2.5	Early mature	Two stems from 0.8m - est 350 & 400mm. Upper stems of western stem dead with eastern stem showing reasonable vitality. Five barbed wire strands embedded in stem. Ivy over stems. Providing habitat.	Cut barbed wire to prevent further embedment, and re-instate fencing further from stem.	20-40	B2-3	6.4	127
T13	Oak	15	550	7.5	5	7	4	1.5	Early mature	Two ascending stems from 1.2m - est 360 & 420mm. Base not inspected. Good vitality.		>40	B2	6.6	137
T14	Ash	13.5	est 400	8	0	4	0	3.5	Early mature	Slight stem lean to northeast. Asymmetric crown. Base not inspected. Old pruning and tear out wounds. Low vigour. Minor deadwood.		10-20	C2	4.8	72
G15	Hedgerow	3 - 4.5	25 - 75					0	Early mature	Majority blackthorn with hazel, thorn, field maple, dog rose and bramble. Occasional semi-mature ash with stems up to 270mm diameter and 7.5m in height - one with clear signs of ash dieback disease.		15-30	C2	0.9	3
G16	Hedgerow	3 - 3.5	25 - 75					0	Early mature	Majority thorn and blackthorn, planted in distinct blocks with dog rose and bramble. Occasional self set ash.	Remove small section as required to allow installation of drainage connection to new attenuation pond. Cut back outgrown hedge as required to maintain. Infill any gaps with native species, including gap created for drainage works.	15-30	C2	0.9	3

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protection Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
G17	Scrub	2 - 3	25					0	Semi- mature- Mature	Dense bramble and occasional self set ash.	Cut back and clear to allow erection of new palisade fence and to allow new hedge planting in continuation of existing hedgerows to east and west.	5-15	C2	0.3	0
G18	Hedgerow	3	25 - 100					0	Semi- mature- Early mature	Thorn, blackthorn and ash with some ash previously topped and with signs of ash dieback. Ash up to 5.5m in height but all low quality and with limited life expectancy. Dog rose and bramble. Scrubby at western end with mainly dense bramble and few trees.	Clear scrub to allow new hedge planting. Infill gaps in hedgerow with native species. Cut back as required to maintain.	15-30	C2	1.2	5
T19	Ash	8.5	280	3.5	4	4	4.5	1.5	Semi- mature	Growing through hedgerow. Two main stems - est both 200mm, with smaller stems from base. Dieback throughout crown.	Remove within next five years.	<10	U	3.4	35
T20	Elm	4	90	1.2	1.2	1.2	1.2	1	Semi- mature	In dense bramble to front of hedgerow. Good vitality but limited life expectancy due to disease susceptibility.	Remove to allow erection of new palisade fence.	5-15	C2	1.1	4
T21	Apple	6.5	est 320	3.5	4	4	4.5	1	Mature	Wide spreading crown held on multiple stems. No access to survey. Good vitality. Attractive tree. Fruiting well.		20-40	B2	3.8	46
T22	Ash	7	est 150	1.5	1.5	1.5	1.5	2	Semi- mature	No access to survey. Likely to be self set. Will become too large for location in proximity to mobile home.	Remove.	10-20	C2	1.8	10
G23	Scrub	2 - 4.5	25 - 150					0	Young- Over mature	Area of dense bramble with over mature elder and self set ash. All low quality.	Remove to facilitate development.	5-15	C2	1.8	10

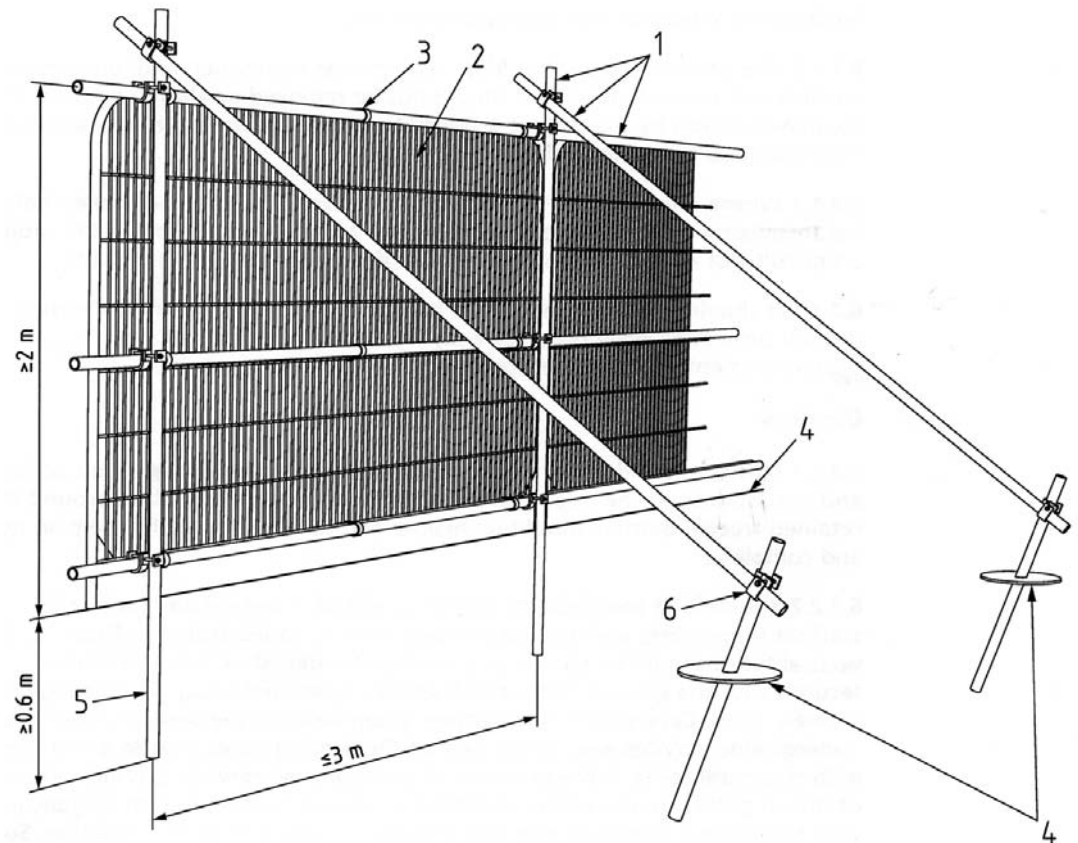
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			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

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

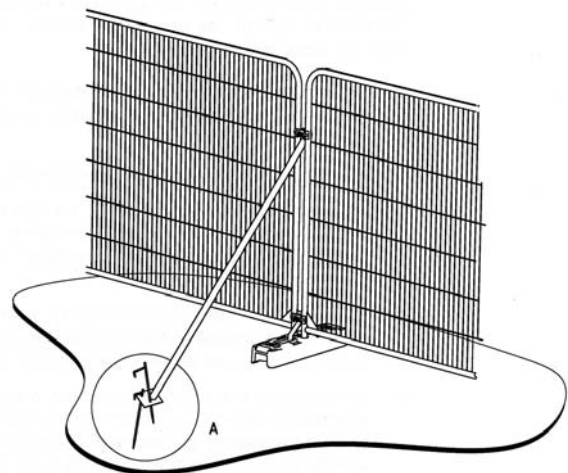
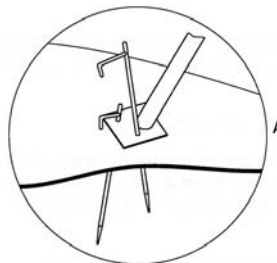
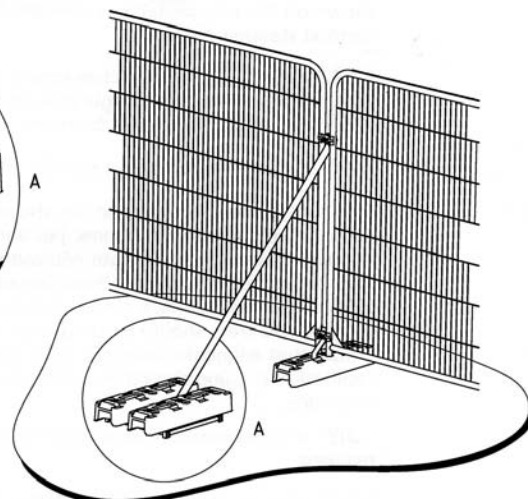


Figure 3b

Stabiliser strut mounted on block tray





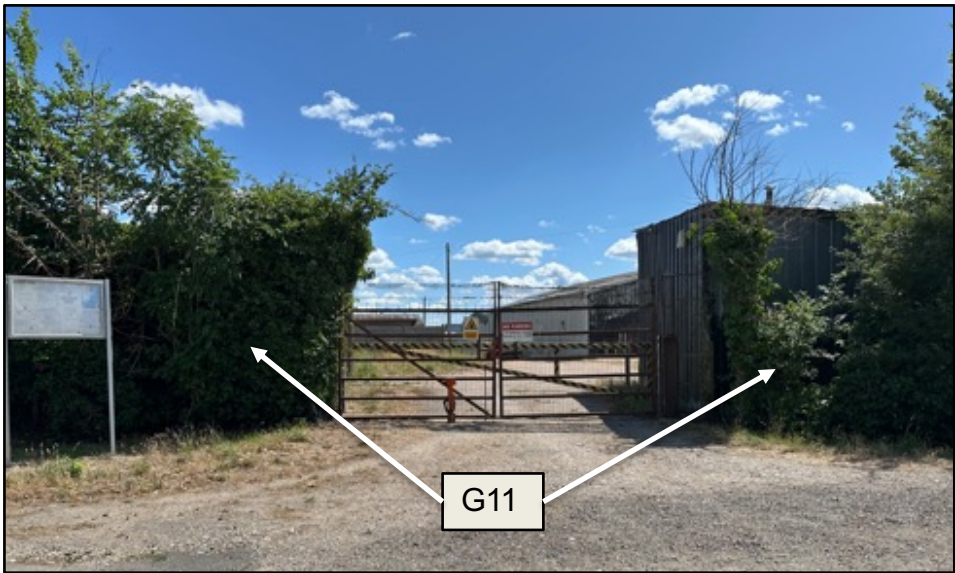
Above: View to west along southern edge of site. Tree group G1 is located outside the palisade fence.



Above: View to east along southern edge of site. Oak T9 is set to back of Armco and to front of palisade fence. G1 is to back of palisade fence.



Hedgerow G11 and ash T10 are proposed for removal to allow clearance to the visibility splay. A new hedgerow is proposed, which will be set slightly further back from the roadside.





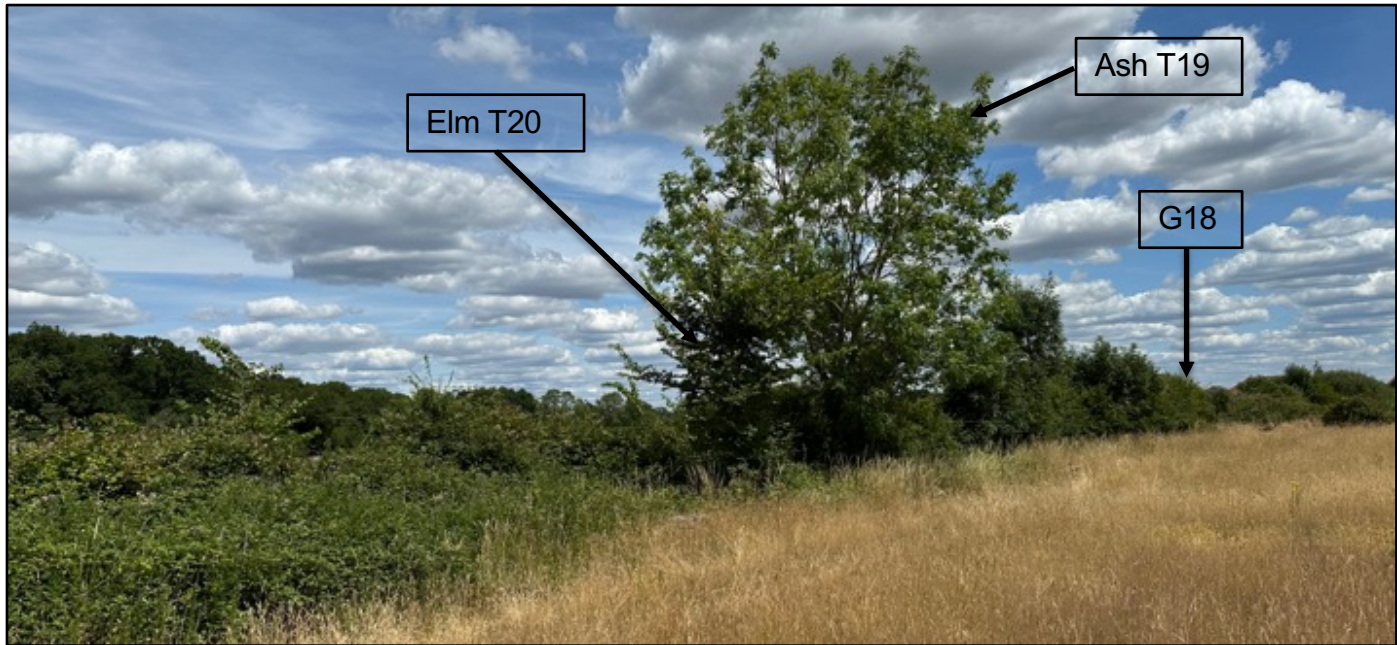
Left: View to north along western edge of earth bund with scrub G5 and purple plum T4 – view from within site.

Middle: View to north along edge of earth bund with scrub – view from adjacent field.

The earth bund is to be removed and a new 15m wide landscape buffer is to be created to the east side.



Left: View along southern edge of field, with tree group G1 and oak trees T12 and T13 outside post and wire fence.





Rev No.	Revision Note.	Date	Drawn	Checked
I	Area hatched in Red to show proposed area for change of use	10.12.20	CJB	AW
J	Drainage ditch added	23.02.21	AW	AW
K	Drainage soakaways added	04.03.21	AW	AW
L	New depot building and revised site plan	13.04.22	AW	AW
M	Access ownership plan created	04.11.24	AW	AW
N	Highways land added to access ownership plan	05.02.25	AW	AW

NUMBER - REV - CLIENT - PROJECT
00836-00 - N - Lister Wilder - White House Farm

TITLE
Site Plan

DATE
16.10.25

DRN BY
AW

SHEET
01

CHK BY
AW

SCALE
1:500

PAPER SIZE
A2

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