

ARBORICULTURAL TECHNICAL NOTE

LAND AT BRIDGE FARM, TWYFORD

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21 October 2025

This Technical Note has been prepared by Barton Hyett Associates on behalf of Croudace Homes Ltd in relation to land at Bridge Farm, Twyford (hereafter referred to as 'the Site').

Introduction

This note has been prepared to accompany the submission of a Non-Material Amendment (NMA) application to Wokingham Borough Council (WBC). The site benefits from Outline planning consent and Reserved Matters consent for residential development. The NMA proposes minor changes with only one change being relevant to arboricultural matters.

(Please note: A single additional tree will require removal to allow appropriate initial construction access into the site. The additional tree to be removed is T1, a small, low quality (Category C) apple tree. The removal of this tree is not significant in arboricultural terms. Ilex Landscapes have confirmed that even when considering the removal of T1 the canopy cover of the site remains at 25%. However, the removal of T1 is being captured under a separate Discharge of Condition application pursuant to Reserved Matters approval (243124; dated: 20.06.25): Condition 6 – Protection of Trees - which requires the submission of an updated AIA).

Amendment: Impacts on retained trees

The minor layout changes have resulted in the need to install a private drive adjacent to retained trees. The drive is associated to plot 191 and is adjacent T21 (Category C, Corsican Pine), T22 (Category B, London Plane) and G8 (Category C, mixed species group - sycamore, lime and holly). The proposed drive encroaches in to the RPA of T22 only. This area in question is shown in Figure 1 below.

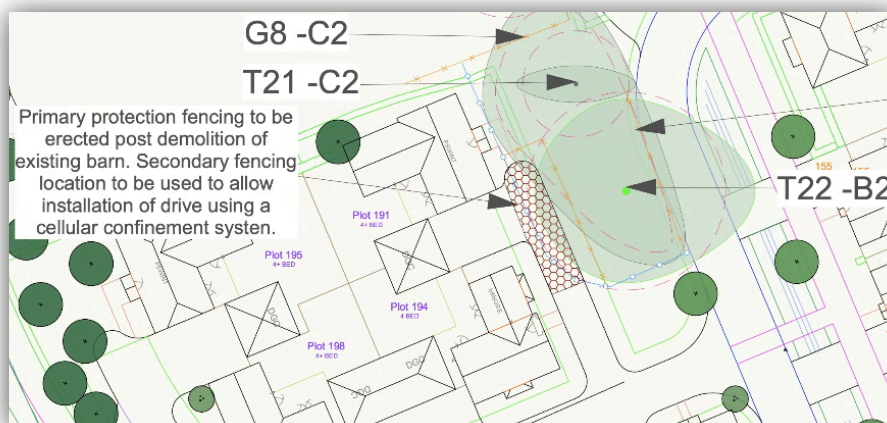


Figure 1: Excerpt from the TRRP (BHA_692_02C TRRP) showing the extent of the cellular confinement system driveway.

The encroachment is only 25 Sqm in area. This equates to only 6% of the RPA. This encroachment is considered acceptable on the basis that the driveway is installed appropriately and in line with the cellular confinement system manufacturers instructions. At an appropriate time in the construction process the primary tree protection barrier will need to be realigned to the secondary location in order to allow the driveway to be installed.

The Tree Retention and Removal Plan has been updated (Revision C) to reflect the above changes and the updated plan is appended to this Technical Note.

APPENDIX 1

Updated Tree Retention and Removal Plan
(*BHA_692_02C TRRP*)



Tree No.	Tree (m)	Species	Life Stage	RPA Radius (m)	RPA Area (m ²)
171	6.5	Apple	M	4.8	72
172	7	Cherry	SM	5	78
173	10.5	Common ash	SM	5.3	88
174	14	English oak	M	5.5	113
175	15	Wormy tree	M	5.5	113
176	13	Horse chestnut	SM	5.8	104
177	16	Wormy tree	SM	5.5	92
178	5	English oak	Y	2.3	16
179	15.5	Sycamore	SM	7.7	185
180	11	English oak	Y	4.2	55
181	14	Sycamore	SM	5.6	101
182	14	English oak	SM	7.2	163
183	14	Sycamore	SM	5.6	101
184	15	Horse chestnut	SM	5.2	99
185	15	Sycamore	SM	4.5	65
186	15	English oak	SM	5.4	92
187	10	Great willow	SM	4.8	72
188	1	False spindle - Glaze	M	2.4	18
189	1	False spindle - Glaze	M	2.4	18
190	1	False spindle - Glaze	M	2.4	18
191	18	Common pine	M	5.8	104
192	20	London plane	M	10.9	366
193	12	Common pine	M	4.2	55
194	15	Common pine	M	5.8	104
195	15	Horse chestnut	M	5.8	104
196	11	Small leaf tree	SM	4.8	72
197	18	Common pine	M	5.8	104
198	11	English oak	SM	4.8	72
199	20	London plane	M	10.9	366
200	20	London plane	M	11.4	408
201	11.6	Scots pine	M	13.2	547
202	19	Scots pine	M	7.2	163
203	17	Common ash	M	5.8	104
204	20	London plane	M	11.3	450
205	15	Horse chestnut	SM	5.8	104
206	15	Common pine	SM	5.8	104
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400	15	Common pine	SM	5.8	104

KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
- Category B Tree - Moderate quality (Retention desirable)
- Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
- Category C Tree - Low quality (May be retained but should not constrain development)
- Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
- Category U Tree - Very low quality (Mostly unsuitable for retention)
- Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
- Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
- Shrub mass/offsite tree/out of scope (OOS)

Ancient Tree / Woodland or Veteran Trees

- Ancient tree/woodland or Veteran tree: Important trees that require special consideration
- Ancient tree/woodland or Veteran tree buffer: As per published standing advice from Natural England and the Forestry Commission

Impacts

- Tree / Hedgerow / Group to be removed

Protection measures

- Tree Protection Barrier
- Secondary Tree Protection Barrier - location to allow works within CEZ (only in accordance with detailed AMS)
- Cellular Confinement System (see AMS report for specification)

Construction Exclusion Zone(s)

INSTALLING PROTECTION
Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

RETENTION OF PROTECTION
All protective measures must remain fully intact, vertical (in the case of barriers) and in their approved locations from the outset of the development. They must be maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS
Construction Exclusion Zone(s) are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No new works without the written consent of the Council's Planning Service.
- No trees, shrubs or other vegetation to be removed or damaged.
- No storage of any materials or equipment within the CEZ.
- No use of any chemicals including cement, sealants, etc.
- No features or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No tree shall be left within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquid/waste residues of any other description to be stored or disposed of within close proximity to or drained towards protected areas.

PROJECT TITLE

Bridge Farm, Twyford

DRAWING TITLE

Tree Retention/Removal and Protection Plan

SCALE: 1:1000 @ A1

DRAWING NUMBER: BHA_692_02

DRAWN BY: RH

APPROVED BY: RH

REVISION: C

SHEET: 1

DATE: 09/10/2025

LAYOUT USED WITHIN DRAWING: Site Layout DES/703/101 - Rev 5

CLIENT: Croudace Homes

COORDINATE SYSTEM / DATUM: British National Grid / Newlyn Datum (ADD)

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