MARK WELBY
CONSULTING ARBORISTS

# Arboricultural Report

Including a tree survey, impact assessment and method statement for retrospective planning consent for a garage at

Longmore Cottage, Park Lane, Finchampstead RG40 4PT

Reference: MW.2509.PLF.AIA
Client: Mr M Tongue
Date: 2 October 2025
Revision: -

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# Executive Summary

Trees are a consideration in this retrospective planning application for a garage. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, an arboricultural impact assessment, and a tree protection strategy that includes a method statement for the proposed work.

The garage is already built and has been done so in a sensitive manner.

No trees were removed to facilitate the proposals.

Remedial works to address a couple of issues will be carried out: removal of the pad base under the external staircase and the reduction of the length of the external path.

In summary, the garage extension was installed sensitively, with trees in mind. And had the correct documents been provided before construction, the proposal would likely have been acceptable. As long as the mitigation measures are implemented as outlined, the construction work is concluded to have had a low arboricultural impact and is thus acceptable.

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# 1. Instructions and Terms of Reference

1.1. In August 2025, Mr Mark Tounge instructed me to produce this report to accompany a retrospective planning application for a garage at Longmore Cottage, Park Lane, Finchampstead RG40 4PT.

1.2. Following the recommendations of the British Standard[1], this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.

1.4. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected.

1.5. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.

1.6. A tree's root protection area (RPA) represents a minimum area in $m^2$ that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

## Documents Supplied

- Proposed:4003 - Longmoor Cottage - EXISTING AND AS BUILT.dwg
- Appeal decision: PP/X0360/D/20/3262967
- Refusal of planning: 201278
- Tree Survey: GHA Trees Arboricultural Consultancy Dated: 8th August 2024, reference: GHA/DS/162210:24a
- Tree Report by Green Earth Consultancy (no reference)

[1]BS5837:2012 Trees in relation to design, demolition and construction

# 2. Statutory & Other Relevant Constraints

| Local Planning Authority | **Wokingham Borough Council** |
|---|---|
| Tree Preservation Orders & Conservation Area restrictions<br>Checked at the time of writing using the following link<br>https://maps.waverley.gov.uk/map | |
| Tree Preservation Orders | **Yes: Woodland order: 1744/2020. See Fig 1** |
| Conservation Areas | **None** |
| Forestry Act (1967) | **Gardens are exempt** |
| Ancient Semi-Natural Woodland (ASNW)<br>https://magic.defra.gov.uk/MagicMap.aspx | **Yes: See Fig 2** |
| Ancient Tree Inventory<br>https://ati.woodlandtrust.org.uk/tree-search/?v= | **None** |
| Obvious veteran trees | **None** |
| Sites of special scientific interest (SSSI)<br>https://magic.defra.gov.uk/MagicMap.aspx | **No** |
| Legal covenants and outstanding planning conditions | **Not known** |
| Bedrock: British Geological Survey:<br>https://geologyviewer.bgs.ac.uk/?_ga= | **Bagshot Formation - Sand** |
| Soil: Landis SoilScape<br>https://www.landis.org.uk/soilscapes/ | **Loamy soils with naturally high groundwater** |
| Checked online at the time of writing (information must be verified before any tree work is carried out). | |

## Tree Preservation Orders

2.1. A Tree Preservation Order (TPO) is issued by a local planning authority to protect specific trees, groups of trees, or woodlands for the sake of public amenity. A TPO prohibits actions such as cutting down, topping, lopping, uprooting, or causing intentional damage or destruction to the trees without obtaining written consent from the local planning authority. If consent is granted, it may come with conditions that must be adhered to. This process is regulated by the Town and Country Planning Act 1990.

## Ancient Woodland

2.2. Ancient and semi-natural woodlands are crucial for protecting biodiversity and supporting rare species. They help maintain ecological balance and carry cultural and historical value as reminders of the original forests that once covered much of the UK.

2.3. Planning policies protect these woodlands by requiring local authorities to deny development projects that would harm or destroy ancient woodlands. A development can only proceed if it is

clearly demonstrated that its benefits outweigh the losses. This requirement is supported by the National Planning Policy Framework (NPPF).

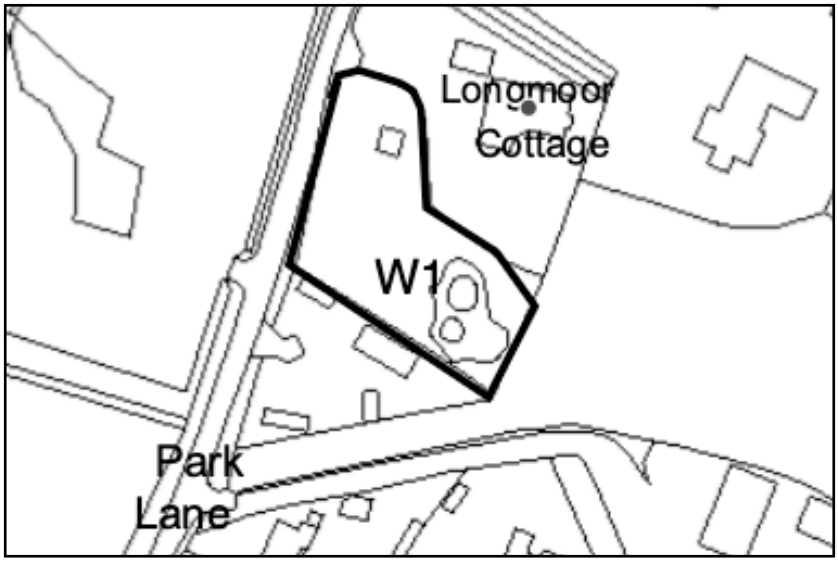



Fig 1: Extent of TPO 1744/2020

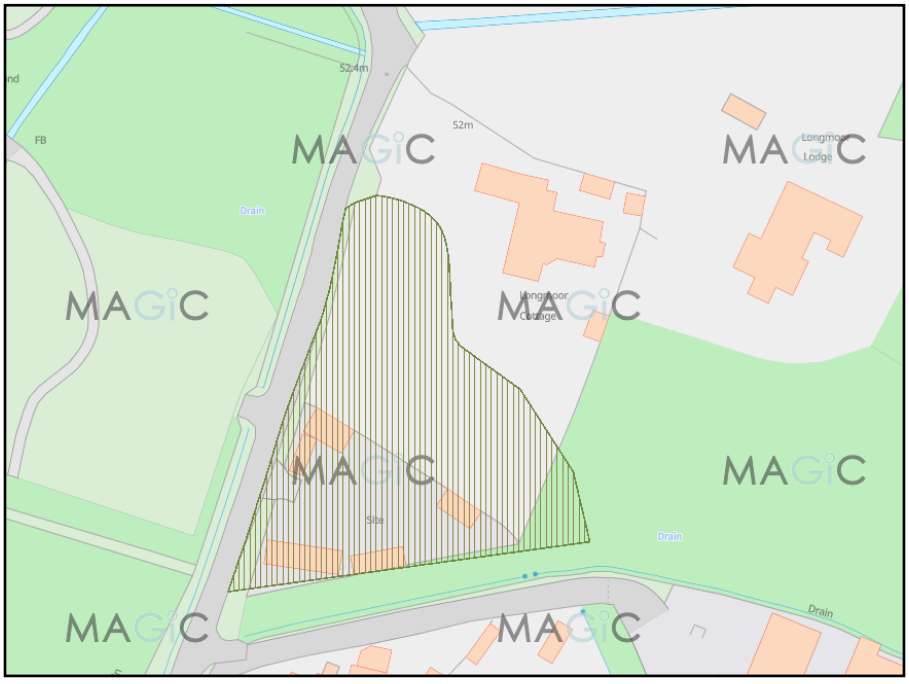



Fig 2: Ancient Semi-Natural Woodland extent. (c) Magic.gov.uk

2.4. Ancient Semi-Natural Woodland (ASNW) includes native trees that have grown and developed naturally. These woodlands have existed for centuries, remaining wooded since at least 1600 AD in England, Wales, and Northern Ireland, and since 1750 in Scotland. They support a variety of plants, fungi, insects, and other microorganisms, making them rich in biodiversity.

2.5. The current Standing Advice from Natural England in terms of development constraints recommends that, for ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage and detriment to the woodland.

# 3. Survey Scope & Methodology

3.1. Tree survey data can be found on the appended plan.

3.2. For the purpose of this assessment, I have only included the three nearest trees. The adjacent woodland species have not been recorded because they are further from the area of construction, and thus, the impact upon them is likely to be less than that upon the recorded trees.

3.3. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.

3.4. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.

3.5. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment[2] (VTA) method.

3.6. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.

3.7. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.

3.8. Tree heights were measured with a clinometer or estimated in relation to those measured.

3.9. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

3.10. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

# 4. Impact Assessment & Mitigation

4.1. As the construction work has already been carried out, my assessment is based on site observations during my visit on September 10th and verbal anecdotal evidence provided at the time.

[2] Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London:H.M.S.O.

4.2. The construction area is within the woodland TPO and the Ancient Semi-Natural Woodland (ASNW).

4.3. The appeal decision (Feb 2015) determined that the impact on trees was unacceptable.

4.4. The Tree Survey submitted with the original application (ref: 201278), subject to the appeal, recorded the beech tree T4 thus: '*This is a large mature tree growing close to the garage. The tree has a girth of 1 m. The tree appeared to be in a safe and sound condition. It does create an attractive feature in conjunction with the line of trees and should continue to develop into an excellent specimen*. It was graded at the time as category A.

4.5. T4 has an asymmetric crown and is a typical woodland specimen. It is at best a category B tree, one of moderate quality. It cannot be category A as such trees can only include '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)'. T4 does not meet that brief.

4.6. That said, the overall woodland group (subject to the TPO and ASNW designation) could certainly be considered category A overall.

## TPO and ASNW Impact

4.7. The TPO covers an area far greater than the area actually covered by trees. It is also a woodland order covering all trees and subsequent regrowth and seedlings. It now extends far into the formal domestic garden space.

4.8. The ASNW mirrors the area of the woodland TPO. It covers the formal garden and extends to cover the land to the south, which is clearly developed and unwooded.

4.9. I am not aware of the planning history for the southern land's development, but the removal of the ASNW in that area is relevant, and it is presumed that it has been deemed acceptable to the local planning authority.

4.10. Furthermore, from my experience, the recommended 15m buffer is often not imposed when the area is a formal garden (relevant to the siting of the garage).

4.11. The use of a woodland TPO is questionable. Such a designation is unusual in a formal garden and is not designed for tree protection in such instances. It is typical for local planning authorities to ascertain which trees (and sometimes groups) are worthy of protection and then to serve an order on those trees only. The imposition of a woodland order on domestic garden trees forces onerous management requirements on the tree owner and thus is comparatively uncommon.

4.12. Nonetheless, none of the protected trees required removal to facilitate the proposals.

## Planning Decision 201278 & Appeal Decision APP/X0360/D/20/3262967

4.13. A previous application was submitted, which went to appeal. This was dismissed by the Inspector.

4.14. Reason 1 of the Refusal stated: 'The extensions to the garage building are within the root protection zone of at least four existing trees that are protected by a Tree Preservation Order and form part of an Ancient Woodland designation. The resulting harm to these trees is significant and represents an unreasonable deterioration of an irreplaceable habitat without any exceptional reasons or compensation strategy'.

4.15. In response to Reason 1 of the Refusal, although the work clearly involved work within RPAs, the assertion that 'harm to the tree is significant' is unsubstantiated and unsupported.

4.16. In line with the Refusal, the main conclusion of the dismissed appeal (March 2021) was that the proposal would harm the protected trees and ASNW.

4.17. The submitted appeal documents, which include a tree report by Green Earth Consultancy (no reference), provided limited details on the construction methodology. Thus, the Inspector concluded that the impact on the trees would be unacceptable.

4.18. The report did reference sensitive foundation design (mini-piles), but the detailed design for this was omitted.

Fig 3: Pad foundation nearest to T4

Fig 4: staircase base and stem of oak T5 (left)

Fig 5: Crude footpath

## Construction

4.19. As shown on the appended plan, the new garage has a larger footprint than the existing one and thus encroaches on the RPAs of adjacent trees (the three closest trees have been surveyed).

4.20. It is presumed that, as the original garage had been in situ for many years, root colonisation under the original slab is less than in the surrounding soft ground.

4.21. The original garage has been removed, whilst its slab was retained.

4.22. The construction work undertaken included retention of the slab and, to provide foundations for the new larger footprint, excavation for pads above which the extended floor was cast. This avoided traditional strip foundations and minimised root impact.

4.23. Although pads were installed within the footprint of the original garage's floor, only two pads were installed outside that, within the RPAs of T4 & T5 (see appended plan). I am informed that this was the only foundation excavation in undisturbed ground within RPAs.

4.24. A staircase has been installed to the west of the garage (Fig 4). This is supported on a concrete slab base. I am informed that this was cast onto a base of crushed hardcore (or MOT type 1), following some minimal excavation.

4.25. A crude footpath has also been installed to the rear of the garage. I am told that this has not been compacted, just laid by hand (Fig 5). This is within the RPA of beech T4.

4.26. The above three points are the most pertinent in this assessment and had the potential to impact the retained and protected trees.

4.27. In addition to the above, the immediate ground around the trees T4 & T5 has been used for storage.

## Proposed Mitigation

4.28. Although construction has occurred within RPAs of protected trees, the overall impact on trees is likely to have been minor when each is examined in detail. Nonetheless, mitigation and remediation are proposed to address the retrospective nature of this application and any arboricultural impact that may have occurred.

1. Removal of all materials from within RPAs
2. Removal of the path from within RPAs
3. Removal of the staircase base and its replacement with wall supports
4. Amelioration of soil within all impacted areas (see appended plan)

4.29. Details of the above are included in the following method statement. Provided all are implemented as outlined, the impact on the adjacent trees will be minimised.

## Compliance with planning policies

4.30. The National Planning Policy Framework (NPPF) (revised 2024) sets out the government's planning policies for England and how these are expected to be applied.

4.31. It is acknowledged at a national level that trees have significant value within our urban environments and that it should be expected that loss of, or impact to, trees of high quality and value will be resisted.

4.32. Wokingham Borough Council's Core Strategy 2010 includes policies CP1 & CP7 that are relevant to trees.

*CP1 – Sustainable development states that:*

*Planning permission will be granted for development proposals that:*

*1) Maintain or enhance the high quality of the environment;*

*CP7 - Biodiversity states that:*

*Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the site's status in terms of its international or national importance.*

*Development:*

*A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or*

*B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or*

*C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:*

*i) Mitigation measures can be put in place to prevent damaging impacts; or*

*ii) Appropriate compensation measures to offset the scale and kind of losses are provided.*

4.33. By avoiding removing any high-quality trees (category A) and minimising impact upon other (protected) trees, I conclude compliance with the NPPF and policies CP1 & CP7.

## Summary

4.34. If the correct tree protection details had been submitted with the original application, this proposal would have been similar to many similar schemes. Thus, consent would have likely been granted.

4.35. Provided the tree protection strategy is implemented as outlined in the following method statement, any impact that may have occurred will be mitigated. Therefore, this application has a low arboricultural impact and is thus acceptable.

4.36. Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

# 5. Arboricultural Method Statement

5.1. The tree protection on this site is subject to implementation as detailed in the following sections.

5.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.

5.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.

5.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.

5.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.

5.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

## Phasing

5.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

| | |
|---|---|
| 1 | Removal of all building materials from within RPAs |
| 2 | Removal of path in of RPAs |
| 3 | Removal of staircase base in RPAs: **under arboricultural supervision** |
| 4 | Amelioration of soil in impacted RPAs: **under arboricultural supervision** |

Table 1: Timing of operations in relation to trees

5.9. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

## Construction Exclusion Zone (CEZ)

5.10. The CEZ is a root-sensitive area where construction activities are to be excluded. The default method of doing so is through the installation of tree protection barriers. If construction access is required in the CEZ then ground protection can be used to facilitate this.

5.11. Everyone engaged in the construction process is responsible for respecting the tree protection measures and observing the necessary precautions within and adjacent to them.

5.12. Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access (unless ground protection is installed);
- No fire lighting.

5.13. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

5.14. Variations from the above may be specified in the following sections of this method statement. This is only acceptable where detailed and will typically be subject to supervision by the arboriculturist.

## Protection Barriers

5.15. Barriers must be fit to exclude construction activity and appropriate to the degree and proximity of work around the retained tree(s). Barriers shall be maintained to ensure that they remain rigid and complete.

5.16. See Appendix *i* for barrier specifications.

5.17. On this project, types TPF 2 or TPF 3 are to be used.

## Ground Protection

5.18. If required to facilitate access within the CEZ (or as shown on the appended tree protection plan), ground protection is to be installed. If not already included on the tree protection plan, it must be approved in writing by the local planning authority before implementation. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.

5.19. Stages of ground protection installation:

1. If required, dismantle barriers and re-erect them to protect any newly exposed CEZ not to be covered by ground protection;

GP1: Tree protection barriers and scaffold ground protection

GP2: Tree protection barriers & trackmat ground protection

2. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees;
3. Lay woven geotextile over the existing ground surface by hand;
4. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
5. Cover compressible layer with side butting scaffold boards, plywood boards of proprietary trackway/trackmats;
6. Confirm surface is acceptable for use with the project arboriculturist;
7. Area ready for construction access;
8. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
9. The boarding will be left in place until the construction works are finished.

5.20. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

5.21. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.

5.22. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

## Site Induction

5.23. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

5.24. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

## Tree Surgery

5.25. Should any pruning work be required, the following must be adhered to once any requisite permissions are obtained.

5.26. All work will be carried out under BS3998[3] industry best practice and in line with any works already agreed upon with the council.

5.27. The statutory protection[4] [5] will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

5.28. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

5.29. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

[3] *BS3998:2010- Recommendations for Tree Work.* London: British Standards Institute

[4] *Wildlife and Countryside Act.* (1981) London: HMSO.

[5] *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

## Stair Support Pad Removal

5.30. No surface removal within RPAs will occur without arboricultural supervision.

5.31. Stages for hard surface removal within tree protection areas:

1. Contact the project arboriculturist to hold a pre-start site meeting and 'toolbox' talk before starting work and oversee the process.
2. A handheld breaker will be used to carefully remove the concrete pad.
3. Where any sub-base is unlikely to contain roots and only on approval from the project arboriculturist, it may also be carefully removed.
4. Any exposed roots and surrounding newly exposed areas are to be covered with up to 200mm of topsoil, from elsewhere on site, or imported topsoil to BS3882 Soil may be placed in the area by plant but must be spread by hand.
5. The area will then be ameliorated using a terravent-style machine or air-spade as per the following section of this method statement.
6. Work records are to be circulated by the supervising arboriculturist and forwarded to the LPA as required.

## Path Removal

5.32. To the rear of the garage, the path surface will be removed back to the rear door.

5.33. No surface removal within RPAs will occur without arboricultural supervision.

5.34. Stages for hard surface removal within tree protection areas:

1. Contact the project arboriculturist to hold a pre-start site meeting and 'toolbox' talk before starting work, and oversee the process.
2. The existing path surface (MOT type 1) will be removed using hand tools only.
3. Any exposed roots and surrounding newly exposed areas are to be covered with up to 200mm of topsoil, from elsewhere on site, or imported topsoil to BS3882 Soil may be placed in the area by plant but must be spread by hand.
4. The area will then be ameliorated using a terravent-style machine or air-spade as per the following section of this method statement.
5. Work records are to be circulated by the supervising arboriculturist and forwarded to the LPA as required.

## Soil Improvement in RPAs

5.35. In the soft ground within the areas shown on the appended plan (primarily the RPAs of oak T5 and beech T4, including the newly exposed ground following the demolition of the southern

section of the building, the stored materials will be removed and the soil will be ameliorated as follows.

5.36. A Terravent machine (or similar) or an air-spade will be used to inject air at high pressure into the ground. This has the effect of fracturing any compacted ground and improving soil structure. The terravent probe can also administer soil improvers.

5.37. Once complete, the demolition area shall be dressed with good-quality topsoil, if not already applied.

5.38. Local companies that provide this service include Arboraeration (https://arboraeration.com), and Bartlett Tree Experts (https://www.bartlett.com/residential-tree-services).

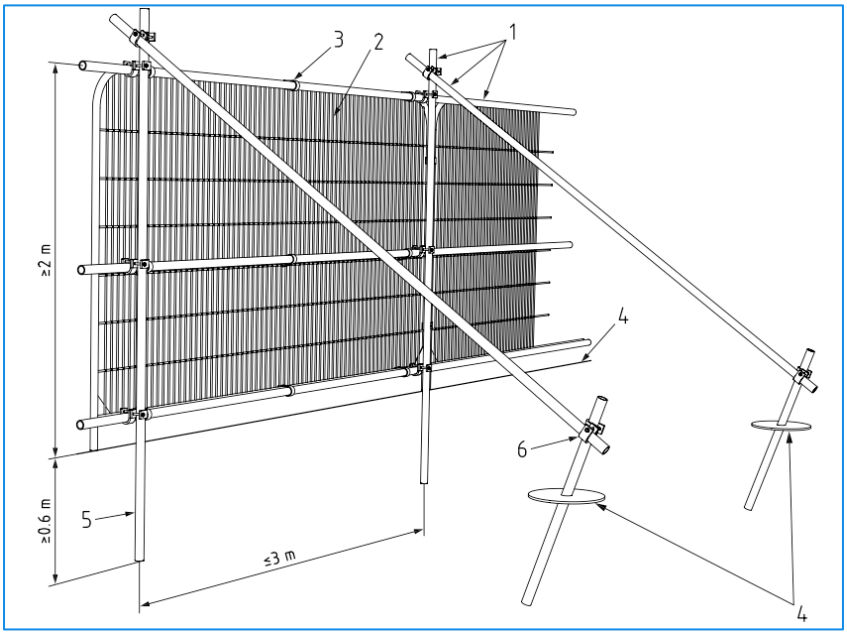
5.39. Basic methodology

1. Identify sensitive area;
2. Remove any tree protection measures to provide access;
3. Mark out a 1m matrix for treatment (where existing understorey vegetation allows reasonable access);
4. Treat the area with Terravent or air-spade (air-lance);
5. Dress with topsoil or mulch to approximately 150mm depth where the soft ground has been newly exposed;
6. On completion of the work a report will be submitted to the local planning authority to demonstrate compliance with the detials outlined in this document.

# 6. Limitations of Use and Copyright.

# Appendix

# i. Tree Protection Barriers




*1 Standard scaffold poles*
*2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels*
*3 panels secured to up rights 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*

TPF1: Default specification for protective barrier (Fig 2 from BS5837:2012)

TPF 2: Alternative fencing option: scaffold uprights with backstay

TPF 3:Alternative fencing option: on boots with backstay

TPF 4: Plastic barrier for low intensity areas of construction

TPF 5: Chain-link for low intensity areas on large projects

# ii. Tree Categories Explained

| BS5837:2012 Table 1 -**Cascade chart for tree quality assessment** | | | |
|---|---|---|---|
| **Category and definition** | **Criteria (including subcategories where appropriate)** | | |
| **Trees unsuitable for retention** (see Note) | | | |
| **Category U**<br><br>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)<br>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>*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<br>*NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.*** | | |
| | **1 Mainly arboricultural qualities** | **2 Mainly landscape qualities** | **3 Mainly cultural values, including conservation** |
| **Trees to be considered for retention** | | | |
| **Category A**<br><br>**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) |
| **Category B**<br><br>**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 |
| **Category C**<br><br>**Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm | 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 |

# iii. Protection Plan

See the following page

# BS5837 Tree Survey: Trees & Groups to be Retained

## Retained Trees / Groups

| Ref | Species | Common Name | Height | Stem Diameter | Crown Clearance | Age Class | Observations | Tree Surgery | Est. Remaining Contribution | Date Surveyed | BS Cat | RPA Radius | RPA Area | No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T4 | Fagus sylvatica | Common beech | 16m | 390mm | 6m | Mature | Fair condition. Slight lean south-east | | 20 Years | 25/9/2025 | B1 | 4.8m | 72m² | 1 |
| T5 | Quercus robur | Pedunculate oak | 15m | 530mm | 7m | Mature | Fair condition. Some deadwood. | | 20 Years | 25/9/2025 | B1 | 6.3m | 124m² | 1 |
| T11 | Quercus robur | Pedunculate oak | 18m | 720mm | 8m | Mature | Fair condition | | 40 Years | 25/9/2025 | B1 | 8.7m | 238m² | 1 |
| | | | | | | | | | | | | | Total :3 | |


Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
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# denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).

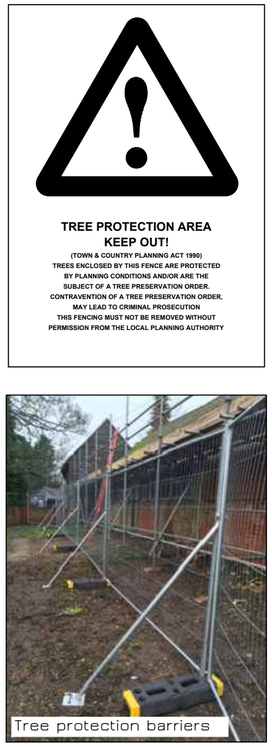
## Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Inside the exclusion zone, the following shall apply:
- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:
- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

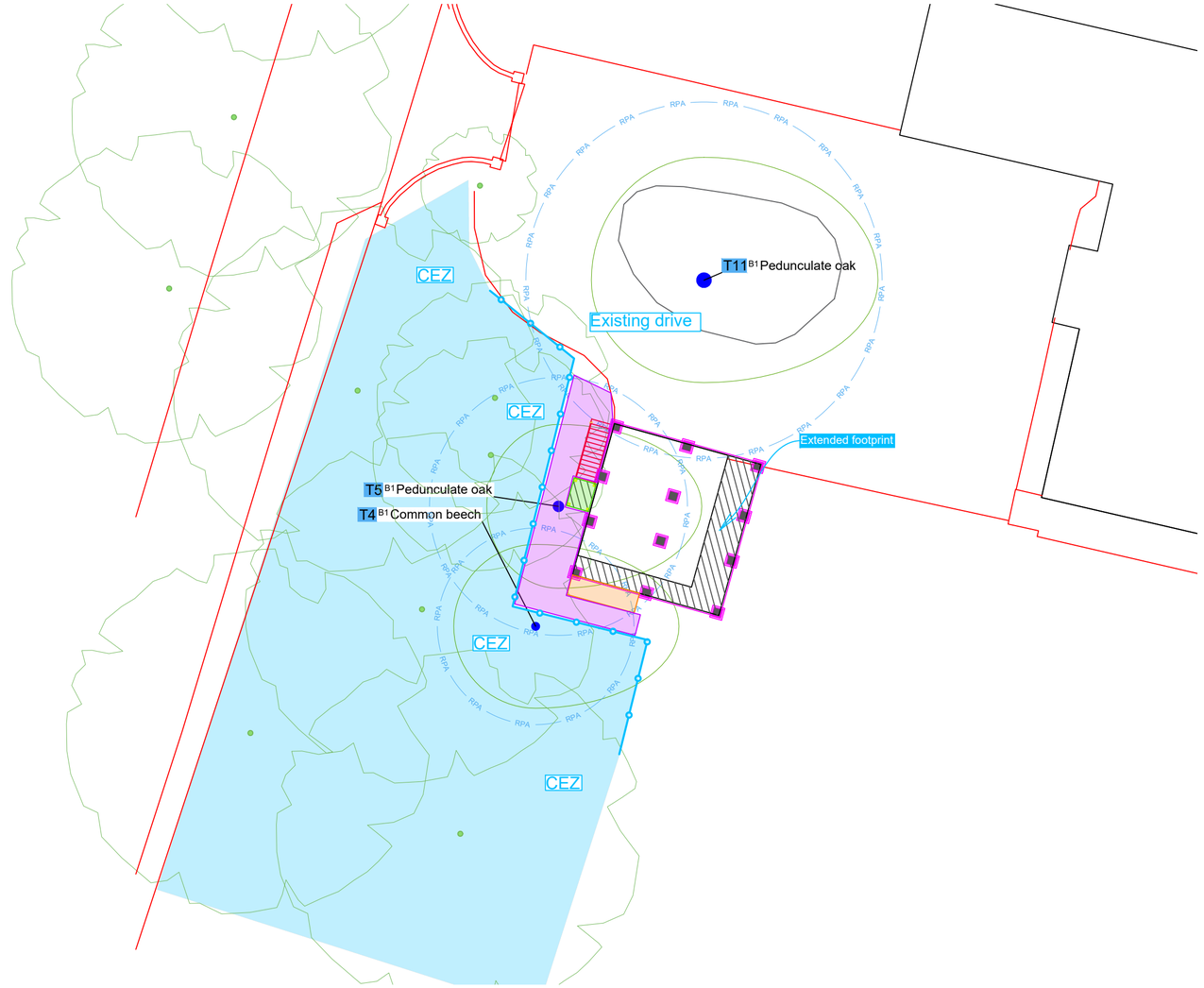
All weather signs shall be erected at reasonable intervals on the barriers. See example inset




Tree protection barriers

## BS5837:2012 Cascade chart for tree quality assessment

| Category & Definition | Criteria (including subcategories where appropriate) | | |
|---|---|---|---|
| **Trees unsuitable for retention** | | | |
| **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)<br>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>• 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<br>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve | | |
| **Trees to be considered for retention** | | | |
| | 1. Mainly arboricultural qualities | 2. Mainly landscape qualities | 3. Mainly cultural values, including conservation |
| **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) |
| **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 |
| **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 |




Base plan/site survey reference: 4003 - Longmoor Cottage - EXISTING AND AS BUILT.dwg

NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

N

| REV: | DATE: | UPDATES: | DRAWN: |
|---|---|---|---|
| | | | |
| | | | |

1:200 — 2.0 | 4.0 | 6.0 | 8.0 | 10.0 | 12.0m

- T1 Oak / TPO ref — Tree ref/category/species & TPO ref
- RPA — Root protection area
- Crown spread
- CEZ — CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.
- Removal of slab and amelioration of soil. See method statement
- Removal of path and amelioration of soil. See method statement
- Removal of stored materials and amelioration of soil. See method statement

BS 5837:2012 Tree Quality Categories
- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/5837FAQ
Or scan this QR code:

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

Longmore Cottage,
Park Lane, Finchampstead
RG40 4PT

Date: 02/10/2025
Scale: 1:200 @A2

DWG Ref: MW.2509.PLF.TPP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