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Arboricultural Implications Report
Proposed extension of
No. 354 Barkham Road
Wokingham
Berkshire

December 2025

Ref. SJA air 25088-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the property are to be removed. The proposed removal of a silver birch and ornamental hedge will represent no alteration to the main arboricultural features of the property, and only a very minor alteration to the overall arboricultural character of the property and will not have an adverse impact on the arboricultural character and appearance of the local landscape

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The incursions into the Root Protection Areas of trees to be retained are within acceptable limits, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. As the proposed extension will not result in the removal of trees or hedgerows that are of significant landscape value, including ancient and veteran trees, and they maintain and enhance existing green infrastructure, they comply with local planning policies TB21 CC03 and Core Policy CP7.

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1. Methodology
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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by M Claughton Limited to visit 354 Barkham Road, Wokingham, and to survey the trees growing on or immediately adjacent to this property.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed extension of the property; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report has been amended to take account of the revised site layout. There are no changes in terms of the baseline assessment. The revised layout has improved the arboricultural impacts of the scheme in relation to the relationship between the proposed alterations to the building and the retained trees (Section 5) and RPA incursions (section 6). In addition, the method statement at **Appendix 2** includes greater detail on construction methodology.

1.2.2. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements.

1.2.3. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (hereinafter ‘BS5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. *The British Standards Institution*.

“assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.4. The proposed development comprises the construction of a double storey dwelling and rear extension of the existing dwelling along with re-instated access and proposed parking.

1.2.5. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Edward Janes of SJAtrees on Thursday the 13th March 2025. Weather conditions at the time were scattered cloud with occasional showers. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The property is approximately 0.5ha in size and is located on the south side of Barkham Road, as shown at **Figure 1** below, which abuts the north site boundary. The east and west boundaries adjoin residential properties on Barkham Road and Bowles Barn Close. The south and the southern section of the west boundaries adjoin grassed fields.

² Ibid., p.1, Introduction.



Figure 1: Site location shown on Google aerial image

1.4.2. The property is on ground that rises from the south (low points 61.33m OAD) to its northern end (67.5m OAD) adjacent to Barkham Road, and currently comprises a bungalow, outbuildings, an area of recently cleared land, and a small wooded copse in the southern section of the property.

1.4.3. Historical maps indicate that the property was within the curtilage of an agricultural field associated with Dole's Farm, which remained undeveloped agricultural land until the early-twentieth century, when the surrounding areas were developed for residential housing. The property itself is not shown developed until the OS map dated 1961. It is interesting to note that no woodland is recorded on any of the OS maps, which indicates the wooded copse is recent secondary woodland.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the property overlies Bagshot Formation (sand) with no information on the likely superficial deposits in the area.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on

the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a freely draining, slightly acid, loamy soil.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. Thirty-three of the surveyed trees are covered by tree preservation orders (TPOs) nos. 1963-2023, 1881-2022 and 1167-2007. The map in the TPO is reproduced at **Figure 2** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

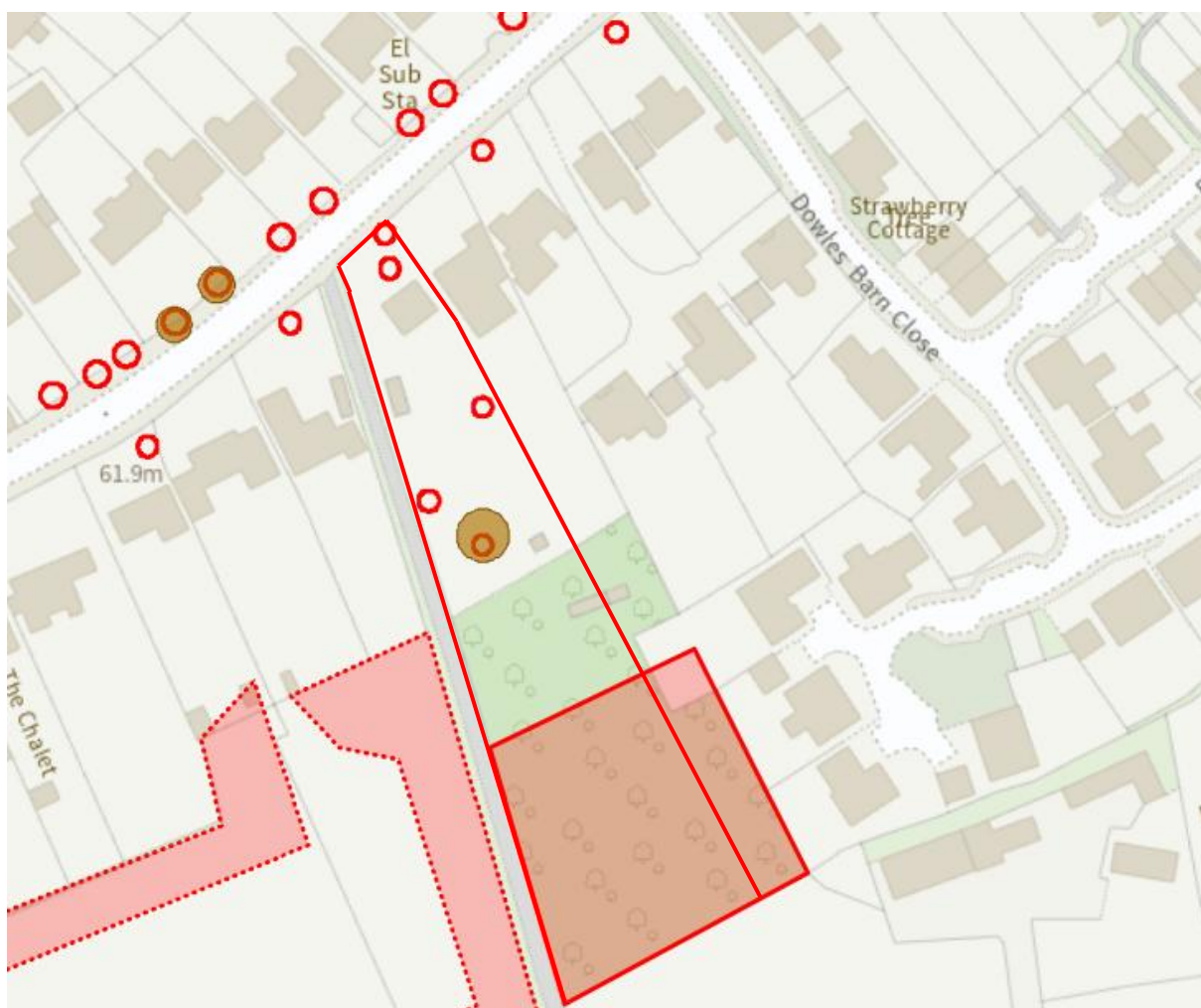


Figure 2: Extract from the TPO map, showing area of trees covered by the Order

1.6.2. The property is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the property that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the property that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two applications for minor works; but no previous house holder applications. One of the applications was a tree works application to fell an oak (T8 of TPO no. 1169-2007), which was granted consent in September 2023.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed places" the NPPF states: **"Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built

³ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

2.2.4. Paragraph 136 in this section states: “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 162: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures . Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 187, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: “Planning policies and decisions should contribute to

and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; [...]

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Wokingham Borough Core Strategy adopted in 2010 and the Managing Development Delivery Plan adopted in 2014.

2.3.2. Core Strategy Policy CP7 – Biodiversity states:

“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 status of the site 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.”

2.3.3. Policy CC03 – Green Infrastructure, Trees and Landscaping of the Managing Development Delivery Plan includes the following section that is relevant to existing trees:

“2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development

b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways

c) Promote the integration of the scheme with any adjoining public open space or countryside

d) Protect and retain existing trees, hedges and other landscape features

e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.”

2.3.4. **Policy TB21 - Landscape Character** of the Managing Development Delivery Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

“1. Proposals must demonstrate how they have addressed the requirements of the Council’s Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.

2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.”

2.4. Neighbourhood planning policy

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the property is found.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 41 individual trees, three groups of trees and three hedges growing within or immediately adjacent to the property. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The property benefits from a mature arboricultural character, including several large mature English oaks and a Scots pine along with a small, wooded copse in the southern section of the site that are significant features of the property and wider landscape. These establish trees are growing along the periphery of the property, some appear to be relicts of the historical field patterns and footpath (PRoW no. WOK133), but the woodland appears to be a more recent addition to the landscape.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**landscape features**.” The individuals and groups of trees within or adjacent to the property, whose attributes we consider meet these criteria, are as follows:

- the mature trees (nos. 1, 2, 5 and 7), which are readily visible from Barkham Road or the public footpath;
- the recent secondary wooded copse (G2) growing in the southern section of the site, which is readily visible from the public footpath; and
- the off-site poplars (nos. 33-38) growing on the west of the public footpath.

3.2.2. There are 28 mature trees growing on or immediately adjacent to the site; but eight of these (nos. 17, 18 and 33-38) are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 20 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.2.3. There are no category 'A' trees but there are 17 category 'B' specimens. The remaining 24 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.4. All the groups of trees and hedges have been assessed as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the updated proposed site layout have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies the trees to be removed to accommodate the proposed development, because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.3.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁴

⁴ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, one individual tree and a hedge are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
6	n/a	Silver birch	2.5m	80mm est.	Young	C (1)
H3	n/a	Cotoneaster	Max 1.5	Max 50mm est.	Semi-mature	C (2)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. There are no changes to the impacts in respect to tree removals when compared to the previously submitted layout and report.

4.2.2. All those trees or groups of trees that constitute the main arboricultural features of the property and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.3. As there are no ancient or veteran trees on site, none will be removed.

4.2.4. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.5. Both features to be removed are assessed as category 'C', as they are of low value due to their small size and limited merit in terms of amenity, biodiversity and arboricultural quality. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.6. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the birch and hedge will represent no alteration to the main arboricultural features of the property, and only a very minor alteration to the arboricultural character of the wider area.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. The south canopy of the English oak no. 5 is to be crown lifted to 7m above ground level to accommodate the proposed first floor extension.

5.2. Assessment

5.2.1. The proposed pruning requires the removal of a single limb, back to the trunk, as shown in **Photographs 1 & 2** below. Whilst pruning of large mature oaks should generally be avoided, in this instance, the branch to be removed has limited foliage associated with it, as a result of historical management and natural shading, such that its removal will have minimal impact on the overall photosynthetic area of the tree, nor to the amenity the tree provides.



Photograph 1 and 2: Showing the branch to be removed from the English oak no. 5 highlighted in red dashed outline

5.2.2. As a species, oak is not intolerant of selective pruning because of its ability to compartmentalising wounds and heartwood resistance to decay, so pruning is unlikely to lead to significant dieback or the formation of columns of decay.

5.2.3. The proposed eaves height closest to the tree is 4.45m above ground level, the roof then rises to the ridge height (7.4m above ground level). The oak's canopy extends over the roof for 2.5m, so based on the pitch of the roof the roof height at 2.5m is 5.88m above ground level. As such, the proposed pruning will provide sufficient clearance for construction.

5.2.4. The extent of pruning proposed is minor. The diameter of the final cut will not exceed one-third of that of the parent trunk. As only a single branch is to be pruned, this will have an insignificant effect on the health and physiological condition of the tree and the work complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.5. In terms of impact upon the landscape, the proposed pruning is minor in extent and will be largely screened in views by either the remainder of the tree's canopy, or by other trees growing within or adjacent to the property. It will have little effect on the appearance of the tree when viewed from outside the property itself, and accordingly will not detract from the character or appearance of the local area.

5.2.6. The proposals also include a rear extension beneath the canopy of the Scots pine no. 7. However, the low canopy to the north is at least 5m above ground level, as shown in **Photograph 3** below, which will give sufficient space for construction. The updated layout has reduced the length of the rear extension so that the relationship between the canopy and the extension is improved providing additional clearance.



Photograph 3: Showing the canopy clearance of Scots pine no. 7

5.2.7. Following the pruning specified, the proposed extension proposals will be at least 3.5m from the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated the root protection areas ('RPAs') of these specimens, in accordance with the criteria set out in section 6 of the British Standard BS5837: 2012. The RPA is defined in this document as a "layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority".⁵

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁶, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed extension and driveway will encroach within the RPAs of four of the trees to be retained. These are shown in **Table 4** below.

⁵ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁶ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA	Area of 'EUG' ⁷ in RPA	Extent of incursion into EUG	% of EUG
1	English oak	Proposed re-instatement of driveway	374.6m ²	33m ²	8.8%	311.5m ²	0m ²	0%
2	English oak	Proposed re-instatement of driveway	706.9m ²	57.2m ²	8.1%	666.9m ²	0m ²	0%
5	English oak	Proposed re-instatement of driveway	228.0m ²	37.2m ²	16.3%	202m ²	0m ²	0%
7	Scots pine	Proposed extension foundations	479.9m ²	16.1m ²	3.4%	n/a	n/a	n/a
		Proposed paving		6.2m ²	1.3%	n/a	n/a	n/a

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions into the RPAs of trees nos. 1, 2 and 5 are by the proposed driveway. The property already benefits from an access from Barkham Road (as shown in **Photograph 4**. However, years of neglect have left the existing surface covered by leaf litter and soil, so it is not visible. It is assumed that the driveway extends towards the property and to the existing garage 6m south of the dwelling.



Photograph 4: Google street view dated April 2009 showing the existing drive to the property

⁷ 'EUG' – acronym for 'existing unsurfaced ground', as per BS5837: 2012, para. 7.4.2.3: "New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA."

6.2.2. The proposed driveway will utilise the footprint of the existing surface to reinstate an access, which will require some exploratory work in the first instance to determine the extent. The new driveway will be installed above the existing soil level, i.e. the new surface will be built up on top of the existing driveway and the currently unsurfaced areas to avoid the need for excavation.

6.2.3. In addition to the driveway, patio areas are also shown on the plan within the RPAs of retained trees. These can also be installed above the existing soil surface to avoid the need for any excavation within the RPAs.

6.2.4. These areas extend to no more than 16.3% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837⁸.

6.2.5. The proposed hard surfaces will be installed no deeper than the existing surface or above the existing soil level, so there will be no excavation within the RPAs of the retained trees, and no impacts in that regard. The new and replacement surfaces can also incorporate an appropriate cellular confinement system, filled and finished with suitable porous materials, to minimise soil compaction. To ensure no damage occurs to the roots or rooting environments of the relevant trees, a detailed arboricultural method statement should be completed prior to commencement of works to ensure this element is supervised and does not result in harm to the retained trees.

6.2.6. The updated layout shows a reduction in the length of the extension, which reduces the incursion within the RPA of Scots pine no. 7 to 3.4% of the RPA. To mitigate the potential adverse impacts of the installation of foundations, a pile and beam solution is to be utilised. The preliminary pile location plan includes the pile locations along a cross section detailing the existing ground level and outline of the ground beams.

⁸ BS 5837, paragraph 7.4.2.3.

6.2.7. The first 750mm of the holes for piles shall be dug by hand, under arboricultural supervision. If roots larger than 25mm diameter are encountered they shall be retained and protected, and the pile or pad will be relocated. The arboricultural consultant shall cut cleanly any smaller roots. If roots larger than 25mm diameter are accidentally damaged, the arboricultural consultant will assess the damage and undertake any necessary remedial works.

6.2.8. Exposed roots will be covered with sand or hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

6.2.9. Once dug, the holes for the piles shall be lined with appropriate materials to prevent the leaching of wet concrete into the soil. For piles, precast concrete pipes or heavy-duty PVC tubing may be appropriate.

6.2.10. If back filling is needed around piles, a sharp sand and topsoil mix will be used (builders' sand will not be used as it has a high salt content and may be toxic to trees). This will be firmed and consolidated in layers, by hand; no mechanical plant will be used.

6.2.11. As shown on the preliminary piling plan (shown below at **Figure 4**, the ground beams will be laid below ground level as the extension needs to tie into the existing finished floor levels of the bungalow, the depth of the beam is not detailed, but this is expected to be between 250mm to 500mm. The excavation required within the RPA shall be done by hand, under direct arboricultural supervision using spades, shovels, forks or picks.

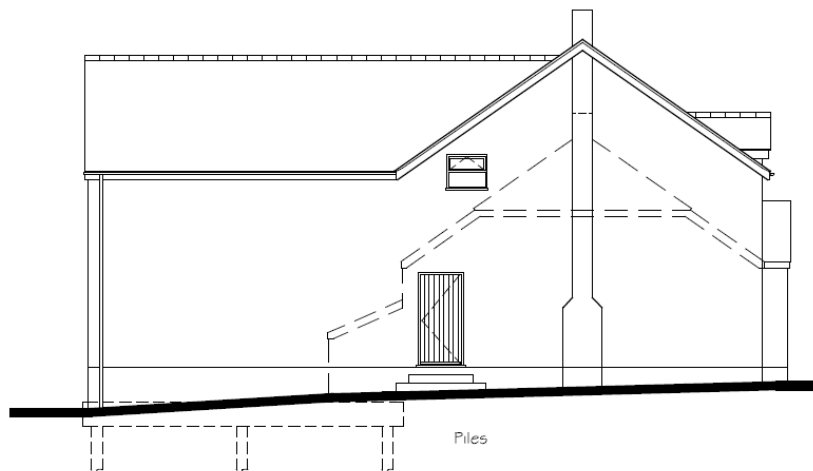


Figure 4: Extract from preliminary piling plan showing relationship between the proposed foundation (pile and beam shown in thin dashed lines) and the ground level (solid bold black line)

6.2.12. To further minimise the risk of significant harm to the pine tree, there is the opportunity for the soil used by the tree for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPA of the pine could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition.

6.2.13. In this case, the pine is of average physiological condition, is of a species notably tolerant of disturbance, and the foundation design aims to minimise the depth of excavation as far as possible. As such, it is our assessment that the pine can remain viable by being able to root in other areas, contiguous to its RPA, and the soil environment in which it is rooting can be improved. Therefore, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.14. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

7. RELATIONSHIP OF RETAINED TREES TO PROPOSALS

7.1. Shading

7.1.1. As the proposals incorporate enhancements to an existing dwelling, the relationship between the trees and the dwelling will be similar. The existing dwelling is in close proximity to the English oak no. 5 and Scots pine no. 7, which will remain the case. The rear extension will decrease the distance from the dwelling to the tree; however, the design of the rear extension provides the main doors and windows with a western aspect to face away from the tree to avoid direct sight lines from inside the dwelling to the pine.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. This might be driven by proximity to retained trees, wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. The proximity of the trees to the existing dwelling is similar to the proposed alterations, so ongoing regular monitoring and maintenance of the trees will be required, so that any defects or decay are noted and acted on to prevent failures; but this is already the case, and no different to the monitoring and maintenance required of most urban trees. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”⁹, stated at paragraph 5.11 (1) (ii) that “incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”¹⁰

7.3.2. Whilst this document was superseded in March 2014 by online government guidance on ‘Tree Preservation Orders and trees in conservation areas’ (www.gov.uk), this is sound advice. This suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. The existing trees will continue to grow in the future; and in time, in common with all trees in urban and suburban areas, it is possible that some pruning will be required to keep them clear of buildings. However, any future pruning can be controlled by the LPA as the retained significant trees are covered by a TPO, an application to prune would have to be made and consented to. In this way, the LPA would control both the extent and quality of pruning required.

⁹ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹⁰ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹¹

¹¹ BS 5837:2012, 5.3.4.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the property are to be removed. The proposed removal of a silver birch and ornamental hedge will represent no alteration to the main arboricultural features of the property, and only a very minor alteration to the overall arboricultural character of the property and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. The incursions into the Root Protection Areas of trees to be retained are within acceptable limits, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the property, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 of the National Planning Policy Framework.

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained *wherever possible***”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

8.2.3. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed extension will not result in the removal of trees or hedgerows that are of significant landscape value, including ancient and veteran trees, and they maintain and enhance existing green infrastructure, they comply with local planning policies TB21 CC03 and Core Policy CP7.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹², trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹³ growing within or immediately adjacent to the property; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁴. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';

¹² BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

¹³ Ibid., 4.4.2.7

¹⁴ Ibid., 4.4.2.3

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees and hedgerows that are important landscape features, such that their removal would be contrary to local planning policies: specifically, Policy CC 03 of the Managing Delivery Development Plan, as set out above; and

A1.2.5. our assessment of the trees' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule.

A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁵.

A1.2.9. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹⁶.

A1.2.10. The 'Root Protection Areas' (RPAs)¹⁷ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive

¹⁵ BS 5837, 4.5.10.

¹⁶ Ibid., 5.1.1.

¹⁷ Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁸.

A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

¹⁸ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation and

A2.4.1. To avoid soil compaction and the resulting impairment of tree root function, the ground between the protective fencing and the proposed driveway and extension shall be covered by appropriate ground protection, in accordance with the recommendations at Section 6.2.3 of BS 5837: 2012. The places where this is to be done is are **hatched pink** on the TPP.

A2.4.2. For pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards (temporary aluminium roadway such as 'Trakway' or similar, or interlocking plastic tread boards such as "Ground-Guards" or similar) will

be placed above a compressible material (a 150mm depth of woodchip might be appropriate), laid onto an appropriate geotextile membrane (such as 'Terram').

A2.4.3. For wheeled or tracked traffic exceeding 2t, ground protection will be designed by a structural engineer, in conjunction with the arboricultural consultant, to take account of the type of soil and the likely loadings to which it will be subjected. This will also be laid on top of a compressible material above a geotextile membrane.

A2.4.4. The ground protection will only be removed once all construction works are completed. The arboricultural consultant will be informed in advance of when this is intended to be done.

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in **Figure 3** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Ground protection

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Proposed driveway construction

A2.7.1. To prevent unacceptable root damage, the proposed driveway and other areas of hard standing located within the RPAs of tree nos. 1, 2, 5 and 7 shall be constructed to the specification given below, in accordance with the recommendations of Section 7.4 of British Standard BS 5837. An illustration of these principles can be found at *Figure 3* below.

A2.7.2. Within RPAs there shall be no lowering of existing soil level and no digging will be undertaken: all parts of proposed hard surfaces shall be constructed above existing ground level. This is to ensure that roots are not severed, soil is not compacted, and oxygen can continue to reach roots beneath the engineered surface. No stripping of turf or topsoil shall be undertaken: herbaceous (non-woody) vegetation should be cut as close to ground level as possible and be raked off by hand; shrubs will be grubbed out using hand tools, and tree stumps will be ground out rather than dug or grubbed out.

A2.7.3. Any hollows shall be filled with sharp sand; and to prevent compaction of the soil structure, a biaxial geotextile grid ('geogrid', such as 'Tensar') or a permeable geotextile membrane (such as 'Treetex' or 'Terram') of an appropriate specification for the particular characteristics of the soil and for anticipated loads shall be laid on the ground beneath the footprint of the proposed hard surface, and be secured with pegs or pins driven through it into the ground.

A2.7.4. Edge supports of an appropriate size and strength should be laid above ground level, on top of the geogrid, either on a concrete haunching, or flat on the geogrid itself, secured with pegs or pins driven into the ground. If concrete haunching is used, a strip of heavy-duty polythene will be laid beneath it, on top of the geogrid, to prevent the leaching of wet cement into the soil. The outer side of the edge supports should be banked up with topsoil, graded down to existing ground level.

A2.7.5. A perforated cellular confinement system ('geoweb') shall then be laid above this. The grade and type of this web shall be selected by a structural engineer to ensure that anticipated loads can be supported without causing any additional compaction of the soil structure beneath. A 200mm standard cell width should be used; cell depth should normally be a minimum of 150mm for drives. Where more

than one strip of geoweb needs to be employed, the cellular structure will be maintained by stapling adjacent sections together using 10mm galvanised staples.

A2.7.6. The geoweb shall be filled with an angular aggregate with a particle size of between 15mm and 40mm, with no fines (to permit vertical gaseous diffusion). Care will be taken that trucks do not drive onto the area to deposit the aggregate; it should be tipped at the edge of the area and then pushed into position and compacted so that machinery moves only on the sub-base and not on the ground either side of it. A temporary wearing course may, if necessary, be laid above this for the duration of the construction works.

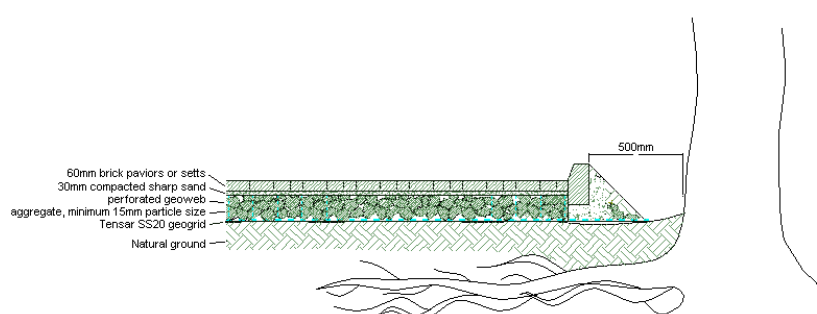


Figure 3 Illustration of a typical above-soil hard surface next to trees.

A2.7.7. A permeable geotextile membrane (such as 'Treetex' or 'Terram') will be laid on top of the geoweb to prevent sand or other materials used as the base of the wearing course falling into the no-fines aggregate below.

A2.7.8. The wearing courses shall be of a permeable and gas-porous nature such as washed gravel, shingle, cobbles or dry-jointed paviours, bricks, or blocks on a sand foundation. Permeable tarmacadam may be acceptable; concrete and binding gravels (such as hoggin) should not be used except for footpaths.

A2.7.9. Construction should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

A2.8. Proposed foundations

A2.8.1. The foundations of the proposed extensions to the boundary wall either side of the new access drive shall be of a pile and beam type design rather than of trench-fill. Digging for pads shall be done by hand under direct arboricultural supervision. The first 750mm of the holes for piles shall be dug by hand, under arboricultural supervision.

A2.8.2. If roots larger than 25mm diameter are encountered they shall be retained and protected, and the pile or pad will be relocated. The arboricultural consultant shall cut cleanly any smaller roots. If roots larger than 25mm diameter are accidentally damaged, the arboricultural consultant will assess the damage and undertake any

necessary remedial works. He will report to the client the extent of the damage and any long-term effect to the tree's stability or health.

A2.8.3. Exposed roots will be covered with sand or hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

A2.8.4. Foundations or excavations to depths greater than 750mm will be completed by machinery positioned and operated from outside the RPAs and canopy spreads. If there is no alternative to locating excavators or piling rigs within canopy spreads, such machinery must be of a size and working height which, in operation, can be accommodated without damaging tree trunks or branches; if there is no alternative to placing excavators or piling rigs within RPAs, the ground below first must be protected from compaction by being covered by an appropriate material such as aluminium box panel track way, steel plates, or similar.

A2.8.5. Once dug, the holes for the pads or piles shall be lined with appropriate materials to prevent the leaching of wet concrete into the soil. For piles, precast concrete pipes or heavy-duty PVC tubing may be appropriate.

A2.8.6. If back filling is needed around piles or pads, a sharp sand and topsoil mix will be used (builders' sand will not be used as it has a high salt content and may be toxic to trees). This will be firmed and consolidated in layers, by hand; no mechanical plant will be used.

A2.8.7. The beams will be laid no deeper than 500mm below existing soil level; any hollows will be filled with sharp sand.

A2.8.8. If there is no alternative to setting foundations or ground beams into the soil inside RPAs, excavation depth shall be done by hand, under direct arboricultural supervision using spades, shovels, forks or picks. All roots that are encountered will be severed cleanly by the arboricultural consultant unless he judges them to be too large to cut.

A2.8.9. If the soil is of a friable nature the sides of the foundation trench will be shuttered and braced as necessary to prevent soil collapse and exposure of roots. Thereafter, the trench may be completed by machine.

APPENDIX 3

Tree Survey Schedule



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(Operations)

Tree Survey Schedule

**354 Barkham Road, Wokingham,
Berkshire**

SJA tss 25088-01

March 2025

Tree Survey Schedule: Explanatory Notes

354 Barkham Road, Wokingham, Berkshire

This schedule is based on a tree inspection undertaken by Edward Janes of SJA trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 13th March 2025. Weather conditions at the time were scattered cloud and occasional showers. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Orders nos. 1169/2007, 1936/2023 and 1881-2022, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant live branch.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, and a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irremediable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees 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.

- (1) 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).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

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

- (1) 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 minor 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.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) 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 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE
354 Barkham Road, Wokingham, Berkshire

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
1	1169-2007-T10	English oak	20m	910mm	N 9.3m E 8.5m S 5.5m W 5.2m	4m	3m	Mature	Below average	Moderate	Off-site tree; no significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; three-stemmed from 4m showing well formed tensile unions; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average deadwood in crown; slight reduction in canopy bud density; several minor branch failures throughout crown showing moderate decay and poor occlusion; significant roadside feature; readily visible from Barkham Road.	B (2)
2	1169-2007-T5	English oak	22m	1000mm ivy	N 7.9m E 5.7m S 4.7m W 5.8m	3.5m	3.5m	Mature	Below average	Moderate	No significant defects observed at base; dead ivy-covered trunk; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; small cavities forming at sites of previous pruning wounds; above average deadwood in crown; well formed tensile main unions and tensile unions throughout rest of crown; several historic minor branch failure wounds showing moderate decay and occlusion; average canopy bud density for species; significant component of group in which it stands; readily visible from Barkham Road.	B (2)
3-4		English oak	15.5m	#3 275mm ivy #4 265mm ivy	2m	3m	3m	Semi-mature	Below average	Indifferent	No significant defects observed at bases; both single upright trunks; well formed tensile main unions and tensile unions throughout rest of crowns; much epicormic growth on major structural branches within inner canopies, suggestive of reduced physiological function; of low quality and limited arboricultural value; inessential components of the group in which they stand.	C (2)
5	1169-2007-T6	English oak	19m	710mm	N 3.5m E 7.1m S 9.3m W 8.9m	2m	4m	Mature	Below average	Moderate	Prominent buttress roots; well formed tensile main unions and tensile unions throughout rest of crown; deadwood up to 150mm in diameter, est. in lower crown; above average deadwood in crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slight reduction in canopy bud density; significant component of group in which it stands; readily visible from Barkham Road; identified as a notable specimen in the ancient tree inventory; however, specimen is consistent in size with several other oaks in the area and does not appear to be especially large for the area.	B (2)
6		Silver birch	2.5m	80mm est.	1m	0.5m	1m	Young	Below average	Indifferent	Unremarkable tree of very limited merit.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
7	1169-2007-T7	Scots pine	20m	1030mm	N 9.3m E 8.5m S 8.3m W 9.2m	5m	3m	Mature	Average	Moderate	Prominent buttress roots; no significant defects observed at base; trunk bifurcation at 5m showing acute yet tensile union; deadwood up to 150mm in diameter, est. in lower crown likely due to cladoptosis triggered by lack of available light and not a reflection of the tree's physiological condition; minor deadwood throughout crown, consistent with age and species; crossing and rubbing branches throughout structure; pruning wounds on lower trunk consistent with crown raising showing no evidence of internal decay or occlusion; tensile unions throughout crown; foliage of average size density and colour; dominant, evenly spread crown; obscured from majority of public view but significant feature of internal landscape; particularly good example of species; upper crown visible in short narrow glimpses from Barkham Road and visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (1)
8		Leyland cypress	16.5m	3 stems @ 295mm est.	NE 4.5m SE 4.1m SW 2.6m NW 3.1m	2m	2m	Semi-mature	Average	Indifferent	Off-site tree; access to trunk and full basal inspection prevented by boundary fence; many tight branch union points; above average risk of failure; historically maintained but has since lapsed; SW canopy extents cut back to boundary line; contributes to boundary screening.	C (2)
9	1169-2007-T9	English oak	18m	840mm ivy	N 5.4m E 3.3m S 7.6m W 7.5m	2m	3m	Mature	Below average	Indifferent	No significant defects observed at base; iv- covered trunk and main scaffolds; four-stemmed from 2m showing acute yet tensile unions; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average deadwood in crown; small cavities forming at sites of previous pruning wounds; slight reduction in canopy bud density; visible in long narrow glimpses from Barkham Road.	C (12)
10		English oak	15.5m	420mm ivy	N 5.7m E 1.7m S 3.1m W 3.5m	5m	5m	Semi-mature	Below average	Indifferent	No significant defects observed at base; single trunk; dead ivy covered; small cavities forming at sites of previous pruning wounds; recently "released" canopy, tree now wind exposed and at risk of wind throw; inessential component of the group in which it stands.	C (1)
11		English oak	21m	600mm est.	10m	2.5m	4m	Mature	Below average	Moderate	Off-site tree; access to trunk and full basal inspection prevented by boundary fence; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average deadwood in crown; slight reduction in canopy bud density; contributes to boundary screening; visible from adjacent properties and internal views but otherwise hidden in the majority of public view.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
12		English oak	17m	490mm ivy	N 7.2m E 3.2m S 3.9m W 3.7m	5.5m	8m	Semi-mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk and main scaffolds; significant mechanical wounding on trunk; above average deadwood in crown; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; inessential component of the group in which it stands.	C (1)
13		English oak	15m	340mm ivy	2.7m	8m	6m	Semi-mature	Below average	Indifferent	No significant defects observed at base; single trunk; ivy-covered trunk and main scaffolds; of low quality and limited arboricultural value; inessential component of the group in which it stands.	C (1)
14-15	1936-2023-W1	English oak	19m	#14 480mm est. #15 550mm est.	7.5m	3.5m	5.5m	Semi-mature	Below average	Moderate	Off-site trees; access to trunks and full basal inspections prevented by boundary fence; well formed tensile main unions and tensile unions throughout rest of crown; above average deadwood in crown; significant reduction in canopy bud density; contributes to boundary screening; visible from internal views and adjacent property but otherwise hidden public view.	B (2)
16	1936-2023-W1	English oak	18.5m	850mm ivy	N 7.1m E 7.2m S 9.3m W 5.8m	1.7m	4m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy-covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; above average deadwood in crown; above average epicormic growth on structural limbs; slight reduction in canopy bud density; significant component of group in which it stands; obscured from public view but readily visible from internal views.	B (2)
17-18	1936-2023-W1	Silver birch	17.5m	#17 450mm ivy #18 500mm ivy	N 4.1m E 8.2m S 6.1m W 2.7m	3m	3m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; both trunks display 20° lean to E; heavily ivy-covered; both single trunks; well formed tensile main unions and tensile unions throughout rest of crown; inessential components of the group in which they stand.	C (1)
19		English oak	13m	340mm ivy	N 8.2m E 3.5m S 6.6m W 4.7m	0.5m	2m	Semi-mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; dead ivy covered; acute yet tensile unions at major branch unions near base, currently of no concern but likely to develop into biomechanical defect in future; tensile union throughout rest of crown; slight reduction in canopy bud density; inessential component of the group in which it stands.	C (1)
20	1936-2023-W1	English oak	17m	360mm	N 4.7m E 4m S 2m W 6.5m	3m	2.5m	Semi-mature	Below average	Indifferent	No significant defects observed at base; ivy-covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slight reduction in canopy bud density; inessential component of the group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
21	1936-2023-W1	English oak	18m	390mm	N 0.5m E 2m S 6.5m W 7.1m	3m	11m	Semi-mature	Below average	Indifferent	No significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; slight reduction in canopy bud density; inessential component of the group in which it stands.	C (1)
22	1936-2023-W1	English oak	21m	730mm ivy	N 4.9m E 3.9m S 6.3m W 7m	4m	11m	Mature	Below average	Moderate	No significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; above average epicormic growth on structural limbs; minor deadwood throughout crown, consistent with age and species; slight reduction in canopy bud density; dominant crown; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)
23	1936-2023-W1	Ash	19m	360mm 510mm both ivy	N 4.2m E 7.9m S 5m W 0.5m	2m	4m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; twin-stemmed from base showing acute yet tensile union; ivy covered trunk and main scaffolds; above average deadwood in crown; asymmetrical crown as suppressed by adjacent specimens; significant reduction in canopy bud density; contributes to boundary screening; visible from adjacent properties and internal views but otherwise hidden in the majority of public view.	C (2)
24	1936-2023-W1	English oak	22m	1100mm ivy est.	N 10.8m E 9.7m S 7m W 3.6m	2m	1m	Mature	Below average	Moderate	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy-covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average deadwood in crown; asymmetrical crown as suppressed by adjacent specimens; average canopy bud density for species; part of aerodynamic pair with meshing crowns providing companion shelter; significant component of the group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
25	1936-2023-W1	Ash	20m	1070mm ivy	N 6.5m E 4.6m S 7m W 8.1m	6m	12m	Mature	Below average	Indifferent	No significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; small cavities forming at sites of previous pruning wounds; minor branch failures throughout crown showing evidence of advanced decay; notably reduced shoot extension growths; minor die-back at branch tips consistent with 'ash die-back disease'; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic pair with meshing crowns providing companion shelter; contributes to boundary screening; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)
26	1936-2023-W1	Ash	17.5m	475mm 340mm both ivy	N 6.9m E 7m S 5m W 5.5m	0.5m	7m	Mature	Below average	Indifferent	Access to trunk and full basal inspection prevented by dense vegetation but appears decayed, extent of decay cannot be ascertained from distance; twin-stemmed from near base; ivy covered trunk and main scaffolds; adjacent tree failed at base and hung up in crown; of low quality and limited arboricultural value; contributes to boundary screening.	C (2)
27	1936-2023-W1	Ash	19m	575mm 450mm both ivy est.	6m	1.5m	10m	Mature	Below average	Indifferent	Access to trunk and full basal inspection prevented by dense vegetation; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minor die-back at branch tips consistent with 'ash die-back disease'; significant component of the group in which it stands but inessential component of the wider landscape; contributes to boundary screening; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (12)
28	1936-2023-W1	English oak	17.5m	510mm ivy	N 5.3m E 5.9m S 7.5m W 5m	5m	6.5m	Mature	Below average	Moderate	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; above average deadwood in crown; slight reduction in canopy bud density; significant component of the group in which it stands but inessential component of the wider landscape; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (1)
29	1936-2023-W1	English oak	18m	550mm ivy	N 4.1m E 2.1m S 8.2m W 2.7m	2m	2.5m	Mature	Below average	Moderate	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; above average deadwood in crown; slight reduction in canopy bud density; significant component of the group in which it stands but inessential component of the wider landscape; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
30	1936-2023-W1	Ash	19m	560mm ivy	N 5m E 7.5m S 4.3m W 3.6m	6.5m	6m	Mature	Below average	Moderate	Full basal inspection prevented by dense ivy cover but appears sound where visible; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; minor deadwood throughout crown, consistent with age and species; small cavities forming at sites of previous pruning wounds; slight reduction in canopy bud density; minor die-back at branch tips consistent with 'ash die-back disease'; significant component of the group in which it stands but inessential component of the wider landscape; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (12)
31	1936-2023-W1	English oak	9.5m	600mm ivy	N 4.7m E 8.2m S 5.2m W 1.9m	2m	3m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; heavily ivy-covered; well formed tensile main unions and tensile unions throughout rest of crown; asymmetrical crown as suppressed by adjacent specimens; small cavities forming at sites of previous pruning wounds; significant reduction in canopy bud density; significant component of the group in which it stands but inessential component of the wider landscape; contributes to boundary screening.	C (1)
32		Sitka spruce	17m	400mm est.	3.6m	4m	2m	Semi-mature	Below average	Moderate	Off-site tree; access to trunk and full basal inspection prevented by boundary hedge; single trunk; well formed tensile main unions and tensile unions throughout rest of crown; non-native species, out of character with surrounding area.	C (1)
33	1881-2022-A1	Hybrid black poplar	22m	1480mm ivy	N 16.8m E 14m S 2m W 10m	5m	10m	Mature	Below average	Indifferent	No significant defects observed at base; twin-stemmed from 1.7m showing well formed tensile union; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; asymmetrical crown as suppressed by adjacent specimens; many minor historic branch failures throughout showing evidence of decay; part of aerodynamic group with meshing crowns providing companion shelter; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; minor deadwood throughout crown, consistent with age and species; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Cat ego ry
34	1881-2022-A1	Hybrid black poplar	22m	995mm ivy	N 7.3m E 5.8m S 3.7m W 6.9m	4m	10m	Mature	Below average	Moderate	No significant defects observed at base; ivy covered trunk; well formed tensile main unions and tensile unions throughout rest of crown; above average deadwood in crown; deadwood up to 200mm in diameter, est.; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; slight reduction in canopy bud density; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)
35	1881-2022-A1	Hybrid black poplar	22m	910mm ivy est.	N 8.6m E 14.9m S 3.5m W 9.1m	5m	12m	Mature	Below average	Indifferent	Access to trunk and full basal inspection prevented by vegetation and boundary fence but appears sound where visible; well formed tensile main unions and tensile unions throughout rest of crown; partially ivy covered trunk; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average deadwood in crown; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)
36	1881-2022-A1	Hybrid black poplar	22m	1200mm ivy est.	N 4.7m E 12.5m S 6m W 9m	6m	12m	Mature	Below average	Indifferent	Off-site tree; access to trunk and full basal inspection prevented by vegetation and boundary fence but appears sound where visible; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as suppressed by adjacent specimens; aerodynamic group with meshing crowns providing companion shelter; above average deadwood in crown; significant limb failure on E canopy extent in central crown showing minor decay and poor occlusion; slight reduction in canopy bud density; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
37	1881-2022-A1	Hybrid black poplar	22m	1100mm ivy est.	N 3.6m E 12.9m S 13.8m W 10m	4.5m	15m	Mature	Below average	Indifferent	Off-site tree; access to trunk and full basal inspection prevented by vegetation and boundary fence but appears sound where visible; partially ivy covered trunk; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; significant tear out wound in upper crown showing no significant decay and poor occlusion; above average deadwood in crown; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; slight reduction in canopy bud density; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	B (2)
38	1881-2022-A1	Hybrid black poplar	22m	1850mm ivy	N 5.5m E 15m S 15.9m W 13.5m	2m	16m	Mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk and main scaffolds; trunk bifurcation at 1.6m showing acute union with compression fork; tensile union throughout rest of crown; above average deadwood in crown; deadwood up to 150mm in diameter, est.; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; minor branch failures throughout crown showing evidence of minor decay; slight reduction in canopy bud density; no evidence of retrenchment, significant internal decay or hollowing, no evidence of animal association, water pockets, cracks, cavities or other characteristics associates with veteranization; significant component of group in which it stands; visible from internal views and adjacent properties but otherwise hidden in the majority of public view; notable tree.	B (12)
39	1881-2022-A1	English oak	13m	770mm	N 3.8m E 5.6m S 7m W 6m	1.5m	E5m	Mature	Below average	Indifferent	Off-site tree; no significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; cavities forming in unions at crown break with black exudate staining consisted with bacterial infection; asymmetrical crown as suppressed by adjacent specimens; average canopy bud density for species; above average deadwood in crown; above average epicormic growth on structural limbs; significant component of the group in which it stands but inessential component of the wider landscape.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cat ego ry
40-41	1936-2023-W1	English oak	13m	#40 620mm ivy #41 500mm both ivy	N 9.4m E 9.5m S 9.5m W 6m	2m	3.5m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; minor deadwood throughout crown, consistent with age and species; slight reduction in canopy bud density; aerodynamic pair with meshing crowns providing companion shelter; contributes to boundary screening; significant component of the group in which they stand but inessential component of the wider landscape; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (2)
G1		Hawthorn	2.5m	Max 70mm est.	2m	0.2m	0.5m	Semi-mature	Below average	Indifferent	Of low quality and limited arboricultural value.	C (2)
G2	1936-2023-W1	Various	Max 18m Avg 5m	Max 350mm Avg 200mm both ivy est.	6m	0.2m	0.5m	Semi-mature	Below average	Indifferent	Species include ash, English oak, hawthorn, elder, silver birch, blackthorn and hazel; approx. 100 individuals; group of scrubby low quality specimens conferring greater value as part of group; smothered in ivy and bramble; dead and dying specimens scattered throughout; many failed specimens throughout group; of low quality and limited arboricultural value; visible from internal views and adjacent properties but otherwise hidden in the majority of public view.	C (2)
G3	1881-2022-A1	Various	Max 13m Avg 4m	Max 170mm ivy est.	3m	1.5m	0.5m	Semi-mature	Below average	Indifferent	Off-site group of trees; species include hawthorn, ash, blackthorn and English oak; approx. 40 individuals; row of closely planted specimens, designed to form a hedge or screen; contributes to boundary screening; of low quality and limited arboricultural value.	C (2)
H1		Leyland cypress	2m	Max 100mm est.	1m	0.2m	0.1m	Semi-mature	Average	Indifferent	Off-site trees; row of closely planted specimens, designed to form a hedge or screen; frequently maintained.	C (2)
H2		Various	Max 5m Avg 2m	Max 150mm ivy est.	1m	0.1m	0.1m	Semi-mature	Below average	Indifferent	Off-site trees; species include hawthorn Leyland cypress and cotoneaster; approx. 50 individuals; row of closely planted specimens, designed to form a hedge or screen; frequently maintained; lower quality individuals conferring greater value as part of a group; of low quality and limited arboricultural value; contributes to boundary screening.	C (2)
H3		Cotoneaster	Max 1.5	Max 50mm est.	1m	0.1m	0.1m	Semi-mature	Below average	Indifferent	Of low quality and limited arboricultural value.	C (2)

Root Protection Areas (RPAs)

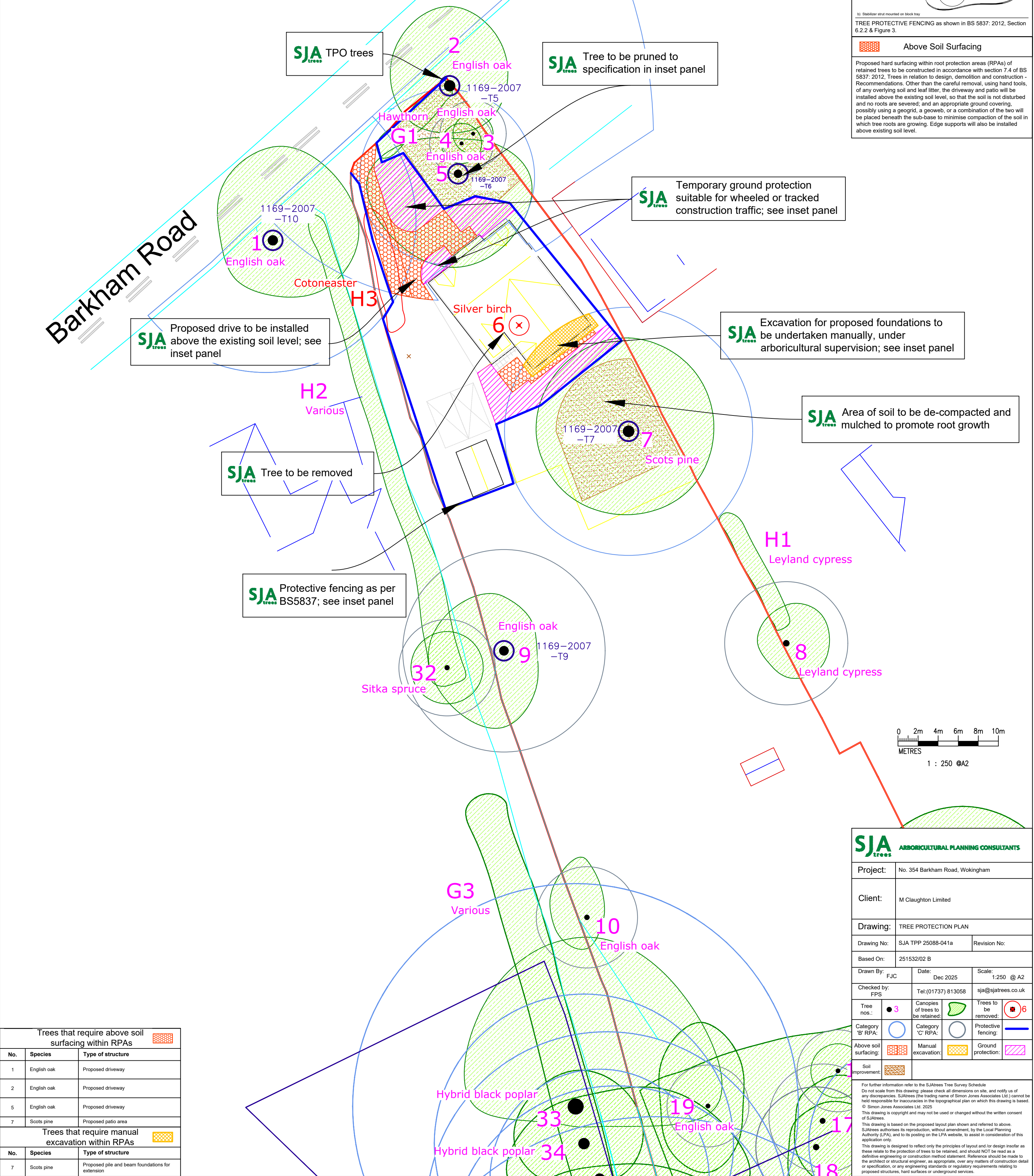
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	English oak	374.6m ²	10.9m
2	English oak	707.0m ²	15.0m
3-4	English oak	34.2m ²	3.3m
		31.8m ²	3.2m
5	English oak	228.0m ²	8.5m
6	Silver birch	2.9m ²	1.0m
7	Scots pine	479.9m ²	12.4m
8	Leyland cypress	118.1m ²	6.1m
9	English oak	319.2m ²	10.1m
10	English oak	79.8m ²	5.0m
11	English oak	162.9m ²	7.2m
12	English oak	108.6m ²	5.9m
13	English oak	52.3m ²	4.1m
14-15	English oak	104.2m ²	5.8m
		136.8m ²	6.6m
16	English oak	326.9m ²	10.2m
17-18	Silver birch	91.6m ²	5.4m
		113.1m ²	6.0m
19	English oak	52.3m ²	4.1m
20	English oak	58.6m ²	4.3m
21	English oak	68.8m ²	4.7m
22	English oak	241.1m ²	8.8m
23	Ash	176.3m ²	7.5m
24	English oak	855.2m ²	16.5m
25	Ash	809.2m ²	16.0m
26	Ash	154.4m ²	7.0m
27	Ash	241.2m ²	8.8m
28	English oak	117.7m ²	6.1m
29	English oak	136.8m ²	6.6m
30	Ash	141.9m ²	6.7m
31	English oak	162.9m ²	7.2m
32	Sitka spruce	72.4m ²	4.8m
33	Hybrid black poplar	1548.3m ²	22.2m
34	Hybrid black poplar	697.4m ²	14.9m
35	Hybrid black poplar	374.6m ²	10.9m
36	Hybrid black poplar	1017.8m ²	18m
37	Hybrid black poplar	855.2m ²	16.5m
38	Hybrid black poplar	706.9m ²	15.0m
39	English oak	2419.2m ²	27.7m
40-41	English oak	173.9m ²	7.4m
		113.1m ²	6.0m
G1	Hawthorn	2.5m ²	0.9m
G2	Various	55.4m ²	4.2m
G3	Various	13.1m ²	2.0m
H1	Leyland cypress	4.5m ²	1.2m
H2	Various	10.2m ²	1.8m
H3	Cotoneaster	1.1m ²	0.6m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact	No. of Trees		
Trees to be removed	1		
Hedges to be removed	1		
TPO trees to be removed	0		
Trees to be pruned	1		
Trees where manual excavation needed within RPAs	1		
Trees where above soil surfacing needed within RPAs	4		
Trees with proposed underground services within RPAs	0		
Trees to be Removed			
			
No	Species	Category	
6	Silver birch	C (1)	
H3	Cotoneaster	C (2)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	1	U	0
Trees to be pruned			
			
No.	Species	Works	
5	English oak	Crown lift canopy over dwelling to 6m above ground level by removing low limb growing to south	
Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010. Climbing irons or spikes are not to be used whilst pruning trees.			



Trees that require above soil surfacing within RPAs		
No.	Species	Type of structure
1	English oak	Proposed driveway
2	English oak	Proposed driveway
5	English oak	Proposed driveway
7	Scots pine	Proposed patio area
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
7	Scots pine	Proposed pile and beam foundations for extension

Ground Protection

To be installed prior to commencement of construction works, at same time as erection of protective fencing. For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethylene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Manual Excavation

Within root protection area of Scots pine no. 7 excavation for the parking bay and pile and beam foundations shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Soil de-compaction & mulch application.

Within the area(s) indicated by the red hatching, the ground will be de-compacted and aerated by injecting compressed nitrogen gas into the soil to a depth of 450mm on a 1m grid spacing to create fissures enabling improved vertical movement of air and water along with injection of biochar to improve soil conditions.

Following de-compaction the ground will be covered with a 100mm deep mulch of well-rotted hardwood chips to increase the amount of organic matter available for incorporation into the soil.

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (see Figure 3a below). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (see Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

Figure 3 Examples of above-ground stabilizing systems

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012, Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any overlying soil and leaf litter, the driveway and patio will be installed above the existing soil level, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

SJA

ARBORICULTURAL PLANNING CONSULTANTS

Project:

No. 354 Barkham Road, Wokingham

Client:

M Cloughton Limited

Drawing:

TREE PROTECTION PLAN

Drawing No:

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FJC

Date:

Dec 2025

Scale:

1:250 @ A2

Checked by:

FPS

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Tree nos.:

● 3

Canopies of trees to be retained:

Trees to be removed:

● 6

Category 'B' RPA:

○

Category 'C' RPA:

○

Protective fencing:

Above soil surfacing:

Manual excavation:

Ground protection:

Soil improvement:

For further information refer to the SJA Trees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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