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Arboricultural Implications Report

Proposed extension at

2 Grove Cottages

Sandford Lane



November 2024

Ref. SJA air 24189-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible 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 all trees or groups of trees are to be retained, including those that are mature, category 'A' or 'B' trees, and trees of high landscape or biodiversity value. None of the main arboricultural features of the property are to be removed, so there will be no 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 minor, 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. The proposed extension is not likely to be shaded by retained trees to the extent that this will interfere with its reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposals do not result in the removal of veteran trees, and retains and protects all the existing trees and hedges, including those that contribute to the landscape, it complies with Policies CP7, CC03 and TB21 Wokingham Borough Core Strategy adopted in 2010 and the Managing Development Delivery Plan adopted in 2014.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Mr. A. McQuade to visit No. 2 Gove Cottages, Sandford Lane, Hurst 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 to the existing 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 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.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). 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 “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.

1.2.3. The proposed development comprises the construction of an extension to the existing dwelling forming an ‘infill’ of a previously undeveloped area directly to the northwest of the dwelling, with associated internal renovations.

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

² Ibid., p.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, 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, 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 Tom Southgate of SJAtrees on the 8th of May 2024. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The property is 0.11ha in size and is located on the south side of Sandford Lane, as shown at **Figure 1** below. The north boundary fronts onto Sandford Lane while the east and west boundaries adjoin residential properties also on Sandford Lane. The south boundary adjoins undeveloped pastoral land to the south.



Figure 1: Site location shown on Google aerial image

1.4.2. The site is on level ground, and currently comprises a detached two storey dwelling with associated gravel front hard standing, buried services and rear amenity garden.

1.4.3. Historical maps indicate that the site was undeveloped agricultural land until the mid-twentieth century, when it was developed to its current situation with a detached dwelling surrounded by other dwellings within spacious gardens.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the property overlies superficial deposits of Kempton Park Gravel Member - Sand and Gravel above a bedrock of London clay.

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 loamy soil with naturally high groundwater.

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 moderately deep to shallow-rooted and that the soil may be susceptible to a degree of compaction, but less so than what would be expected in a purely clay soil.

1.6. Statutory controls

1.6.1. One of these trees is covered by a tree preservation order (TPO). This is TPO no. 824 of 1996 made by Wokingham Borough Council that protects one individual tree, (Scots pine no. 1) on the property. The map of the TPO is reproduced at **Figure 2** below and the tree protected by it is identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.

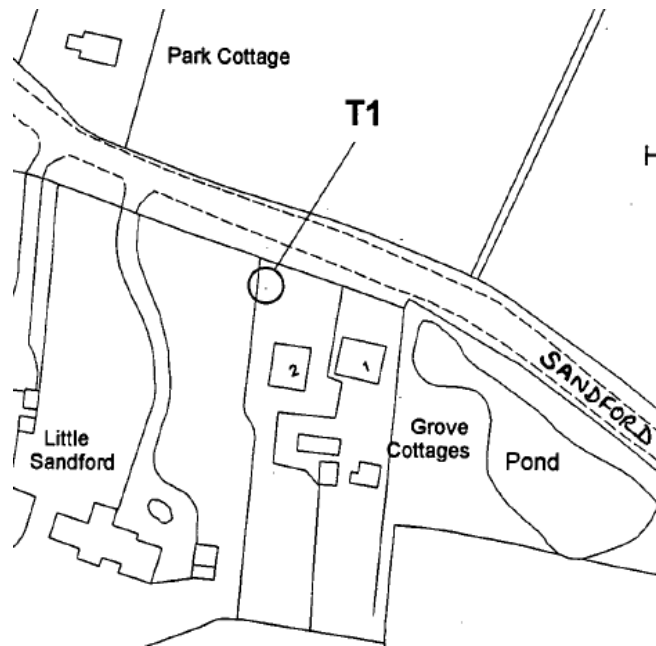


Figure 2: Extract from the TPO map, showing area of trees covered by the Order

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

1.6.3. There are no hedgerows on site that could meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations, 1997³.

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

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

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 several previous applications for minor works; but no previous applications for notable re-development, as listed below:

Planning ref.	Date	Proposal	Outcome
F/1996/64461	1996	Proposed Two Additional Dormers in North And South First Floor Elevations	Approve
F/1996/64158	1996	Proposed Erection Of Detached Garage And Altered Access	Approve
F/1996/63458	1996	Proposed Two Storey Front And Side Extensions To Dwelling	Approve
F/1997/64939	1997	Proposed Single Storey Front And Rear Extensions To Dwelling And Formation Of Rooms in Roof Space	Approve
F/1998/68060	1998	Proposed Front And Rear Single Storey Extensions To Dwelling	Approve
F/2003/9892	2003	Proposed erection of detached garage.	Approve

Table 1: Planning history

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')⁴ 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."**

⁴ The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

2.2.3. In paragraph 135, within Section 12 “Achieving well-designed and beautiful 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 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 158: **“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 from rising temperatures. Policies should support appropriate measures to ensure the future 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 180, 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;

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 186, 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 seven individual trees, and three groups of trees, 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 arboricultural quality of the property is formed by semi-mature and mature on and off-site trees lining the western boundary of the site with the remaining site remaining relatively tree free until its southeast edge where further off-site trees in the adjacent residential dwelling line the boundary.

3.1.3. There area has a mix of broadleaf and coniferous trees including native English oak, Scots pine & yew along with naturalised horse chestnut and Leyland cypress with all trees appearing to be historically planted.

3.1.4. The most commonly-found species is horse chestnut, while the most dominant specimens are formed by a Scots pine and Leyland cypress located at the north entrance of the site adjacent to Sandford Lane. Sizes of all the trees range from 14m to 21m tall with the average height of trees along the western boundary being 16m and ages ranging from semi-mature to mature.

3.1.5. This is consistent with the surrounding area which is formed by detached dwellings within spacious gardens with their boundaries lined by semi-mature and mature trees providing boundary screening to the adjacent dwellings, road and golf-course to the south and providing a green leafy outlook to the local area.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees and implies those that form “**landscape features**.” The individuals within or adjacent to the property, whose attributes we consider meet these criteria, are as follows:

- the Scots pine and Leyland cypress (nos. 1 & 2) growing on and off-site at the north entrance of the site and which are readily visible from Sandford Lane;

- the three horse chestnuts (nos. 3-5) growing on the western boundary and whose upper canopies are glimpsed from Sandford Lane;
- the English oak tree (no. 6) growing in the rear garden of the property and whose upper canopy contributes to the tree line in short, glimpsed views from Sandford Lane.

3.2.2. All the individual trees have been assessed as mature growing on or immediately adjacent to the site and in the locality of the proposed extension and are of species of large ultimate size and long-term potential, some of these are readily visible in views from the narrow approximate 45m length of Sandford Lane adjacent to the north boundary and so make some contribution to the landscape; others less so.

3.2.3. There are no category 'A' trees and four category 'B' specimens (horse chestnuts nos. 3 & 5; English oak no. 6; and yew no. 7). The remaining three trees and three groups are assessed as category 'C', 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.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the proposed site layout by 'wearebastion' Architects, drawing no. 24-2GC-SK 24.10.24 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 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.

3.3.3. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 2** 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 2: Magnitude of impacts⁵

⁵ 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, none of the existing trees 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.

4.2. Assessment

4.2.1. All those 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.

4.2.2. As stated above, none of the existing trees, hedges or groups of trees are to be removed to facilitate the proposed extension, so as all trees that contribute to biodiversity, green infrastructure or the landscape character of the local area are to be retained in accordance with the local planning policies, it is not considered necessary to provide any additional tree planting as part of this scheme.

4.2.3. There will be no alteration to the main arboricultural features of the property or to the wider arboricultural character of the area, and there will be no adverse impact on the arboricultural character and appearance of the local landscape.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. The lower 6m of the east canopies of the horse chestnuts nos. 3 and 4 are to be reduced to previous pruning points to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. The proposed extension has been designed to accommodate the rooting environment of the horse chestnuts nos. 3 and 4, with the foundations being of pile and beam design to avoid the necessity for strip foundations that would result in the severance of roots associated with these specimens. The consequence of a piled solution is that there will need to be sufficient space for a piling rig to operate.

5.2.2. As the scheme has not yet been fully detailed in terms of appointment of principal contractor or the full engineering specifications, we are not aware of the space requirements for the piling rig. Accordingly, we can't ascertain if the canopies of the horse chestnuts will need to be pruned or not; however, the pruning specification set out in 5.1.1. above will be sufficient for the worst case scenario to accommodate a piling rig and scaffolding around the extension.

5.2.3. Our tree inspection observed that the two chestnuts have recently been reduced back to the boundary, as shown in **Photograph 1** below. To accommodate the piling rig, the lateral regrowth can be reduced back to the previous pruning points to avoid the need for any large pruning wounds. The specimens are of average physiological condition, so they should readily tolerate the number and sizes of the proposed pruning wounds.



Photograph 1: Showing the east canopies of horse chestnuts nos. 3 and 4 in May 2024

5.2.4. The extent of pruning proposed to the trees is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are few in number and small in size and will result in a maximum wound size no greater than 70mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and 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 trees' canopies, or by other trees growing within or adjacent to the property. It will have

negligible effect on the appearance of the trees when viewed from outside the property itself, and accordingly will not detract from the character or appearance of the local area .

5.2.6. Following the pruning specified the proposed extension will be no closer than 2m 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. Part of the proposed extension infill will encroach within the RPAs of the two horse chestnuts nos. 3 and 4 to be retained. These are shown in **Table 3** below.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA	Area of 'EUG' ⁶ in RPA	Extent of incursion into EUG	% of EUG
3	Horse chestnut	Proposed piles and ground beam	236.3m ²	6.3m ²	2.7%	140.4m ²	n/a	n/a
		Proposed floor slab (above soil surface)		26.5m ²	11.2%		0%	0%
4	Horse chestnut	Proposed piles and ground beam	173.9m ²	5.5m ²	3.1%	117.1m ²	n/a	n/a
		Proposed floor slab (above soil surface)		23.3m ²	13.4%		0%	0%

Table 3: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed extension foundations encroach within the RPAs of the horse chestnuts nos. 3 and 4. The foundation is no closer than 2.9m to the trunks and the incursions equate to no more than 13.4% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below.

6.2.2. The proposed extension infills an area that is currently covered by the existing compacted gravel drive with a 1.25m wide brick paved path and a service connection to the dwelling, as shown in **Photograph 2** below. The existing ground conditions indicate that the roots associated with the chestnuts are only likely to exist below the existing gravel surface and sub-base of the path, and are likely to have been cut along the line of the services.

⁶ '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."



Photograph 2: Showing the existing ground conditions in the location of the proposed extension, note the compacted gravel surface, 1.25m wide brick paved path and the manhole.

6.2.3. To ensure that the proposals does not result in root severance or adverse impacts on the off-site chestnuts, the proposed extension will have specialised foundations, a sketch plan of the foundation type is shown at **Figure 3** below. The foundations will be of pile and beam design based on the following parameters:

- the locations of the piles will be determined through a programme of pilot holes in the proposed locations of the piles to determine i) presence of roots ii) size of roots and iii) volume of roots. If significant sized roots or volume of roots would be damaged to accommodate the pile, the pile location will be altered so that it does not conflict with the roots of the chestnuts;
- the base of the ground beam will be installed at a maximum of 100mm below ground level (bgl), which will be no deeper than the depth of the existing gravel surface, and therefore, will not result in severance of roots;
- the base of the floor slab will be installed no deeper than existing ground level, suspended on the piled ground beams.

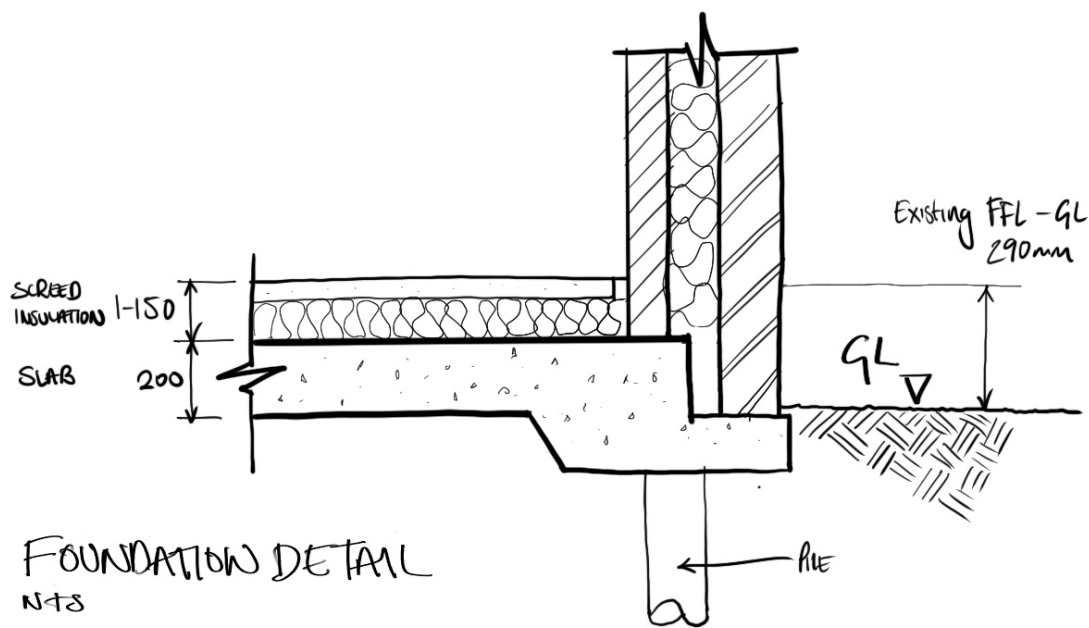


Figure 3: Sketch plan of the proposed piled foundations

6.2.4. At this stage in the design (pre-determination) it is not practical or cost effective to provide a fully detailed foundation design; however, a suitably worded condition could ensure that the foundations do not result in adverse impacts on the adjacent trees.

6.2.5. To minimise impacts on these specimens, any excavation within these RPAs will be undertaken manually, and the installation of the piles, beams and ground floor will be done under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, any roots encountered can be treated appropriately, and to ensure compliance with the details set out above.

6.2.6. As the proposed extension will be installed above the rooting environment, it effectively forms an area of proposed hard surfacing. The areas extend to no more than 13.4% of individual RPAs, and do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837⁷.

⁷ BS 5837, paragraph 7.4.2.3.

6.2.7. 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 and the installation of ground protection, as shown on the TPP at **Appendix 4**.

6.2.8. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. The proposed extension has fenestration that exclusively and directly faces trees nos. 3 and 4 within the shadow patterns⁸ of which they are situated, i.e. the extension is sited in an arc between the north-west and the east of the chestnuts and are closer to them than the current heights of these specimens.

7.1.2. Consideration of the orientation of the ground floor extension windows to the positions of the relevant trees on the spring and autumn equinoxes⁹ indicates that whilst some shading and reduction of light to the windows may be experienced during the afternoon when the trees are in leaf, during the morning the extension will have full access to daylight through the north facing windows.

7.1.3. In respect to the second storey, these are by bedrooms and need less sunlight than living rooms and kitchens¹⁰ as these types of rooms require high levels of natural light to enable visual tasks to be undertaken. Bedrooms are not rooms that have a high demand for sunlight.

7.1.4. The ground floor extension also has dual aspect fenestrations with a 2.3m wide window facing north and two windows (1.8m and 0.6m) facing west windows that have been designed to be as large as possible, which will allow added light to access the interior. Furthermore, the trees in question are deciduous and so the shading will be reduced in winter when they are not in leaf, and when this reduction might be most appreciated.

7.1.5. For these reasons, despite the relative proximity of extension and the retained trees, we don't consider that the proposals will result in rooms that are likely to be shaded to the extent that this will interfere with the occupiers' reasonable use or

⁸ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

⁹ www.suncalc.org

¹⁰ Littlefair, P. J. (2011). Site layout planning for daylight and sunlight. A guide to good practice. *Building Research Establishment*

enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

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. The proposals are for an extension, which means that the occupiers are already aware of the boundary trees and whilst the extension will increase the proximity of the dwelling to the trees, the occupiers are already used to the presence of these trees. It should be noted that there is evidence that the east canopies of the chestnuts are regularly cut back to the boundary, which if maintained will alleviate the concerns of apprehension and future requests to fell.

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that all trees or groups of trees are to be retained, including those that are mature, category 'A' or 'B' trees, and trees of high landscape or biodiversity value. None of the main arboricultural features of the property are to be removed, so there will be no 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 minor, 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.

8.1.4. The proposed extension is not likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

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 130 of the National Planning Policy Framework.

8.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided.

Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

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 180 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposals do not result in the removal of veteran trees, and retains and protects all the existing trees and hedges, including those that contribute to the landscape, it complies with Policies CP7, CC03 and TB21 Wokingham Borough Core Strategy adopted in 2010 and the Managing Development Delivery Plan adopted in 2014.

8.4. Conclusion

8.4.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible 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 above¹¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹² 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. 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 culturally¹³. 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 extension. 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';¹⁴

¹¹ 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.

¹² Ibid., 4.4.2.7

¹³ Ibid., 4.4.2.3

¹⁴ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

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 are important to the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy TB 21 of the Wokingham Borough Council Local Plan, as set out above;

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

Outline 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. 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. Ground preparation

A2.3.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.4. Tree protection fencing

A2.4.1. 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.

A2.4.2. 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.

A2.4.3. 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.

A2.4.4. 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.

A2.5. Ground protection

A2.5.1. 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.

A2.5.2. 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.

A2.5.3. 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.

A2.6. Manual excavation within RPAs

A2.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.7. Proposed hard surfaces within RPAs

A2.7.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by red **cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Tree Survey Schedule

2 Grove Cottages, Sandford Lane, Hurst

SJA tss 24189-01

May 2024

Tree Survey Schedule: Explanatory Notes

2 Grove Cottages, Sandford Lane, Hurst

This schedule is based on a tree inspection undertaken by Tom Southgate of SJA Trees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 8th of May 2024. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial 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 Order no. 0824 - 1996, 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, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and 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 irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable 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, irreparable, 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

2 Grove Cottages, Sandford Lane, Hurst

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	T1 - 0824 - 1996	Scots pine	19m	610mm	N 4.2m E 3.4m SE 5.5m S 4.7m W 4.5m	3.5m	SE 2.5m	Mature	Average	Moderate	Base surrounded by gravel; pruning wounds on lower-trunk consistent with crown raising, up to 90mm dia. est., most are occluding; decayed fungal fruiting body at base, consistent with <i>Phaeolus schweinitzii</i> ; significant differences in tone when lower-trunk tapped with acoustic hammer on E and N sides at 1m, suggesting internal defects; tensile unions throughout crown; readily visible from a short distance of 45m to the E, otherwise screened and hidden in all long direct views by off-site trees and dwellings; Sandford Lane; significant component of group in which it stands.	C (12)
2		Leyland cypress	21m	750mm est.	N 5m E 6.1m SE 6.1m S 6.3m W 6m	0.5m	E 2m	Mature	Average	Indifferent	Off-site tree; tensile main unions; rubbing limbs at 10m; readily visible from Sandford Lane.	C (1)
3		Horse chestnut	16m	180mm est. 700mm est.	N 7.2m E 2.5m S 3.5m W 7m	1m	E 1.4m	Mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by boundary fence; slightly leaning trunk to SW; partially ivy covered trunk and main scaffolds; tensile unions throughout crown, where visible; crown reduced back to boundary on E side within last two years, leaving wounds up to 90mm dia. est.; readily visible in short view from Sandford Lane.	B (2)
4		Horse chestnut	16m	620mm ivy est.	N 3.3m E 1.7m S 4.8m W 6m	3m	E 1.6m	Mature	Below average	Indifferent	Off-site tree; basal inspection prevented by boundary fence; heavily ivy-covered; inspection of main unions impeded by dense ivy cover; asymmetrical crown; crown reduced back to boundary on E side within last two years, leaving wounds up to 90mm dia. est.; readily visible in short view from Sandford Lane.	C (1)
5		Horse chestnut	18m	700mm est.	N 7.5m E 5.3m S 5m W 6.5m	2.5m	E 3.5m	Mature	Below average	Indifferent	Off-site tree; full basal inspection prevented by boundary fence; slightly curved and leaning trunk to SE; acute main union with no bark to bark contact at 3m; tensile unions throughout rest of crown, where visible; obscured from public view.	B (2)
6		English oak	14m	780mm ivy	N 2.8m E 4.1m S 8.6m W 7.5m	3m	E 4m	Mature	Average	Indifferent	Prominent buttress roots to E; slightly swept and leaning trunk to W that fully corrects by 1.5m; dead ivy covered; tensile unions throughout crown, where visible; section of canopy over garden has been heavily "topped" leaving wounds up to 90mm est.; contributes to boundary screening; obscured from public view; significant component of group in which it stands.	B (2)
7		Yew	12m	700mm est.	4.8m	2m	E 1m	Semi-mature	Average	Indifferent	Off-site tree; estimated trunk diameter at 1.5m exaggerated, as at this point the trunk trifurcates, forming acute unions with bark to bark contact; contributes to boundary screening.	B (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G1		Cherry Laurel	5m	Max 150mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Row of closely growing specimens, forming a hedge or screen; approx. 25 individuals; of only low level screening value.	C (2)
G2		Cherry Laurel	3m	Max 100mm est.	1.2m	0m	0m	Semi-mature	Average	Indifferent	Row of closely growing specimens, forming a hedge or screen; approx. 15 individuals; of only low level screening value.	C (2)
G3		Dogwood	3m	Max 60mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of shrubs contributing to screening from adjacent property; approx. three individuals.	C (2)

Root Protection Areas (RPAs)

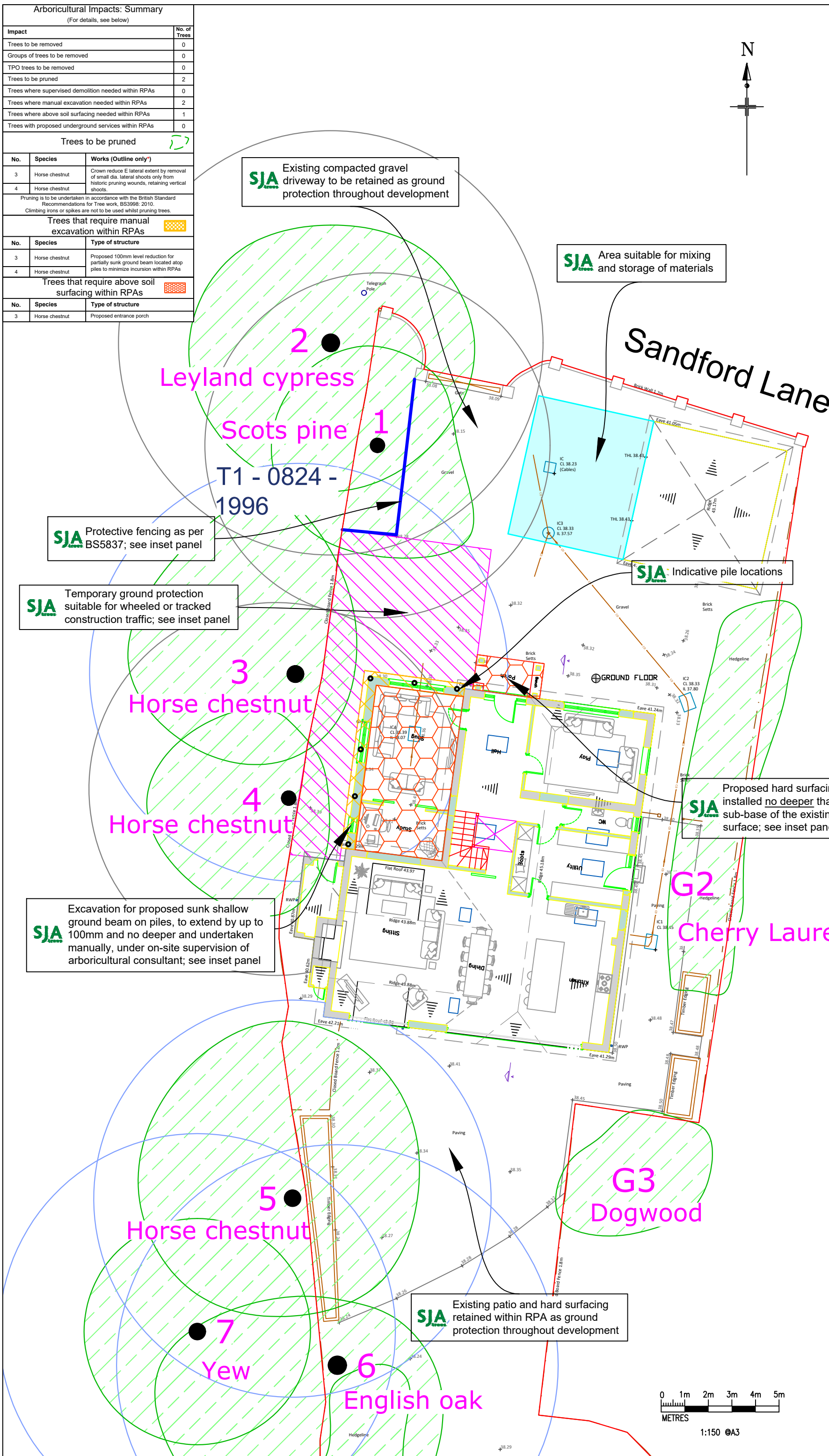
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially 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	Scots pine	7.3m	168.3m ²
2	Leyland cypress	9.0m	254.5m ²
3	Horse chestnut	8.7m	236.3m ²
4	Horse chestnut	7.4m	173.9m ²
5	Horse chestnut	8.4m	221.7m ²
6	English oak	9.4m	275.2m ²
7	Yew	8.4m	221.7m ²
G1	Cherry Laurel	1.8m	10.2m ²
G2	Cherry Laurel	2m	7.1m ²
G3	Dogwood	2m	7.1m ²

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary		
(For details, see below)		
Impact		No. of Trees
Trees to be removed		0
Groups of trees to be removed		0
TPO trees to be removed		0
Trees to be pruned		2
Trees where supervised demolition needed within RPAs		0
Trees where manual excavation needed within RPAs		2
Trees where above soil surfacing needed within RPAs		1
Trees with proposed underground services within RPAs		0
Trees to be pruned		
No.	Species	Works (Outline only)*
3	Horse chestnut	Crown reduce E lateral extent by removal of small dia. lateral shoots only from historic pruning wounds, retaining vertical shoots.
4	Horse chestnut	
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 manual excavation within RPAs		
No.	Species	Type of structure
3	Horse chestnut	Proposed 100mm level reduction for partially sunk ground beam located atop plots to minimize incursion within RPAs
4	Horse chestnut	
Trees that require above soil surfacing within RPAs		
No.	Species	Type of structure
3	Horse chestnut	Proposed entrance porch



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				
 a) Stabilizer strut with baseplate secured with ground pins				
 b) Stabilizer strut mounted on block tray				
TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.				
■ Ground Protection				
To be installed prior to commencement of construction works, at same time as erection of protective fencing. Temporary aluminium roadway ("Trakway" or similar), interlocking polyethylene tread boards ("Ground-Guards" or similar), laid on an appropriate compressible layer (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement.				
■ Manual Excavation				
Within root protection areas the first 750mm depth for piles and upto 100mm depth for partial sinking of the ground beam 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 hand tools. All roots <25mm dia. within top 100mm of the soil horizon, or within the 750mm deep pilot holes for the piles 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, or lined with an impermeable membrane to prevent wet concrete leaching into the soil. If roots larger than >25mm dia. are discovered within the 750mm depth of any proposed pile, the pile will be relocated to allow root retention, subject to engineering design.				
■ 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 turf layer, surfaces will be installed <u>above</u> existing soil level, or no deeper than the base of any existing surfacing it is replacing, 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.				
Arboricultural Supervision				
The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include: - Location of protective fencing and ground protection. - Lifting/excavation of existing hard surfaces. - Construction of above-ground hard surfacing. - All excavations, whether for proposed foundations, hard surfacing, or underground services.				

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ARBORICULTURAL PLANNING CONSULTANTS				
Project:	2 Grove Cottages, Sandford Lane			
Client:	Mr A. McQuade			
Drawing:	TREE PROTECTION PLAN			
Drawing no:	SJA TPP 24189-041			
Based on:	24-2GC-SK 24.10.24(ext issue)			
Drawn by:	NHK	Date of Issue:	Nov 2024	Scale:
Checked by:	TBA	Tel:(01737) 813058	sja@sjatrees.co.uk	
Tree nos.:	● 6	Indicative pruning line:		Canopies of trees to be retained:
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:
Protective fencing:		Manual excavation:		Ground protection:
Above soil surfacing:				
For further information refer to the SJATrees Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024 This drawing is copyright and may not be used or changed without the written consent of SJATrees. This drawing is based on the proposed layout plan shown and referred to above. SJATrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only. This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained; and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.				