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Arboricultural Implications Report
Proposed development at
Linear Park Phase 3
Arborfield Green
Berkshire

and

Compliance with Conditions nos. 15, 16 i) and 17
of
Outline Permission O/2014/2280

August 2026

Ref. SJA air 26113-01

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. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

S3. Our assessment of the impacts of the proposals on the existing trees concludes that no notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S4. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S5. The incursions into the RPAs of trees to be retained are within acceptable limits and the proposed above-ground surfacing solutions are sufficient to mitigate the potential adverse impacts. Subject to implementation of the measures recommended on the TPP and set out at **Appendix 2**, no significant or long-term damage to their root systems or rooting environments will occur.

S6. As there are no ancient or veteran trees on or near this site, as the 18 trees that are categorised as locally notable (as they are recorded on the WDVTA website) will not sustain significant or long-term harm and because the trees which play an important role in the wildlife corridors (the linear park, the northern corridor and the interlinking spines) will be retained and protected, the proposals comply with Policy CP7 of the Wokingham Borough Council Core Strategy.

S7. As the scheme protects and retains existing trees and hedges wherever reasonably practicable, only proposes the removal of a small section of hawthorn that

would not have a significant deleterious impact on the local landscape, incorporates high quality planting throughout the site and would not result in the loss or fragmentation of green infrastructure, it complies with Policy CC03 of the Wokingham Borough Managing Development Delivery Document (MDD).

S8. As the proposals retain and enhance existing landscape features in respect of trees, they also comply with Policy TB21 of the MDD.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Crest Nicholson to visit Linear Park, Phase 3, Arborfield Green and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; 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 reserved matters application for Linear Park, Phase 3, relating to the outline planning permission (Ref: O/2014/2280) to be submitted to Wokingham Borough Council (the local planning authority (LPA)). It is also intended that this report will comply with Conditions 15 and 17 of the outline planning permission, thus enabling their simultaneous discharge with the reserved matters decision (as it is a pre-commencement condition, the discharge of Condition 16 will be dealt with in a separate and subsequent application). This report also complies with local validation requirements.

1.2.2. It also complies 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 decisions must be taken and it **"should not be quoted as if it were a specification"**; 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 construction"**. It does not 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 installation of footpaths, play spaces, access, soft landscape and allotments.

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 or groups of 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 and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), and those which might incur root damage that might threaten their viability (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

1.3. Site inspection

1.3.1. An original site wide tree inspection was undertaken by SJA trees between January and April 2014. Weather conditions ranged from clear, dry and bright to overcast with heavy rain. In January to March deciduous trees were not in leaf but in April deciduous trees were in partial leaf. A further inspection was undertaken by Tom Hovell on 2nd April 2026. Weather conditions were clear, dry and bright. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is 5.26ha in size and situated on land between two existing residential developments, which abut the south, east and west boundaries. The north boundary adjoins Biggs Lane. It comprises open space surrounding an existing footpath running north to south.



Figure 1: Site location shown on Google aerial image taken September 2025

1.4.2. Historical maps and aerial photographs indicate that the site was undeveloped agricultural land until the mid-twentieth century, when it remained as green space whilst the surrounding area was developed as part of the wider Arborfield Garrison.

1.4.3. The earliest Ordnance Survey map, dated 1876, shows trees growing within the site; the large oak (no. 1286) growing within the central tree belt is in the same location as one shown on that map; and is of sufficient size and age that we consider it may be the same tree.



Figure 2: Extract from OS map of 1876, showing some of the trees present at that time and the location of English oak no. 1286

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies on 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 slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.

1.5.3. The class of soil and the indications of the British Geological Survey map suggest that trees may be shallow-rooted and that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. There are 33 individual trees and seven groups within and surrounding the site which are covered by tree preservation orders (TPOs), these being TPO nos. 1455/2012, 1480/2014 and 1481/2014. The trees protected by TPOs are identified within our tree survey schedule at **Appendix 3** and on the accompanying tree protection plan (depicted with dark blue TPO reference numbers and outlines where more than one tree is protected).

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

2. PLANNING CONTEXT

2.1. Planning policy - national

2.1.1. 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.

2.1.2. The National Planning Policy Framework ('NPPF')¹ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 1 of the framework document makes it clear that the NPPF is itself **"a material consideration of critical importance"** in the contexts of both plan-making and making decisions on development proposals in England.

2.1.3. In paragraph DP3/2, within Section 14 "Achieving well-designed places" the NPPF states: **"To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:**

[...]

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;"

¹ The National Planning Policy Framework (NPPF) (August 2026). Ministry of Housing and Local Government.

[...]

2.1.4. Paragraph N2, titled ‘Improving the Natural Environment’ of Section 19. Conserving and enhancing the natural environment states:

“1. To contribute positively to the natural environment, and support nature’s recovery, development proposals should: [...]

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;” [...]

2.1.5. Paragraph N3 of this section, titled ‘Trees in new development’ states:

“1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.”

2.1.6. Paragraph N4 of this section, titled ‘Protected landscapes’ states:

“4. Development proposals within the setting of Protected Landscapes should be

sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.”

2.1.7. Paragraph N6 of this section, titled **‘Areas of particular importance for biodiversity and geodiversity’** states:

“Irrespective of a site’s status in nature conservation terms, development proposals which would entail 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.”

2.1.8. Clause 1/f of paragraph CC2, titled **‘Mitigation of climate change’**, in Section 5 “Meeting the challenge of climate change” states that development proposals should, where relevant to the proposal:

“Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh;”

2.2. Local planning policy

2.2.1. The tree related conditions associated with the outline planning permission (Ref: O/2014//2208) refer to Policies CP1, CP3 and CP7 of the Wokingham Borough Core Strategy Development Plan document (adopted – 29 January 2010); Policies CC03 and TB21 of the Managing Development Delivery Local Plan and refers to the Arborfield Strategic Development Location Supplementary Planning Document (SPD) adopted in 2011.

2.2.2. Core Strategy **Policy CP1 – Sustainable Development** and **CP3 – General Principles for development** contain no specific references to trees but are the basis upon which more detailed policies have been developed. However, core principles within these policies do refer to the protection and enhancement of the environment, landscape features and the support of flora and fauna.

2.2.3. 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.”

2.2.4. Policy CC03 – Green Infrastructure, Trees and Landscaping of the Local 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.”

2.2.5. Policy TB21 - Landscape Character of the Local 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.”

2.2.6. The Wokingham Borough Council supplementary planning document (SPD) ‘Arborfield Garrison Strategic Development Location’ (October 2012) states at 2.2.1. **“The main physical constraints affecting the SDL have been identified as: pockets of mature woodland, trees and hedgerows, including formal avenues of trees on parts of the Garrison and green corridors along watercourses and drainage ditches, which would need to be incorporated into the overall landscape strategy for the SDL”.**

2.2.7. The SPD continues at 2.4.10: **“The SPDs have been created with a view to retaining the best of the established trees and open spaces as well as preserving protected wildlife and their habitats. Additional protection will be afforded by use of Tree Preservation Orders and use of planning conditions”; and then at 3.1.2.: “Set within an attractive landscape, Arborfield Garrison’s large scale mature trees, watercourses and historic buildings provide an important context for a distinct settlement which draws its character references from these natural and well established features, the retention of which are important.”**

2.2.8. At Design Principle 1a(i) the SPD states: **“The landscape framework should seek to integrate and afford importance to all existing landscape features, including the local topography, hedgerows, the existing tree pattern including avenues of trees associated with the Garrison (such as the distinctive horse chestnuts adjoining Nuffield Road and the remnant avenues of oak around West Court), watercourses (including that bisecting the SDL broadly from east to north west feeding into the existing balancing lake in the north eastern part of the SDL adjoining Biggs Lane, and that which runs from the centre of the SDL southwards), ponds, wetland areas, grassland, footpaths and bridleways. A detailed tree survey should be undertaken to inform the applicant’s masterplanning exercise.”**

2.3. Neighbourhood policy context

2.3.1. This site is covered by the Arborfield and Barkham Neighbourhood Plan. Whilst there are several references to trees in that document there are no specific policies relating to trees.

2.4. Planning History

2.4.1. The outline planning application (Ref: O/2014/2280) for Arborfield Garrison was granted approval by the LPA in April 2015. The decision notice for the outline planning permission contains a comprehensive set of conditions. This report and its appendices has been written with a view to complying with and discharging condition numbers 15, 16 and 17. All other pre-commencement conditions and those conditions that must be discharged prior to submission of the first RM application have been dealt with by the applicants. We have been involved throughout that process.

2.4.2. Condition No. 15 states:

“The reserved matters for each phase of the development shall include an updated Arboricultural Implications Assessment for that area. The Assessment will inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.”

2.4.3. Condition No. 16 states:

“i. No development or other operation shall commence within each phase until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent that phase in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development of that phase including, (unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

ii. No development in any phase (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written

notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

iii. No excavations for services, storage of material or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the approved scheme.

iv. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works in the phase have been completed and all equipment, machinery and surplus materials removed from the phase, unless the prior approval of the Local Planning Authority has first been sought and obtained.”

2.4.4. Condition No. 17 States:

“The reserved matters applications for each phase of the development shall include a detailed veteran and aged tree mitigation strategy. Each detailed veteran and aged tree mitigation strategy shall include the following:

a. Veteran and aged tree buffer zone of sufficient size to allow for the long-term retention of the trees. These buffer zones should have a radius of not less than 15 x the DBH and should not include formal POS or areas of private garden other than in exceptional circumstances.

b. Individual veteran and aged tree management plans including details of all the tree works that are required to maintain the trees ecological value.

The management plans should cover a period of 10 years from the commencement of development of that phase. The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.”

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 187 individual trees and 20 groups of trees within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural quality of the site is characterised by broad-leaved species. English oak is the most dominant in the landscape along with the hybrid black poplar in the central belt of trees. The trees within the site are mostly confined to dense belts growing along the boundaries and the belt growing north to south in the middle of the site. The site benefits from numerous mature individuals which form prominent landscape features growing amongst smaller semi-mature specimens.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site 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.

3.2.2. The wooded area to the west of the site is shown as 'Deciduous Woodland' on the Natural England 'Priority Habitats Inventory (England)', updated 08 December 2023. This means it is a habitat “of principal importance” in accordance with Section 41 of the Natural Environment and Rural Communities Act (2006). However, this does not by itself prohibit the removal of parts or all of this woodland; or the management of the woodland: the weight accorded to any proposals that include full or partial removal depends on whether it is ancient, whether it is protected by means of a TPO or being within a conservation area, and on regional and local planning policies.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site 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.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. The main arboricultural features within or adjacent to the site, whose removal we consider would have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity, are as follows:

- the belt of hybrid black poplars represented by group G86 and growing as a belt through the centre of the site;
- the mature English oaks nos. 1286 and 1597 growing in the central area of the site;
- the mature English oak no. 1276 growing on the west boundary; and
- the English oaks no. 809 to 812 and no. 939 growing as a group in the south-west area of the site.

3.6. Other trees

3.6.1. Six individual trees (nos. 1530, 1531, 1534, 1543, 1593 and 1594) are unsuitable for retention, irrespective of the proposals, either because they are dead, or because they are 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. These trees have been assessed as category 'U' and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.2. There are two category 'A' trees (English oaks nos. 1286 and 1597) and 63 category 'B' specimens. The remaining 116 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.

3.6.3. Of the groups of trees, none have been assessed as category 'A', five as category 'B', and the remaining 15 as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout, file name 'SANGX Base', have been assessed by overlaying this onto the tree constraints plan (TCP). They are discussed in the following sections of this report and shown on the tree protection plan (TPP) presented at **Appendix 4**. The TPP identifies the trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed design elements, or because their condition is such that their retention would not be appropriate within the context of the proposals. These are shown by means of **red crosses** on the TPP.

3.7.2. 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. Details of the impacts, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

3.7.3. 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 impacts²

² 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, twelve individual trees are to be removed, either because they are situated within the footprints of proposed footpaths or allotments, 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
802-803	n/a	Ash	16m	#802 605mm #803 345mm	Semi-mature	C (12)
806	n/a	Hybrid black poplar	13m	x3 stems 175mm est.	Young	C (1)
807	n/a	Goat willow	9m	x7 stems 150mm est.	Young	C (1)
808	T28 1480/2014	Ash	16.5m	400mm 375mm all est.	Semi-mature	C (12)
1287	n/a	Hawthorn	7m	340mm 350mm 275mm	Mature	C (1)
1530		English oak	16m	1000mm est.	Mature	U
1534	A1 1455/2012	English oak	15m	650mm	Mature	U
1543	A1 1455/2012	Goat willow	12m	440mm 450mm all est.	Mature	U
1593-1594		Beech	12m	540mm (over ivy)	Semi-mature	U
G085		Flowering cherry	3m 4m	100mm 90mm	Young	C (12)
G088		Various	Up to 13m	Up to 300mm	Semi-mature	C (1)
G119		Various	Up to 10m	Up to est. 200mm	Young	C (1)
G246		Various	Up to 8m	Up to est. 180mm	Young	C (1)

Table 2: Trees to be removed

4.1.3. Three groups of trees (G85, G119 and G246) are to be partially removed, and one group (G88) is to be removed in its entirety as part of the proposals.

4.2. Assessment

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

4.2.2. All those trees or groups of trees that make a significant contribution to the character and appearance of the local landscape (see Local Planning Policies listed above), will be retained.

4.2.3. Ash trees nos. 802, 803 and 808 are all suffering from ash dieback disease, evidenced by moderate dieback at the branch tips and extensive epicormic growth throughout their crowns. As a result, these specimens are of only short-term potential, and it has been agreed following a visit to the site attended by both the applicant and the LPA that these individuals should be removed as part of the proposals.

4.2.4. Six of the trees (nos. 1530, 1531, 1534, 1543, 1593 and 1594) to be removed will be removed as they are either dead or moribund and should be felled for arboricultural management reasons, irrespective of the proposed development.

4.2.5. The remaining individual trees (nos. 806, 807, 1287) and groups of trees to be removed are category 'C' trees: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.6. None of the trees to be removed are mature specimens of native species of large ultimate size. All the trees to be cleared are young, semi-mature, non-native or of small ultimate size.

4.2.7. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon. Accordingly, the removal of no large-mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.8. Three of the individual trees (nos. 808, 1534 and 1543) to be removed are covered by a TPO (see 1.6.1 above). It should be noted that the presence of a TPO on a tree does not mean that that specimen necessarily meets the criteria for a TPO: the tree may not have fully met the criteria for a TPO at the time it was made, the tree might have deteriorated since the time the TPO was made (this explains why two of these TPO trees are category 'U' specimens), or its visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection³. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

4.2.9. Current Planning Practice Guidance states (paragraph 007) that TPOs should be used to protect selected trees and woodlands if their removal would have “a significant negative impact on the local environment and its enjoyment by the public.” In this case, the small number of TPO trees to be removed in comparison with the number of mature trees, groups and woodlands to be retained will not result in a significant negative impact on the local environment, and that the fact they are covered by a TPO should not be given any additional weight in considering the magnitude of the arboricultural impacts of this scheme.

4.2.10. The proposed landscape strategy for the SANG incorporates replacement tree planting that will mitigate the proposed removals identified above, provide an increase in tree numbers, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

4.2.11. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, the felling of the trees and groups identified for removal will represent no alteration to the main arboricultural features of the site and only a minor alteration to the arboricultural character of the area.

³ *Robinson v East Riding of Yorkshire Council* [2003]

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Six trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown at **Table 3** below.

Tree no.	Species	Age class	Proposed works
819	Field maple	Semi-mature	Crown lift NW canopy to a height of 3m above ground level to provide clearance over proposed footpath
921	Ash	Semi-mature	Crown lift W canopy to a height of 3m above ground level to provide clearance over proposed footpath
922	English oak	Semi-mature	Crown lift E canopy to a height of 3m above ground level to provide clearance over proposed footpath
939	Norway maple	Mature	Crown lift E canopy to a height of 3m above ground level to provide clearance over proposed footpath
1526	Beech	Semi-mature	Crown lift E canopy to a height of 3m above ground level to provide clearance over proposed footpath
G090	Beech	Semi-mature	Crown lift E canopy to a height of 3m above ground level to provide clearance over proposed footpath

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. 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 mostly few in number and small in size and will result in a maximum wound size no greater than 100mm 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*.

5.2.2. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the ‘damping’ of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be

removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, Tree work – Recommendations.

5.2.3. 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 site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself and accordingly will not detract from the character or appearance of the local area.

5.2.4. A review of the SANG layout highlights that there is adequate working space for construction close to trees with no structures within 5m of the canopy extents of retained trees. Furthermore, there are no structures that are likely to lead to inappropriate pressures to prune the retained trees, accordingly the proposals provide 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 appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of 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"**.⁴

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 clear⁵, 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 hard surfacing will encroach within the RPAs of 17 of the trees to be retained. These are shown in **Table 4** below.

⁴ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁵ Ibid., para 5.3.1.

Tree no	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
804	English oak	Proposed footpath	231.3m ²	39.1m ²	16.9%
805	Hybrid black poplar	Proposed footpath	452.4m ²	78.6m ²	17.4%
809	English oak	Proposed footpath	221.7m ²	23.8m ²	10.7%
810	English oak	Proposed footpath	699.8m ²	66.7m ²	9.5%
811	English oak	Proposed footpath	855.3m ²	144.0m ²	16.8%
812	English oak	Proposed footpath	326.9m ²	49.0m ²	15%
814	Field maple	Proposed footpath	83.6m ²	14.2m ²	17%
817	Field maple	Proposed footpath	83.6m ²	0.7 m ²	0.8%
818	Field maple	Proposed footpath	83.6m ²	8.2m ²	9.8%
819	Field maple	Proposed footpath	83.6m ²	15.5m ²	18.5%
921	Ash	Proposed footpath	55.4m ²	12.6m ²	22.7%
922	Ash	Proposed footpath	28.3m ²	3.3m ²	11.7%
939	English oak	Proposed footpath	326.9m ²	54.5m ²	16.7%
1276	English oak	Proposed allotment access and parking	918.6m ²	138.9m ²	15.1%
1526	Norway maple	Proposed footpath	31.8m ²	2.8m ²	8.5%
1601	Ash	Proposed footpath	136.8m ²	8.9m ²	7.9%
1704	English oak	Proposed footpath	203.1m ²	5.2m ²	2.6%

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions into the RPAs of trees listed in **Table 4** are by areas of proposed footpaths and the access and parking for the allotments. Except for the incursion into the RPA of ash no. 921, the incursions do not exceed the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837.

6.2.2. Although the incursion by the proposed footpath within the RPA of ash no. 921 exceeds the 20% maximum incursion into currently unsurfaced ground recommended in BS 5837, this does not necessarily mean that the tree will be adversely impacted. Research and technological advances since the publication of BS 5837 in 2012

acknowledge that the 20% figure stated in the British Standard is a “cautious recommendation and it should not necessarily be considered an absolute limit because in some circumstances covering a higher proportion of the root zone with a permeable surface may be acceptable, provided that it has been sufficiently justified.”

6.2.3. In this case, the ash is young and of average physiological condition, which suggests that the specimen will be tolerant of the alteration to its rooting environment. The area incursion is relatively small (12.6m²), but as the RPA is also small it makes a proportionately large impact on the area calculation. As the footpath will be installed entirely above existing ground levels and will not result in any excavation within its RPA, there is no reason to suggest that this specimen will not be able to tolerate any soil compaction caused by the installation or use of this surfacing.

6.2.4. Taking account of existing ground levels and the likely proposed levels of these areas these will allow for design and construction of the new surfaces to be entirely above existing soil level, and accordingly no excavation will be required. Furthermore, where appropriate, new surfaces could 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, installation will be undertaken under the control and supervision of the arboricultural consultant.

6.2.5. The erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**, will prevent other incursions into the RPAs of retained trees and protect them during construction.

6.2.6. 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. CONCLUSIONS

7.1. Summary

7.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

7.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

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

7.1.4. The incursions into the root protection areas (RPAs) of trees to be retained are within acceptable limits and the proposed above-ground surfacing solutions are sufficient to mitigate the potential adverse impacts. Subject to implementation of the measures recommended on the tree protection plan (TPP) and set out at **Appendix 2**, no significant or long-term damage to their root systems or rooting environments will occur.

7.2. Compliance with national planning policy

7.2.1. As the proposals will conserve all the existing established trees and hedgerows that are features of the visual, historic or nature conservation value of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with paragraph N2/1/d of the National Planning Policy Framework.

7.2.2. As the proposed layout has been set back from the RPAs and the canopies

of existing trees to be retained, and thereby allows space for their future growth, appropriate provision has been made for the long-term maintenance of these specimens, compliant with paragraph N3/1/c of the National Planning Policy Framework.

7.2.3. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph N2/1/d of the NPPF states that development proposals should: “**Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) *where possible***” (*italics added for emphasis*); 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 section N2 of the NPPF.

7.2.4. 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 N6/2 of the NPPF.

7.3. Compliance with local planning policy

7.3.1. As there are no ancient or veteran trees on or near this site, as the 18 trees that are categorised as locally notable (as they are recorded on the WDVTA website) will not sustain significant or long-term harm and because the trees which play an important role in the wildlife corridors (the linear park, the northern corridor and the interlinking spines) will be retained and protected, the proposals comply with Policy CP7 of the Wokingham Borough Council Core Strategy.

7.3.2. As the scheme protects and retains existing trees and hedges wherever reasonably practicable, only proposes the removal of a small section of hawthorn that would not have a significant deleterious impact on the local landscape, incorporates high quality planting throughout the site and would not result in the loss or fragmentation of green infrastructure, it complies with Policy CC03 of the Wokingham Borough Managing Development Delivery Document (MDD).

7.3.3. As the proposals retain and enhance existing landscape features in respect of trees, they also comply with Policy TB21 of the MDD.

7.3.4. Our detailed tree survey has informed the detailed design and layout of this site. The proposals have incorporated the mature trees and trees lining green corridors. The main arboricultural features have been identified and are all to be retained. Therefore, this reserved matters application is also in accordance with the 'Arborfield Garrison Strategic Development Location SPD'.

7.3.5. This report is to be read in conjunction with the survey schedule and tree protection plan (Appendices 3 and 4). Together these documents form a detailed arboricultural assessment and set out the impacts of the scheme in terms of tree removal, pruning and RPA incursions. This report sets out how retained trees will be protected from harm during the development and the outline AMS at **Appendix 2**, adds further detail and specifications to these protection measures. Therefore, this report and accompanying TPP comply with Condition 15 of the outline planning permission (Ref: O/2014/2280).

7.3.6. As there are no aged, veteran or ancient trees present on or near the site and the locally notable specimens have been afforded appropriate protection measures, and none of the veteran trees present on the wider site will be harmed by the proposals, this report and its appendices are sufficient to comply with Condition 17 of the outline planning permission.

7.4. Conclusion

7.4.1. 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 above⁶, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows⁷ growing within or immediately adjacent to the site; 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 culturally⁸. 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 SANG development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

6 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.

7 Ibid., 4.4.2.7

8 Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;⁹

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, 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**”¹⁰.

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**”¹¹.

A1.2.10. The ‘Root Protection Areas’ (RPAs)¹² 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

⁹ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁰ BS 5837, 4.5.10.

¹¹ Ibid., 5.1.1.

¹² 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.”

RPA's (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. The British Standard BS 5837 calculates RPA's based on a standard 12 times trunk diameter. However, in our experience the response of trees to root severance or damage is not standard and tends to be less effective in the case of large mature specimens of species with a known intolerance of disturbance. Accordingly, where considered appropriate, we have increased the RPA's of such specimens by calculating them based on an increased factor of trunk diameter.

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 trees that ideally, should be retained; 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; and
- b). avoidance of the necessity for unacceptable pruning works.

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. 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

A2.4.1. 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).

A2.5. 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.

A2.5.2. The fencing for the SANG will comprise of two types of fencing: the figure 3 fencing in areas of greater sensitivity and mesh and rod barriers in low sensitivity areas.

Figure 3 Fencing

A2.5.3. This is show in **bold blue lines** on the TPP will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2 of BS 5837**. “**TREE PROTECTION ZONE - KEEP OUT**” or similar notices will be attached with cable ties to every third panel.

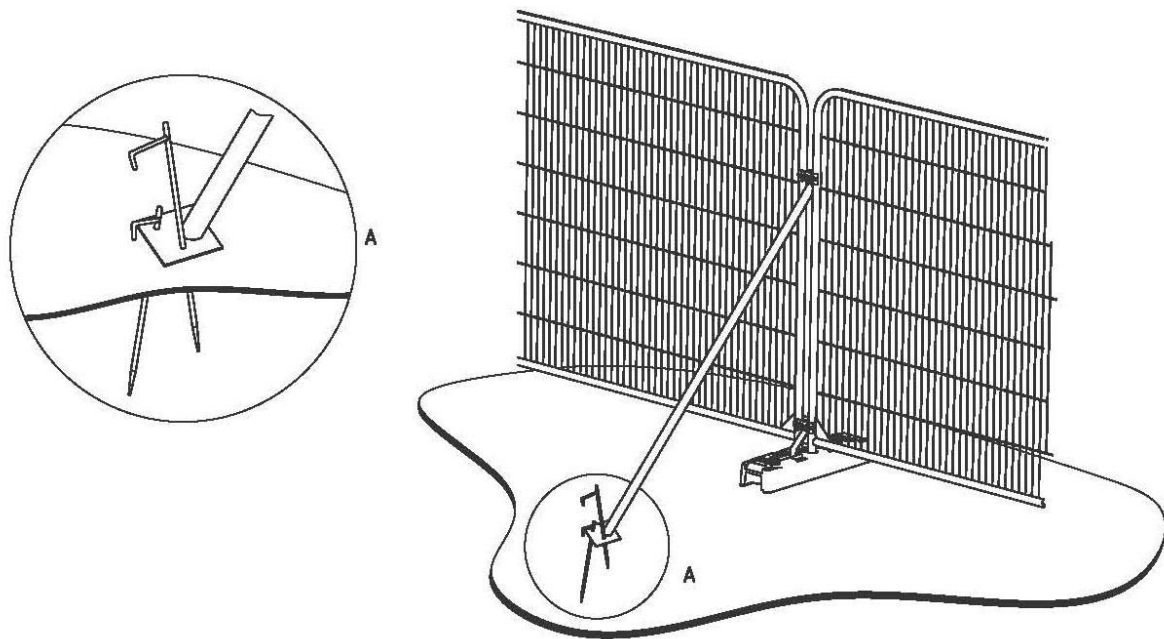


Figure 3 Protective fencing
(Based on Figure 3, BS 5837:2012)

Mesh barriers

A2.5.4. This is show in **bold pink lines** on the TPP will consist of high-visibility mesh pinned into the ground by road pins, as shown in **Figure 4** below. T



Figure 4: Example of mesh and pin system

A2.5.5. 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.

A2.5.6. 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. Proposed hard surfaces within RPAs

A2.6.1. 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



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(Operations)

Tree Survey Schedule

Linear Park Phase 3, Arborfield, Wokingham

April 2026

SJA Ref: 26113-01

Tree Survey Schedule: Explanatory Notes

Linear Park Phase 3, Arborfield, Wokingham

This schedule is based on an initial tree inspection undertaken by Rebecca Gawthorpe, Tom Wawman and Frank Spooner of Simon Jones Associates Ltd., between Friday the 10th January and Friday 25th April 2014.

A supplementary inspection was undertaken in January 2023. A further inspection was undertaken by Tom Hovell on 2nd April 2026. Weather conditions 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.

Number assigned to each tree within the wider Arborfield survey, commencing at "599". Tree nos. with no prefix are individual trees; trees with the prefix 'G' are groups of trees; the prefix 'H' refers to hedges or hedgerows; and the prefix 'W' refers to woodlands.

2. TPO no.

Number assigned to tree under the relevant Wokingham Borough Council Tree Preservation Order, 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: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. Normally mature, with a large trunk diameter for species; and 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. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species.

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. Very few trees of any species reach the ancient life-stage.

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.

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

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

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.

TREE SURVEY SCHEDULE

Linear Park Phase 3, Arborfield, Wokingham

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
599		English oak	10m	500mm (over ivy) est.	N 4m E 4m S 4m W 5m	S 4m	3m	Semi-mature	Below average	Indifferent	Access to base restricted; single trunk; heavily ivy-covered; slightly sparsely foliated; above-average deadwood in crown; of low quality, of low landscape value, but of medium-term potential.	C (123)
600	T9 1481/ 2014	English oak	16m	860mm	N 9m E 8m S 5m W 8.5m	N 6m	N 4m E 2.5m S 1.5m W 3.5m	Mature	Average	Moderate	Single trunk with prominent buttressing extending out to E; fully occluded wound extending from ground level on the NNW side to 2m; surrounding area appears sunken with a woodpecker hole noted at 2.5m above ground level directly above the wound; tapping of the immediate area reveals a distinct difference in tone; hollow sounding; changes in tone continue 360° around the trunk with also what appears to be reaction wood consistent with fibre buckling at 1m on the W and 1.5m on E; specimen is one of two oaks growing at this location with intermeshing crowns forming a feature of the site; restricted in some views externally due to growing internal to site and larger surrounding trees; if specimen is to be retained possible further investigation using a Resistograph is recommended; of moderate quality and landscape value; of medium-term potential. April 2026 - No significant changes.	B (1)
801	T10 1481/ 2014	English oak	18m	765mm ivy	N 4m E 5m S 5.5m W 6.5m	W 8m	S 2m	Mature	Average	Indifferent	Single trunk; asymmetrical crown as suppressed by adjacent specimens; above-average deadwood in crown; specimen growing internal to site; specimen restricted in some views from surrounding public places; of moderate quality and landscape value; of long-term potential. April 2026 - Trunk heavily ivy-covered; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; visible from long internal views but not visible from the public realm.	B (1)
802-803		Ash	16m 15m	605mm 345mm	N 6.5m E 5.5m S 6m W 6m	W 3.5m	1.5m	Semi-mature	Low	Moderate	Aerodynamic group with meshing crowns providing companion shelter; single trunks; bud density appears normal; specimens growing internal to site; specimens restricted in some views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value. April 2026 - Much epicormic growth throughout crowns; moderate dieback at branch tips, suggestive of 'ash dieback disease'.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
804		English oak	15m	715mm ivy	N 7.5m E 7.5m S 8m W 7m	E 2m	N 2m E 3.5m S 1m W 5m	Mature	Average	Moderate	Access to base restricted; single trunk; specimen of good form; specimen growing internal to site; specimen restricted in some views from surrounding public places; of moderate quality and landscape value; of long-term potential. April 2026 - Prominent buttress roots; single straight trunk; tensile unions throughout crown, where visible; of form and habit typical of age and species; unobstructed and spreading crown; partially overtopped by adjacent leaning poplar specimens; visible from long internal views but not visible from the public realm.	B (1)
805		Hybrid black poplar	29m	1000mm est. (over ivy)	N 8.5m E 9m S 11m W 11.5m	E 5m	E 7m	Mature	Average	Moderate	Access to base restricted; specimen growing in between two barbed wire security fences; main trunk heavily covered in ivy with crown suppressed to the N; forms part of a larger group of poplars growing along this boundary fence line; readily visible in views from surrounding residential properties that lie to the E; of moderate quality and landscape value; of medium-term potential. January 2023 - Terminal tree along row of poplars; heavily ivy-covered; storm damage in upper canopy on W side; asymmetrical canopy; readily visible in long views to SW; glimpsed in views from N	C (1)
806		Hybrid black poplar	13m	x3 stems 175mm est.	3m	S 2m	1.5m	Young	Average	Indifferent	Three-stemmed from base; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
807		Goat willow	9m	x7 stems 150mm est.	N 4m E 3.5m S 4m W 3.5m	W 2m	1m	Young	Average	Indifferent	Multi-stemmed from base; access to base restricted; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
808	T28 1480/ 2014	Ash	16.5m	400mm 375mm all est.	N 7m E 7.5m S 9.5m W 8m	S 2m	N 11m E 3m S 1m W 9m	Semi-mature	Low	Indifferent	Single trunk; heavily ivy-covered; bud density appears normal; specimen restricted in some views from surrounding public places; of moderate quality and landscape value; of long-term potential. January 2023 - Part of a group of trees forming a linear feature; inspection of base impeded by Heras fencing and dense vegetation; twin-stemmed from 1m showing acute union with no bark-to-bark contact; dominant N stem and sub-dominant S stem form the S lateral crown extent; heavily ivy-covered; tensile branch unions; wide, spreading canopy; obscured from all long public views; inessential component of wider landscape. April 2026 - Much epicormic growth in lower crown; moderate dieback at branch tips, suggestive of 'ash dieback disease'; readily visible from internal views and in long views from residential development to the W.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
809	T27 1480/ 2014	English oak	16m	700mm est.	N 9m E 7m S 4m W 8.5m	N 0.5m	N 6m E 1m S 6m W 1.5m	Mature	Average	Moderate	Single trunk; slightly leaning trunk; growing adjacent to a ditch and associated stream; specimen restricted in some views from surrounding public places; of moderate quality and landscape value; of long-term potential. January 2023 - Inspection of base impeded by Heras fencing; located directly adjacent to deep ditch to N; significant component of the group in which it stands. April 2026 - Trunk shows 10° lean to the SW; ivy-covered up to 10m; minor epicormic growth throughout crown; readily visible from internal views and in long views from residential development to the W.	B (12)
810	T26 1480/ 2014	English oak	16.5m	995mm	N 10m E 10m S 9.5m W 7.5m	E 4m	N 9m E 5.5m S 6m W 3m	Mature	Average	Moderate	Single trunk; animal burrowing noticed at buttress cleft to E with further historic wounding to buttressing on N; reaction growth consistent with fibre buckling on the E side at 1.5m; two woodpecker holes noted on the E side at 3m and 4m above ground level; multiple non- to partially occluded pruning wounds throughout; storm damage noted in the upper crown; specimen growing internal to site, however, visible in views from residential properties that lie to the N and W; of moderate quality and landscape value; of long-term potential. April 2026 - Tensile unions throughout crown, where visible; minor epicormic growth throughout crown; minor deadwood throughout crown, consistent with age and species; part of aerodynamic group with adjacent oak #811, with meshing crowns providing companion shelter; readily visible from long internal views.	B (12)
811	T25 1480/ 2014	English oak	16m	1100mm ivy	N 10m E 5m S 7m W 10.5m	W 4m	N 4m E 1.5m S 1.5m W 2.5m	Mature	Average	Moderate	Single trunk; crown heavily reduced in past; growing adjacent to a ditch and associated stream; essential component of landscape; of moderate quality and landscape value; of long-term potential. April 2026 - Lightly ivy-covered; established epicormic growth forms lower crown; part of aerodynamic group with adjacent oak #810, with meshing crowns providing companion shelter; significant feature of the landscape; readily visible from internal views and in long views from residential development to the W.	B (12)
812	T24 1480/ 2014	English oak	12.5m	850mm est.	N 6m E 6.5m S 6.5m W 6m	E 4m	N 5m E 5.5m S 5.5m W 8m	Mature	Below average	Indifferent	Single trunk; crown heavily reduced in past; growing adjacent to a ditch and associated stream; readily visible in views from surrounding residential properties; essential component of landscape; of moderate quality and landscape value; of long-term potential. April 2026 - Limited regeneration from historical crown reduction; above-average deadwood in crown; significant feature of the landscape; readily visible from internal views and from adjacent residential development to the N.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
813		Hawthorn	5.5m	x6 stems 100mm	N 3m E 3.5m S 3m W 3m	N 1m	0.5m	Young	Average	Indifferent	Multi-stemmed from base; small ornamental tree; of moderate quality and of long-term potential; but of low landscape value.	C (1)
814-819		Field maple	10m to 12m	270mm to 425mm	N 4.5m E 4m S 4m W 4.5m	N 1m	1.5m	Semi-mature	Average	Moderate	Specimens planted forming a visual group towards the N of Rowcroft Barracks; restricted in some views externally, however visible to the residential properties that lie to the N, NE, and NW; of moderate quality and of long-term potential; but of low landscape value.	C (1)
820-824		Norway maple	11m to 12m	320mm 335mm 355mm 165mm 280mm	N 4m E 3.5m S 4m W 4m	N 2.5m	N 1.5m	Semi-mature	Average	Moderate	Specimens planted forming a visual group towards the N of Rowcroft Barracks; restricted in some views externally, however visible to the residential properties that lie to the N, NE, and NW; aerodynamic group with meshing crowns providing companion shelter; specimens restricted in some views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value.	C (1)
825		Horse chestnut	11m	420mm	N 6m E 6m S 6m W 5m	N 2m	1m	Semi-mature	Average	Indifferent	Trunk exudations consistent with bacterial bleeding canker; specimen restricted in some views from surrounding public places; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
826		Sycamore	9.5m	330mm	N 4.5m E 4.5m S 5m W 5.5m	W 3.5m	2m	Semi-mature	Average	Indifferent	Twin-stemmed from 2m; tight compression fork with evidence of included bark; specimen restricted in views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value.	C (1)
827-828		Paper-bark maple	7m 6m	x4 stems 75mm x4 stems 145mm	N 2m E 3m S 3.5m W 4.5m	W 1m	W 2.5m	Young	Average	Indifferent	Crowns touching adjacent building; specimens growing internal to site; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
829-830		Rowan	6m 7m	150mm 190mm	N 3m E 3m S 3m W 2.75m	N 2m	2m	Young	Average	Moderate	Group of small ornamental specimens; of moderate quality and of long-term potential; but of low landscape value.	C (1)
831		Norway maple	4m	120mm	N 2m E 1.75m S 2m W 2m	W 1.5m	2m	Young	Average	Moderate	Young tree; specimen growing internal to site; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
832-834	832-T29 1480/ 2014. 833-T30 1480/ 2014	Ash	16.5m 16.5m 14m	385mm 370mm 245mm	N 6m E 6.5m S 6m W 7m	S 4m	E 1m	Semi-mature	Average	Moderate	Aerodynamic group with meshing crowns providing companion shelter; single trunks; bud density appears normal; specimens growing internal to site; specimens restricted in views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value.	C (1)
835-836		Ash	10m 12m	385mm 270mm	N 4.5m E 5m S 4.5m W 4m	S 2m	2m	Semi-mature	Average	Moderate	Single trunks; bud density appears normal; specimens growing internal to site; specimens restricted in views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value.	C (1)
866-873		Norway maple	10m to 13m	355mm 295mm 275mm 295mm 260mm 335mm 305mm 420mm	N 4m E 4.5m S 4m W 4m	E 2m	W 2m	Semi-mature	Average	Moderate	Line of trees planted at equal spacings; visually forming a group; a feature internal to site, however restricted in views externally; of moderate quality and of long-term potential; but of low landscape value.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
874-887		Norway maple	10m to 12m	480mm 535mm 285mm 355mm 230mm 350mm 335mm 355mm 305mm 270mm 325mm 350mm 375mm 305mm	N 4m E 6m S 6m W 5m	S 2m	S 2.5m	Semi-mature	Average	Moderate	Line of trees planted at equal spacings; visually forming a group; a feature internal to site, however restricted in views externally; crowns touching adjacent building; tree no. 887 has an area of missing bark on the E side of trunk from 300mm above ground level to 1.25m; some callus growth with underlying wood appearing sound; of moderate quality and of long-term potential; but of low landscape value. April 2026 - #887 at W terminus showing above-average deadwood in crown; forms a linear feature readily visible from internal views but obscured in the majority of public views.	C (1)
889	T11 1481/ 2014	English oak	10m	305mm est.	N 5.5m E 6m S 5m W 6.5m	S 1m	N 0.5m	Semi-mature	Average	Moderate	Single trunk; growing adjacent to a ditch and associated stream; specimen restricted in some views from surrounding public places; of moderate quality and landscape value; of long-term potential.	B (12)
890		Common alder	8m	125mm 95mm all est.	N 3m E 3m S 2.5m W 3m	E 1m	E 0.5m	Young	Average	Moderate	Small self-seeded specimen; growing adjacent to a ditch and associated stream; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
891	T12 1481/ 2014	English oak	18m	810mm est.	N 8m E 7.5m S 8m S 7.5m W 7m	N 4.5m	N 2m	Mature	Average	Moderate	Single trunk; growing adjacent to a ditch and associated stream; bud density appears normal; a key component internally to site, however restricted in views externally; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
892	T13 1481/ 2014	English oak	17m	850mm	N 6m E 6m S 8.5m W 6m	S 3.5m	S 4m	Mature	Average	Moderate	Single trunk; ivy-covered; growing adjacent to a ditch and associated stream; a key component internally to site, however restricted in views externally; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
902	T19 1481/ 2014	English oak	19m	970mm	N 8m E 6.5m S 6m W 8.5m	5m	4m	Mature	Average	Moderate	Single trunk; prominent buttress roots with small cavities at buttress clefts; not significant to structure of tree; open and spreading crown; bud density appears normal; a key component internally to the site, however restricted in views externally apart from glimpses to the N and NW; of moderate quality and landscape value; of long-term potential.	B (12)
903	T18 1481/ 2014	English oak	15m	890mm	N 6m E 5.5m S 5.5m W 5.5m	S 6m	2.5m	Mature	Average	Moderate	Single trunk; prominent buttress roots; crown heavily reduced in past; of moderate quality and landscape and cultural value; of long-term potential.	B (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
913-915	G1 1503/2015	Silver birch	13.5m 11.5m 12m	355mm 250mm 380mm	N 3.5m E 4m S 4m W 4m	W 2.5m	0.25m	Semi-mature	Average	Moderate	Slightly leaning trunks; a feature internal to site, however restricted in views externally; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
921-924		Ash	15m 12m 12m 12m	345mm 245mm 255mm 355mm	N 4m E 4.5m S 5m W 5m	E 2m	S 2m	Semi-mature	Average	Moderate	Line of trees planted at equal spacings; visually forming a group; a feature internal to site, however restricted in views externally; single trunks; bud density appears normal; of moderate quality and of long-term potential; but of low landscape value.	C (1)
925		Ash	7m	140mm	N 3m E 3m S 0m W 2m	W 2.5m	N 2m	Young	Average	Indifferent	Single trunk; small suppressed specimen; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
931		Field maple	8m	185mm	N 3.5m E 3m S 3m W 3.5m	N 2m	N 2.5m	Young	Average	Moderate	Single trunk; of moderate quality, but currently of low value due to small size; specimen restricted in views from surrounding public places; but of long-term potential.	C (1)
932-933		Field maple	11m	305mm 340mm	N 4.5m E 4m S 4m W 4m	W 2m	1.5m	Semi-mature	Average	Moderate	Single trunks; bud density appears normal; specimens growing internal to site; specimen restricted in some views from surrounding public places; of moderate quality and of long-term potential; but of low landscape value.	C (12)
938		Hawthorn	6m	235mm @1m est.	N 3m E 305m S 2.5m W 2m	N 1.5m	1m	Semi-mature	Average	Indifferent	Of only low-level screening value; of moderate quality and of long-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
939	T23 1480/2014	English oak	18m	850mm est.	N 7.5m E 10.5m S 10m SW 10m W 9m	N 8m	N 1m E 2.5m S 7m SW 1.5m W 4m	Mature	Average	Moderate	Single trunk; lightly covered in ivy; unable to get an accurate trunk diameter due to adjacent ditch and associated stream; a number of non-occluded pruning wounds on the main trunk, predominantly on the S side; storm damage noted in the lower and upper crown; specimen lost main leader at 9m above ground level with subsidiary branches taking the lead; a low sweeping lower crown; with height clearance due to specimen being crown raised over the adjacent footpath; specimen is growing to the N of Rowcroft Barracks; readily visible to the residential properties that lie to the N and NW; of moderate quality and landscape and cultural value; of long-term potential. April 2026 - Heavily ivy-covered; multiple exposed surface roots on bank of drainage ditch; significant feature of the landscape; readily visible from internal views and from residential development to the N.	B (12)
941		Ash	8m	165mm	N 2.5m E 3m S 3m W 3m	S 3.5m	S 3m	Young	Average	Moderate	Small self-seeded specimen; single trunk; bud density appears normal; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
942		English oak	7m	375mm (over ivy)	N 4m E 3.5m S 4m W 3m	W 3m	N 2m	Semi-mature	Average	Indifferent	Twin-stemmed from 2m; heavily ivy-covered; growing adjacent to a ditch and associated stream; of moderate quality and of long-term potential; but of low landscape value.	C (12)
943	T22 1480/2014	English oak	12m	750mm est. (over ivy)	N 6m E 6.5m S 6.5m W 7.5m	W 5m	S 2m	Mature	Average	Poor	Cavity at base with exposed heartwood; heavily degraded; good callus growth; distinct differences in tone when struck with an acoustic mallet from ground level to beyond reach indicating that the trunk is completely hollow; crown significantly reduced possibly because of noted defect; bud density appearing normal; growing adjacent to a ditch and associated stream; of low quality; of moderate landscape and cultural value, but of short-term potential only.	C (2)
1265	G7 1455/2012	English oak	11m	950mm est.	N 9.5m E 9m S 9.5m W 9.5m	3m	3m	Mature	Below average	Indifferent	Fungal fruiting body at base on S side consistent with Ganoderma species measuring approx. 150mm across by 100mm deep; ivy on trunk and in crown; above-average deadwood in crown, below-average bud density; of low quality; of moderate landscape value; of long-term potential.	C (2)
1266	G7 1455/2012	English oak	14m	400mm est.	N 4m E 4m S 5m W 3m	S 2m	S 3m	Semi-mature	Average	Moderate	Access to base restricted; single trunk; bud density appears normal; essential component of group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)
1267		Goat willow	7m	465mm @750mm est.	N 0m E 7m S 7m W 6m	S 1.5m	S 0.5m	Semi-mature	Average	Indifferent	Heavily leaning trunk; inessential component of group in which it stands; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1268		Lawson cypress	9m	180mm est.	N 2m E 2m S 2m W 2m	1m	0m	Young	Average	Indifferent	Single trunk; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1269	T6 1455/2012	Scots pine	15m	400mm est.	N 4.5m E 4.5m S 4.5m W 4.5m	3m	2m	Semi-mature	Average	Indifferent	Single trunk; inessential component of group in which it stands; heavily ivy-covered; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1270		Pear	15m	150mm 200mm 180mm 140mm all est.	N 3m E 3m S 3m W 3m	2.5m	1m	Semi-mature	Average	Poor	Inessential component of group in which it stands; four-stemmed from base with tight compression forks and included bark; of low quality, of low landscape value, but of medium-term potential.	C (123)
1271-1272		English oak	10m	300mm est.	N 5m E 5m S 6m W 5m	1m	1m	Semi-mature	Average	Moderate	Inessential components of group in which they stand; aerodynamic group with meshing crowns providing companion shelter; drawn-up and mutually suppressed; of moderate quality and of long-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1273	T7 1455/ 2012	English oak	15m	500mm est.	N 7m E 7.5m S 8m W 8m	S 1.5m	S 2m	Semi-mature	Average	Moderate	Single trunk; open grown crown; inessential component of group in which it stands; of moderate quality and landscape value; of long-term potential. April 2026 - Buttress root on N side in contact with and causing cracking in concrete footing of wooden panel boundary fence; ivy-covered throughout the majority of structure; of form and habit typical of age and species; readily visible from internal views and from adjacent residential development to the N.	B (12)
1276		English oak	15.5m	1140mm ivy	N 9.5m E 8m S 9.5m W 9m	E 6m	N 5m E 8m S 7m	Mature	Average	Moderate	Trunk and inner crown heavily ivy-covered up to 13m; essential component of the group in which it stands; readily visible from long internal views and from adjacent residential development to the W.	B (12)
1279		Ash	14m	275mm 410mm 390mm 250mm	N 5m E 5m S 6m W 5m	S 2m	S 1m	Semi-mature	Average	Indifferent	Four-stemmed from base; drawn-up specimen with height/diameter ratio greater than 50: at risk of failure if companion shelter removed; bud density appears normal; of no more than moderate quality; of moderate landscape value; of long-term potential.	B (12)
1280		English oak	12m	310mm	N 3.5m E 6m S 6m W 4.5m	S 2m	S 1m	Semi-mature	Average	Indifferent	Single trunk; suppressed crown as overtopped by adjacent specimens; of reduced potential due to being overtopped and heavily suppressed by adjacent group; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1281	T26 1455/ 2012	English oak	23m	1095mm ivy	N 9.5m E 9.5m S 7m W 8m	N 4m	N 1.5m E 1m S 10m W 10m	Mature	Average	Moderate	Single trunk, lightly covered in ivy, growing adjacent to a ditch; woodpecker hole noted on the main trunk on the S side, 6m above ground level at an old pruning wound; epicormic growth on main scaffold branches; however, bud density appears normal; crown slightly suppressed by the adjacent group; essential component of landscape; of moderate quality and landscape and cultural value; of long-term potential. April 2026 - Prominent buttress roots; ivy-covered up to 15m; tensile unions throughout crown, where visible; of form and habit typical of age and species; significant component of group in which it stands; readily visible from internal views and from adjacent residential development to the E.	B (12)
1282		Hawthorn	7m	225mm 125mm	N 4m E 3m S 3m W 3m	N 2m	1.75m	Semi-mature	Average	Indifferent	Three-stemmed from base; inessential component of landscape; of only low-level screening value; of moderate quality and of medium-term potential; but of low landscape value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1283-1284	T27 1455/ 2012	English oak	#1283 16m #1284 13m	#1283 540mm #1284 570mm all ivy	N 7m E 7m S 6.5m W 8m NW 8.5m	0.5m	N 4m E 3.5m S 1.5m W 1m NW 1m	Semi-mature	Average	Indifferent	Aerodynamic group with meshing crowns providing companion shelter; bud density appears normal; restricted in some views externally to site; of moderate quality and landscape value; of long-term potential. January 2023 - Individuals contributing to linear row of trees; part of aerodynamic group with meshing crowns, providing companion shelter. April 2026 - Two oak specimens growing closely together; #1283 dominant, with #1284 showing 15° lean to the NW and asymmetrical canopy; aerodynamic group with meshing crowns providing companion shelter; readily visible from internal views and in narrow views from adjacent residential development to the E.	B (1)
1285	T28 1455/ 2012	English oak	14m	1050mm	N 6.5m E 10.5m S 12.5m W 9.5m	S 4.5m	E 4m S 1.5m W 8m	Mature	Average	Indifferent	Fungus found at base on W side consistent with Hypholoma fasciculare; single trunk, wounding on main trunk, missing bark and area of exposed heartwood spiralling around from ground level to S through to 4m N, some callus growth, however wood decay and wood degradation evident, significant differences in tone when struck with an acoustic mallet indicating that the internal section of this trunk is hollow up to 1.5m above ground level; severe storm damage noted in crown with numerous large scaffolding branches failed, crown made up predominantly of epicormic growth with numerous woodpecker holes noted throughout, crown is showing signs of retrenchment with epicormic in the lower crown and on the main trunk; of low quality; but of moderate landscape and cultural value, and of medium-term potential. January 2023 - Part of a group of trees forming a linear feature along the W boundary; epicormic growth beginning to form lower crown but consistent with storm damage reaction as opposed to retrenchment; epicormic growth on structural limbs but upper canopy remains intact and viable; notable specimen; significant component of the group in which it stands. April 2026 - Good reaction growth around wound; established epicormic growth around lower trunk; much epicormic growth throughout rest of structure; crown re-established; significant component of group in which it stands; readily visible from internal views and from adjacent residential development to the E.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1286	T29 1455/ 2012	English oak	25m	1560mm ivy	N 13.5m E 11m S 14m W 12.5m	S 3m	N 3m E 1.5m S 8.5m W 8m	Mature	Average	Good	Single trunk covered in ivy from ground level to lower crown, trunk dividing at 4m; open and spreading crown with bud density and shoot extension growth normal, small amount of small-diameter deadwood scattered throughout; essential component of landscape; of high quality and high landscape value; of long-term potential. January 2023 - Located adjacent to ditch on W side, wide, spreading dominant canopy; essential component of the group in which it stands. April 2026 - Prominent buttress roots; single straight trunk; heavily ivy-covered up to 20m, unable to inspect unions; minor deadwood throughout crown, consistent with age and species; minor epicormic growth throughout crown; of form and habit typical of age and species; unobstructed and spreading crown; essential component of the group in which it stands; prominent from long internal views and readily visible from adjacent residential development to the E.	A (12)
1287		Hawthorn	7m	340mm 350mm 275mm all est.	N 4m E 5m S 4m W 5m	N 2m	3m	Mature	Average	Indifferent	Three-stemmed from base; inessential component of landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1401		Ash	14m	4 stems @ 200mm 2 stems @ 120mm all est.	N 4m E 6.5m S 6.5m W 6m	1m	E 6m	Semi-mature	Average	Indifferent	Off-site tree; multi-stemmed from base with tight compression forks and included bark; stems are mutually suppressed and drawn up; inessential component of group in which it stands; of low quality, of low landscape value, but of long-term potential. April 2026 - Main stem ivy-covered up to 11m; significant component of group in which it stands; readily visible from internal views and from adjacent residential development to the W.	C (12)
1402- 1403		False acacia	#1402 12m #1403 15m	#1402 250mm #1403 2 stems @ 275mm all est.	N 7.5m E 7.5m S 6m W 7m	S 8m	E 7m	Semi-mature	Average	Indifferent	Off-site trees; inessential components of group in which they stand; aerodynamic group with meshing crowns providing companion shelter; of moderate quality and of long-term potential; but of low landscape value. April 2026 - #1403 twin-stemmed from base, showing acute union; #1402 heavily ivy-covered; #1403 covered in dead ivy; readily visible from internal views and from adjacent residential development to the W; inessential components of the group in which they stand.	C (12)
1405		Hybrid black poplar	26m	550mm est.	N 8m E 8m S 7m W 8m	N 7m	E 15m	Semi-mature	Average	Moderate	Off-site tree; large branch on S side has failed at 8m and is lying on the ground, ivy-covered trunk to a height of about 8m; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value. April 2026 - Unable to inspect base due to dense vegetation; single straight trunk; covered in dead ivy; of form and habit typical of age and species; readily visible from internal views and from adjacent residential development to the W.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Cate gory
1407		Leyland cypress	12.5m	300mm est.	N 6m E 6.5m S 6m W 6m	1m	E 5m	Semi-mature	Average	Moderate	Off-site tree; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value. April 2026 - Unable to observe trunk due to dense vegetation; of form and habit typical of age and species; foliage of average size, density and colour; readily visible from internal views and from adjacent residential development to the W.	C (1)
1408		Sycamore	14.5m	est. 490mm	N 6m E 2m S 6.5m W 6m	2m	2m	Semi-mature	Average	Indifferent	Inessential component of group in which it stands; heavily ivy-covered; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1409		Sycamore	15m	2 stems @ 450mm ivy est.	NE 6m SE 7m SW 6m NW 4m	S 5m	SE 5m SW 4m	Semi-mature	Average	Indifferent	Off-site tree; inessential component of group in which it stands; twin-stemmed from base; of moderate quality and landscape value; of long-term potential. April 2026 - Twin-stemmed from base, unable to inspect union due to dense vegetation; heavily ivy-covered up to 14m; significant component of group in which it stands; visible from internal views and from residences to the N.	C (12)
1410		Lombardy poplar	7m	380mm est.	N 2m E 2m S 2m W 2m	1m	1m	Semi-mature	Average	Indifferent	Off-site tree; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1411		Leyland cypress	6m	320mm est.	N 2m E 2m S 2m W 2m	.5m	0m	Semi-mature	Average	Indifferent	Inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1412		Sycamore	23m	420mm 450mm 450mm all est.	N 6m E 6m S 6m W 6m	8m	8m	Mature	Average	Indifferent	Off-site tree; three-stemmed at 1m; inessential component of group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1523-1529	1523-1526 G1 1455/2012	Norway maple	Max. 13.5m	Max. 350mm	N 4.5m E 4.5m S 3.75m W 4m	2m	2m	Semi-mature	Average	Moderate	Group of trees forming a visual group; individually of lower landscape value however collectively a key feature of the locality; aerodynamic group with meshing crowns providing companion shelter; roadside trees planted in a row alongside Biggs Lane; of moderate quality and landscape value; of long-term potential. January 2023: #1523-1526 No consequential defects observed at base; hard surface footpath 2m N of trunks; part of linear planted row; typical decurrent branching habit; growth increments and bud density typical of species. #1527 part of row of specimens adjacent to Biggs Lane; multiple historic pruning wounds on lower N trunk, consistent with crown raising; twin-stemmed from approximately 3m showing tight compression fork union with bark-to-bark contact; part of aerodynamic group with meshing crown providing companion shelter; visible in narrow views along Biggs Lane; inessential component of the wider landscape. #1528 Multiple historic pruning wounds on N side of trunk, consistent with crown raising, leaving deadwood stubs up to 500mm long; asymmetrical crown; of fastigate form; significant component of the group in which it stands; inessential component of wider landscape. #1529 Terminal individual at the end of row of trees; part of aerodynamic group with meshing crown providing companion shelter; visible for short stretch of Biggs Lane, obscured from all other long public views..	B (2)
1530		English oak	16m	1000mm est.	N 6m E 7m S 7m W 7m	5m	5m	Mature	Dead	Hazardous	Dead tree; although tree is dead it offers significant habitat and conservation value, however in its current setting dead branches over footpath to the E would need to be managed for safety reasons; of low quality and no potential.	U
1531		English oak	15m	650mm	N 6m E 5m S 3.5m W 7m	S 2.5m	S 4m	Mature	Dead	Indifferent	Slightly leaning trunk; ivy-covered; bud density appears normal; of moderate quality and landscape and cultural value; of long-term potential. January 2023: Dead tree.	U
1532		English oak	12m	300mm 350mm all est.	N 6m E 5m S 5m W 6m	S 3m	S 2.5m	Semi-mature	Below average	Indifferent	Twin-stemmed from base; specimen of poor form; inessential component of landscape; of moderate quality and landscape value; of medium-term potential. January 2023: Situated to S of watercourse; no significant defects observed at base; ivy-covered; deadwood up to 60mm diameter throughout crown; of moderate visual impact; shorter-than-average shoot extensions.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1533		Horse chestnut	11m	850mm est.	N 5m E 5m S 5m W 5m	3m	5m	Mature	Below average	Indifferent	Off-site tree; located in rear garden of property on Biggs Lane; multi-stemmed at 2m, evidence of bleeding canker on N side on the trunk, recent pruning works to lift the canopy; inessential component of group in which it stands; of low quality, tree not readily visible from outside of the site; of low landscape value, but of medium-term potential.	C (123)
1534	A1 1455/2012	Goat willow	12m	440mm 450mm all est.	N 6m E 8m S 6.75m W 1m	1m	1m	Mature	Average	Poor	Tree has partially failed at ground level in the past; twin-stemmed from base, trunk leaning towards the S at an angle of about 45 degrees; crown has since corrected itself and is now growing upright; inessential component of group in which it stands; of low quality, of low landscape value, but of medium-term potential. January 2023: Watercourse to E of base; failed at base and held up by fence.	U
1535	A1 1455/2012	Field maple	14m	300mm 450mm 300mm all est.	N 7.5m E 7m S 6.5m W 4.75m	S 2m	E 0m	Mature	Below average	Indifferent	Three-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; growing along outer edge of larger group; inessential component of group in which it stands; of moderate quality and of medium-term potential; but of low landscape value. January 2023: No significant defects observed at base; ivy-covered; unions intact and well established; crossing and rubbing branches in crown; 200mm diameter failure wound on NE side at 4m, failed limb hung up; of low landscape value due to obscured location.	C (1)
1536	A1 1455/2012	English oak	17m	550mm over ivy	N 6m E 8m S 6m W 5m	W 2m	W 1m	Mature	Average	Indifferent	Single trunk; asymmetrical crown as suppressed by adjacent specimens; growing along outer edge of larger group; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)
1537	A1 1455/2012	English oak	18m	830mm over ivy	N 9.25m E 7.75m S 6m W 8m	N 1.5m	E 4m	Mature	Average	Indifferent	Single trunk; bud density appears normal; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential. January 2023: Fastigate crown; part of aerodynamic group with meshing crowns, providing companion shelter; part of a group of trees forming a linear feature adjacent to boundary; contributes to boundary screening.	B (12)
1538	A1 1455/2012	English oak	20m	820mm over ivy	N 5.5m E 11m S 10m S 4.5m W 6m	E 3m	E 2.5m	Mature	Average	Indifferent	Single trunk; asymmetrical crown as suppressed by adjacent specimens; bud density appears normal; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential. January 2023: Prominent buttress roots; heavily ivy-covered; part of aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening.	B (12)
1539	A1 1455/2012	English oak	20m	790mm	N 7.5m E 10m S 10m W 7m	E 4m	E 6m	Mature	Average	Moderate	Single trunk; bud density appears normal; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential. January 2023: Prominent buttress roots; asymmetrical canopy; part of aerodynamic group with meshing crowns, providing companion shelter.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1540		Norway maple	11m	500mm est.	N 7m E 7m S 7m W 7m	3m	3m	Mature	Average	Indifferent	Off-site tree; inessential component of group in which it stands; single trunk; of moderate quality and of long-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1541		Pear	14m	480mm est.	N 4m E 4m S 4m W 4m	3m	3m	Semi-mature	Average	Indifferent	Off-site tree; inessential component of group in which it stands; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1542	A1 1455/2012	Sycamore	13m	420mm	N 4m E 4m S 5m W 4m	W 4m	10m	Semi-mature	Average	Indifferent	Single trunk; inessential component of group in which it stands; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1543	A1 1455/2012	Beech	12m	540mm (over ivy)	N 3m E 3m S 3m W 3m	8m	8m	Semi-mature	Average	Hazardous	Extensive decay on trunk extending from ground level to 4m, trunk totally hollow; of low quality, of low landscape value, and of little potential.	U
1544	A1 1455/2012	Beech	12m	530mm	N 3m E 3m S 3m W 3m	3m	3m	Semi-mature	Below average	Indifferent	Heavily ivy-covered; twin-stemmed at 3m; sparse crown with below-average bud density; drawn up and suppressed; inessential component of group in which it stands; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1545	A1 1455/2012	English oak	11m	300mm est.	N 2m E 4m S 4m W 4m	3m	2m	Semi-mature	Average	Moderate	Off-site tree; inessential component of group in which it stands; single trunk; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1546	A1 1455/2012	English oak	19m	650mm est.	N 4m E 8m S 9.75m W 7m	4m	4m	Mature	Average	Indifferent	Single trunk; significant component of the group in which it stands; above-average deadwood in crown; one-sided crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential. January 2023: Part of row of trees forming a boundary feature adjacent to footpath.	B (12)
1547	A1 1455/2012	English oak	18m	825mm est.	N 9.5m E 8.5m S 3m W 7m	E 1m	E 3m	Mature	Average	Indifferent	Single trunk; multiple stems arising from 1.5m with tight unions and abnormal swelling particularly on stem orientated to the E, ivy covering from mid-trunk to mid-crown obscuring clear view of trunk and scaffolding branch unions; specimen readily visible from surrounding residential properties that lie to the W; specimen of poor form; essential component of group in which it stands; of moderate quality and landscape and cultural value; of medium-term potential.	B (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1548	A1 1455/ 2012	English oak	19m	750mm	N 8.5m E 9m S 9m W 9.5m	S 2.75m	S 4m	Mature	Average	Moderate	Single trunk; bud density appears normal; essential component of group in which it stands; of moderate quality and landscape and cultural value; of long-term potential. January 2023: No significant defects observed at base; ivy-covered; deadwood up to 75mm diameter throughout crown; part of aerodynamic group with meshing crowns, providing companion shelter; visible to N but otherwise obscured from view.	B (123)
1549	A1 1455/ 2012	Goat willow	7m	350mm est.	N 3m E 3m S 3m W 4m	S 1m	E 2m	Semi-mature	Average	Poor	Off-site tree; specimen of poor form; inessential component of landscape; of low quality, of low landscape value, and of short-term potential only.	C (123)
1550	A1 1455/ 2012	English oak	19m	660mm est.	N 3m E 9.5m S 9.5m W 6m	3m	3m	Mature	Average	Moderate	Single trunk; essential component of the group in which it stands; one-sided crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential.	B (12)
1551	A1 1455/ 2012	English oak	20m	870mm (over ivy)	N 8m E 6.5m S 8m W 7m	3m	3m	Mature	Average	Moderate	Single trunk; essential component of the group in which it stands; heavily ivy-covered; of moderate quality and landscape value; of long-term potential.	B (12)
1552		English elm	8m	180mm est.	N 3m E 3m S 3m W 3m	1m	0m	Young	Average	Indifferent	Self-seeded tree; growing in a group with two small self-seeded sycamore; inessential component of landscape; tree growing in prominent location along Biggs Lane; of moderate quality but of low landscape value, and of short-term potential only. Structural condition assessed as indifferent.	C (1)
1553		Sycamore	11m	420mm	N 4m E 4m S 4.5m W 4.5m	3m	3m	Semi-mature	Average	Moderate	Tree growing in prominent location along Biggs Lane; inessential component of landscape; single trunk; individually of lower landscape value than the group in which it stands; planted as part of a group; of moderate quality and landscape value; of long-term potential.	B (12)
1554	T3 1490/ 2014	English oak	15m	385mm	N 7m E 7.5m S 7m W 6m	3m	2m	Semi-mature	Average	Moderate	Single trunk; inessential component of landscape; essential component of the group in which it stands; tree growing in prominent location along Biggs Lane; bud density appears normal; individually of lower landscape value than the group in which it stands; planted as part of a group; of moderate quality and landscape value; of long-term potential.	B (12)
1555		Horse chestnut	13.5m	420mm (over ivy)	N 4m E 4m S 4m W 3.5m	2m	3m	Semi-mature	Average	Indifferent	Tree growing in prominent location along Biggs Lane; individually of lower landscape value than the group in which it stands; planted as part of a group; inessential component of group in which it stands; twin-stemmed from 2m; of moderate quality and landscape value; of long-term potential.	B (12)
1556	T2 1490/ 2014	Sycamore	13m	410mm (over ivy)	N 6m E 6m S 6m W 6m	3m	1.5m	Semi-mature	Average	Moderate	Tree growing in prominent location along Biggs Lane; planted as part of a group; significant component of group in which it stands; single trunk; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1557		Horse chestnut	13m	470mm	N 4m E 4m S 4.25m W 4m	3m	1.5m	Semi-mature	Average	Moderate	Single trunk; planted as part of a group; significant component of the group in which it stands; tree growing in prominent location along Biggs Lane; of moderate quality and landscape value; of long-term potential. January 2023: Individual planted as part of linear feature along Biggs Lane.	B (12)
1559		Horse chestnut	15m	580mm (over ivy)	N 6m E 4m S 6m W 5.5m	4m	2m	Mature	Average	Moderate	Single trunk; tree growing in prominent location along Biggs Lane; planted as part of a group; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)
1560		Sycamore	17m	690mm (over ivy)	N 6m E 5.5m S 6.5m W 6m	3m	2m	Mature	Average	Moderate	Single trunk; planted as part of a group; tree growing in prominent location along Biggs Lane; significant component of group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)
1562		Ash	16m	495mm (over ivy)	N 6m E 6m S 5.5m W 7m	3m	3m	Semi-mature	Average	Moderate	Single trunk; tree growing in prominent location along Biggs Lane; inessential component of landscape; of moderate quality and landscape value; of long-term potential.	B (12)
1593-1594		Flowering cherry	3m 4m	100mm 90mm	N 3m E 3m S 3m W 3m	1.5m	1.5m	Young	Below average	Poor	Collection of recently planted specimens, all readily replaceable; animal damage to trunk at base causing tree no. 1593 to be totally ring-barked and tree no. 1594 almost totally ring-barked; specimens growing within grounds of ATIL visibility restricted to internal views only; inessential components of landscape; of low quality, of low landscape value, and of little potential.	U
1595	T8 1481/ 2014	English oak	15m	500mm est.	N 8m E 2.5m S 8m SW 8.5m W 8m NW 7.5m		SW 2m W 3m NW 3m	Semi-mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; essential component of landscape; single trunk; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential. April 2026 - Unable to access base due to boundary fence; asymmetrical crown as suppressed by adjacent specimens; readily visible from internal views and glimpsed from adjacent residential development to the NE.	B (1)
1596	T7 1481/ 2014	English oak	14.5m	750mm est.	N 7.5m E 8m S 7.5m W 8m	W 3m	S 3.5m	Mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; essential component of landscape; single trunk; of moderate quality and landscape value; of long-term potential. April 2026 - Unable to access base due to boundary fence; readily visible from internal views and glimpsed from adjacent residential development to the NE.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
1597	T6 1481/ 2014	English oak	17m	1000mm est.	N 9.5m E 9m S 7.5m W 10m		W 3.5m	Mature	Average	Moderate	Single trunk; specimen growing within grounds of ATIL restricted to views externally to site; essential component of landscape; of moderate quality and landscape value; of long-term potential. April 2026 - Unable to access due to boundary fence; single straight trunk; tensile unions throughout crown, where visible; minor epicormic growth throughout crown; of form and habit typical of age and species; significant component of group in which it stands; prominent from internal views and from adjacent residential development to the NE.	A (12)
1598-1599		Purple plum	5m to 9.5m	375mm 390mm @1m	N 4.5m E 4.5m S 4.5m W 4.5m	2m	1m	Semi-mature	Average	Indifferent	#1598-1599 specimens growing within grounds of ATIL visibility restricted to internal views only; #1598-1599 inessential components of landscape; of moderate quality but of low landscape value, and of short-term potential only. Structural condition assessed as indifferent.	C (1)
1600	T5 1481/ 2014	English oak	15m	650mm (over ivy)	N 4m E 6.5m S 7.5m W 4.5m	4m	3m	Mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; essential component of landscape; single trunk; of moderate quality and landscape value; of medium-term potential.	B (12)
1601		Ash	15m	550mm est.	N 7m E 8m S 6m W 4.5m	4m	4m	Mature	Average	Moderate	Single trunk; ivy-covered; tree growing in a prominent location along Biggs Lane; of moderate quality and landscape value; of medium-term potential. January 2023 : Located directly adjacent to ditch; single trunk, drawn-up and mutually suppressed; heavily ivy-covered; asymmetrical canopy; significant component of the group in which it stands; readily visible in narrow views from Biggs Lane but set back from road; screened in all other long public views.	B (12)
1602	T1 1481/ 2014	Ash	17m	400mm 410mm	N 4.5m E 6m S 6m W 6m	W 6m	N 15m	Semi-mature	Below average	Indifferent	Twin-stemmed from base; ivy-covered; above-average deadwood in crown; inessential component of landscape; of low quality, of low landscape value, but of medium-term potential. January 2023 : Twin-stemmed from 1m showing acute union with no bark-to-bark contact; wound on N side from failure or removal of stem, minor cavity and occlusion wood present.	C (123)
1603		English oak	18m	550mm est.	N 7.5m E 6m S 4m W 5.5m	W 5m	N 2m	Mature	Below average	Indifferent	Slightly leaning trunk; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; tree growing in a prominent location along Biggs Lane; of moderate quality and landscape value; of long-term potential. January 2023 : Ivy-covered; of below average physiology; multiple adjacent specimens show significant additional rooting to S.	B (12)
1604		Ash	18m	550mm est.	N 6.25m E 6m S 6.5m W 6.5m	W 6m	7m	Mature	Average	Moderate	Single trunk; ivy-covered; bud density appears normal; of moderate quality and landscape value; of medium-term potential. January 2023 : Inspection of base impeded by dense understory; located adjacent to deep water channel to W; heavily ivy-covered; forks into multiple co-dominant stems at 3m, inspection of union impeded by ivy; wide, spreading canopy; significant component of the group in which it stands; contributes to softening of the built form.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1605		Hybrid black poplar	7m	100mm	N 1.5m E 1m S 1m W 1.5m	N 1m	1m	Young	Average	Moderate	Small self-seeded specimen; inessential component of landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1606		Hybrid black poplar	7m	115mm	N 2m E 2m S 1.5m W 3m	S 0.25m	2m	Young	Average	Moderate	Small self-seeded specimen; inessential component of landscape; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1607-1608		Hybrid black poplar	20m 27m	520mm 660mm	N 7m E 7m S 7m W 8.5m	S 3m	N 4m	Mature	Average	Moderate	Single trunks; trees with intermeshing crowns growing in close proximity to one another in a prominent location adjacent to Biggs Lane; readily visible in views to the E and W along this road; of moderate quality and landscape value; of medium-term potential.	B (12)
1645-1653		Purple plum	7m to 10m	150mm to 375mm	N 4m E 5m S 3.5m W 4m	E 2m	E 1m	Semi-mature	Average	Indifferent	Row of Purple plums planted at irregular spacings north of the ATIL secure compound; visually forming a group; tight unions with included bark are typical of the species; however, trunks lean to the E; restricted in some views externally by larger adjacent trees; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
1654	G2 1481/2014	English oak	23m	600mm 575mm all est.	N 10m E 11m S 9m W 9m	S 6m	E 3m	Mature	Average	Indifferent	Twin-stemmed from 1m; asymmetrical crown as suppressed by adjacent specimens; bud density appears normal; essential component of group in which it stands; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
1655	G2 1481/2014	English oak	21m	500mm est.	N 6m E 6.5m S 4m W 6m	E 5m	E 9m	Semi-mature	Average	Moderate	Single trunk; suppressed crown as overtopped by adjacent specimens; essential component of group in which it stands; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
1656	G2 1481/2014	English oak	10m	400mm	N 6m E 6m S 3m W 3m	N 2.5m	N 3m	Semi-mature	Average	Indifferent	Single trunk; suppressed crown as overtopped by adjacent specimens; of moderate quality and landscape and cultural value; of medium-term potential.	B (123)
1657	T3 1481/2014	English oak	22m	450mm est.	N 7m E 8.5m S 5m W 5m	N 4m	N 2m	Semi-mature	Average	Moderate	Single trunk; bud density appears normal; essential component of group in which it stands; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
1658	T2 1481/2014	English oak	22m	715mm est.	N 8m E 10.5m S 8m W 7m	S 3m	E 2m	Mature	Average	Moderate	Single trunk; bud density appears normal; open and spreading crown; essential component of group in which it stands; of moderate quality and landscape and cultural value; of long-term potential.	B (123)
1701		English oak	13m	395mm	N 3.5m E 3.5m S 7m W 7m	3m	2m	Semi-mature	Average	Moderate	Single trunk; specimen growing within grounds of ATIL visibility restricted to internal views only; essential component of landscape; asymmetrical crown as suppressed by adjacent specimens; of moderate quality and landscape value; of long-term potential.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1702		Common alder	10m	235mm	N 4m E 4m S 4m W 4m	1.5m	2m	Semi-mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; inessential component of landscape; single trunk; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1703		Common alder	12.5m	305mm 300mm	N 3m E 5.5m S 5.5m W 3m	2m	2m	Semi-mature	Average	Indifferent	Twin-stemmed from 1m; specimen growing within grounds of ATIL visibility restricted to internal views only; inessential component of landscape; of moderate quality and landscape value; of long-term potential.	B (12)
1704	T4 1481/ 2014	English oak	14m	670mm (over ivy)	N 7.5m E 7m S 6.5m W 5.5m	2.5m	2m	Mature	Average	Indifferent	Heavily leaning trunk; specimen growing within grounds of ATIL visibility restricted to internal views only; essential component of landscape; single trunk; above-average deadwood in crown; of moderate quality and landscape value; of long-term potential.	B (12)
1705		Common alder	11m	280mm est.	N 3.5m E 3.5m S 3.5m W 3.5m	2m	1.5m	Semi-mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; inessential component of landscape; single trunk; of moderate quality and of long-term potential; but of low landscape value.	C (1)
1706- 1707		Purple plum	11m 8m	610mm 330mm est.	N 4.5m E 4.5m S 4.5m W 4.5m	4m	1.5m	Mature	Average	Indifferent	Specimens growing within grounds of ATIL visibility restricted to internal views only; inessential component of landscape; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
1719	G1 1481/ 2014	English oak	20m	805mm est.	N 6m E 8.5m S 8.5m W 8m	4m	2m	Mature	Average	Moderate	Specimen growing within grounds of ATIL visibility restricted to internal views only; single trunk; essential component of the group in which it stands; of moderate quality and landscape value; of long-term potential.	B (12)
G061		Various	Up to 14m	Up to 200mm	3m	N 1m	1.5m	Young	Average	Indifferent	Species comprise hazel and common alder; group growing adjacent to a brook; number of water-demanding species; self-seeded; group of drawn-up, mutually suppressed specimens; aerodynamic group with meshing crowns providing companion shelter; of moderate quality and of long-term potential; but of low landscape value.	C (1)
G062		Various	Up to 12m	Up to 250mm	N 4m E 3m S 3m W 3m	N 1m	0.5m	Semi-mature	Average	Indifferent	Species comprise ash, common alder, goat willow and plum; group growing adjacent to a brook; number of water-demanding species; belt of small self-seeded specimens; group of drawn-up, mutually suppressed specimens; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G065		Hawthorn	Up to 5m	Up to est. 250mm	N 3m E 3m S 3m W 3.5m	N 1m	0.5m	Semi-mature	Below average	Indifferent	Heavily ivy-covered; of only low-level screening value; of low quality, of low landscape value, but of medium-term potential. Physiological condition assessed as below average; structural condition assessed as indifferent.	C (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G082		Various	Up to 9m	Up to est. 250mm	N 4m E 4m S 6m W 4m	N 1m	0.5m	Semi-mature	Average	Poor	Species comprise sycamore, English oak and elder; group includes three individual specimens, a partially collapsed elder, English oak and sycamore; standing trees are mutually drawn up and suppressed; of poor form; of low quality, of low landscape value, but of medium-term potential.	C (123)
G083		Hybrid black poplar	Up to 16m	Up to 325mm	N 3.5m E 4m S 3m W 3m	N 1m	2m	Semi-mature	Average	Indifferent	Group of drawn-up, mutually suppressed specimens; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G085		Various	Up to 13m	Up to 300mm	7m	N 0.5m	0.5m	Semi-mature	Average	Indifferent	Species comprise English oak and hawthorn; aerodynamic group with meshing crowns providing companion shelter; provides effective screening at this location; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (12)
G086		Hybrid black poplar	Up to 28m	Up to 500mm	N 7m E 10m S 8m W 10m	N 3m	N 3m	Semi-mature	Average	Poor	Group of drawn-up, mutually suppressed specimens; heavily ivy-covered; bud density appears normal; readily visible in views from surrounding public places; of low quality; of moderate landscape value; of medium-term potential.	C (2)
G087		Hybrid black poplar	Up to 17m	Up to 400mm	N 5m E 8m S 4m W 0m	E 4m	E 7m	Semi-mature	Average	Poor	Group of drawn-up, mutually suppressed specimens; one-sided crown as suppressed by adjacent specimens; inessential component of landscape; of low quality, of low landscape value, but of medium-term potential.	C (123)
G088		Various	Up to 10m	Up to est. 200mm	N 3m E 3m S 3m W 3m	1m	2m	Young	Below average	Indifferent	Species comprise poplar, goat willow and sycamore; inessential component of group in which it stands; of low quality, of low landscape value, but of medium-term potential. Physiological condition assessed as below average; structural condition assessed as indifferent.	C (1)
G089	G2 1455/2012	English oak	Up to 12m	Up to 385mm	N 4m E 8m S 4m W 4.5m	W 1m	2.5m	Semi-mature	Average	Moderate	Single trunks; bud density appears normal; aerodynamic group with meshing crowns providing companion shelter; of moderate quality and of long-term potential; but of low landscape value.	C (12)
G090		Beech	Up to 18m	Up to 300mm	N 7m E 7m S 7m W 7m	2m	1m	Semi-mature	Average	Indifferent	No evidence of recent pruning or management; heavily ivy-covered; drawn-up and mutually suppressed; of moderate quality and landscape value; of long-term potential.	B (12)
G119		Various	Up to 8m	Up to est. 180mm	3m	1m	0m	Young	Average	Indifferent	Species comprise elder, plum, self-seeded ash; an understorey of brambles; specimen growing within grounds of ATIL visibility restricted to internal views only; inessential component of landscape; of moderate quality but of low landscape value, and of short-term potential only. Structural condition assessed as indifferent.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G150		Various	Up to 5m	Up to 75mm	4m	N 0.5m	1m	Young	Average	Indifferent	Species comprise hawthorn, elder, English oak, ash, hazel, dog rose, sycamore and horse chestnut; belt of small self-seeded specimens; of only low-level screening value; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
G151	A1 1455/2012	Various	Up to 16m	Up to 350mm	N 4m E 7m S 5m W 4m	N 1m	0.5m	Semi-mature	Average	Indifferent	Species comprise English oak, field maple and hawthorn; belt of closely growing specimens; aerodynamic group with meshing crowns providing companion shelter; provides effective screening at this location; of moderate quality and landscape value; of medium-term potential.	B (12)
G152	A1 1455/2012	Beech	Up to 12m	Up to 400mm	N 4m E 4m S 3m W 3m	N 2m	S 2m	Semi-mature	Average	Indifferent	Row of beech trees growing along the N boundary of the site towards the rear gardens of the adjacent residential properties along Biggs Lane; heavily covered in ivy from ground level to mid-crown providing screening at this location; of moderate quality and landscape value; of medium-term potential.	B (12)
G153	A1 1455/2012	Various	Up to 20m	Up to 870mm	N 8m E 9.5m S 7m W 6.5m	E 2m	E 2m	Mature	Average	Moderate	Species comprise English oak, beech and sycamore; group of trees sandwiched in between off-site residential housing development forming a little copse/woodland in this section of the site; readily visible and providing a substantial amount of leaf cover in this particular part of the site; of moderate quality and high landscape value; of long-term potential.	B (2)
G155	A1 1455/2012	Leyland cypress	Up to 4.5m	Up to 95mm	1.5m	N 0.25m	0.25m	Young	Average	Indifferent	Off-site group; row of closely planted specimens, designed to form a hedge or screen; group of drawn-up, mutually suppressed specimens; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G156		Various	Up to 17m	Up to 350mm	N 6m E 5m S 5m W 5m	N 1m	N 1.5m	Semi-mature	Average	Indifferent	Species comprise rhododendron, common hazel, common alder, ash, oak and sycamore; aerodynamic group with meshing crowns providing companion shelter; group growing to the N of the grounds of ATIL adjacent to Biggs Lane; provides effective screening at this location; of moderate quality and of medium-term potential; but of low landscape value. Structural condition assessed as indifferent.	C (1)
G163	G1 1481/2014 Includes 1 alder	Various	Up to 15m	Up to 450mm	N 5m E 5m S 5m W 4.5m	N 1.5m	2m	Semi-mature	Average	Indifferent	Species comprise English oak, sycamore and common alder, a belt of self-seeded specimens growing along either side of a ditch to the N of the ATIL secure compound and meeting Biggs Lane to the N; readily visible in views to the W from the adjacent residential properties; providing effective screening at this location; of moderate quality and landscape value; of medium-term potential.	B (12)
G245		English oak (x6) and Ash (x5)	Max 7.5m Avg 6m	Max 195mm Avg 100mm	3.5m	0.5m	0.5m	Semi-mature	Average	Moderate	Group of small specimens growing along internal steel mesh fence; trunks and limbs of multiple specimens occluding through wire mesh; visible from adjacent residential development to the E but of low overall landscape value due to small size; 9 individuals.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G246		Various	Max 8m Avg 5m	Max 120mm est. Avg 75mm	3m	0.1m	0.1m	Young	Average	Indifferent	Small group of self-seeded specimens growing along bank of drainage ditch; primarily consisting of blackthorn, with scattered ash and horse chestnut representing larger specimens; forms a dense thicket; of low landscape value, due to small size; 40 individuals.	C (1)

APPENDIX 4

Tree Protection Plan

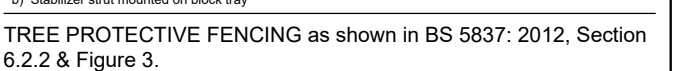
Impact	No. of Trees
Trees to be removed	12
Groups of trees to be removed	1
Groups of trees to be partially removed	3
TPO trees to be removed	3
Trees to be pruned	6
Groups of trees to be pruned	1
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	17
Trees with proposed underground services within RPAs	0

Groups to be Removed			
No	Species	Category	Partial / Entire
G85	Ash	C (12)	Partial
G88	Ash	C (12)	Entire
G119	Hybrid black poplar	C (1)	Partial
G246	Goat willow	C (1)	Partial

Trees to be pruned 

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.

Figure 3 Examples of above-ground stabilizing systems



To be erected prior to the commencement of works on site, and retained in place throughout construction. To comprise 1m tall 'Orange Barrier Fencing Mesh' secured in place with steel fencing/rod pins with a "shepherds crook top". The mesh shall be continuous or joined together at appropriate intervals with additional fencing pins which should be uniformly spaced throughout the mesh to maintain it in place. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached at appropriate intervals.



Sections of the proposed footpaths which overlie 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 above 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.