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Arboricultural Implications Report

Proposed development at

Land north-west of Hogmoor Lane

Hurst

Reading

February 2026

Ref. SJA air 25633-01

SUMMARY

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

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' 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, 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.

S3. As no trees are to be pruned, and none of the proposed dwellings will be within 6.5m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

S4. There will be no incursions into the Root Protection Areas (RPAs) or veteran buffer zones of any of the trees to be retained.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to future pressure to inappropriately prune or fell the retained trees.

S6. As the proposed development retains and protects all trees with importance for nature conservation, landscape and green infrastructure, including all veteran, notable and mature trees, it complies with Policies CP7, CC03 and TB21 of the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Plan (2014).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Shorewood Homes Ltd. to visit Land north-west of Hogmoor Lane, Hurst 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 planning application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “**should not be quoted as if it were a specification¹**”; it is a set of recommendations intended to “**assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²**”. It 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 erection of seven dwellings along with associated access and landscaping.

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

² Ibid., p.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees 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), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). The arboricultural mitigation and benefits of the scheme are set out in Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Southgate of SJAtrees on Tuesday the 9th of December 2025. Weather conditions at the time were overcast, with intermittent rain. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 0.96ha in size and is located on the north side of Broadwater Lane (A321), as shown at **Figure 1** below, which abuts the southwest site boundary. The north and west boundaries abut a field with a line of trees along the north boundary and agricultural fields beyond. The southeast boundary adjoins Hogmoor Lane with residential properties beyond.

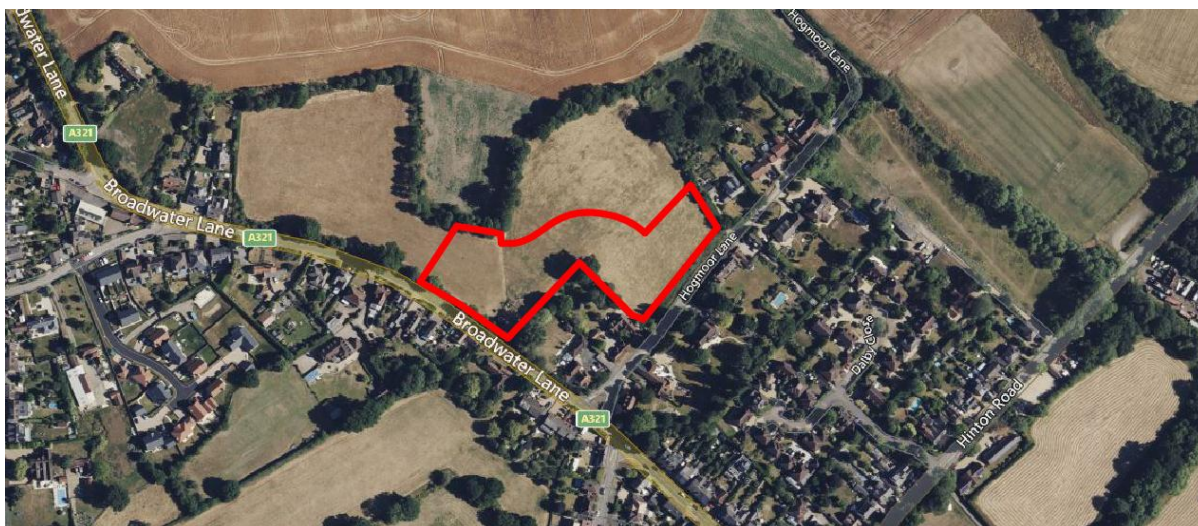


Figure 1: Site location shown on Google aerial image

1.4.2. The site is on ground that gently falls from south to north towards the northern boundary of the field with high points of 38.11m AOD to the south and the low point at 36.6m AOD in the northeast corner of the field. It currently comprises a tree and vegetation lined agricultural field.

1.4.3. Historical maps indicate that the site has been undeveloped agricultural land to the present day. The earliest Ordnance Survey maps show tree lined field boundaries, which are in a similar location to trees still present today, and these trees are of sufficient size and age that we consider they are likely to be the same trees.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of Kempton Park Gravel Member above a bedrock of Lambeth Group (clay, silt and sand).

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a loamy soil with naturally high groundwater.

1.5.3. 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. Nine of the trees on and adjacent to the site are covered by tree preservation orders (TPOs) nos. 1728-2020 and 1788-2021, which were made by Wokingham Borough Council. The council's TPO map is reproduced at **Figure 2** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3**.

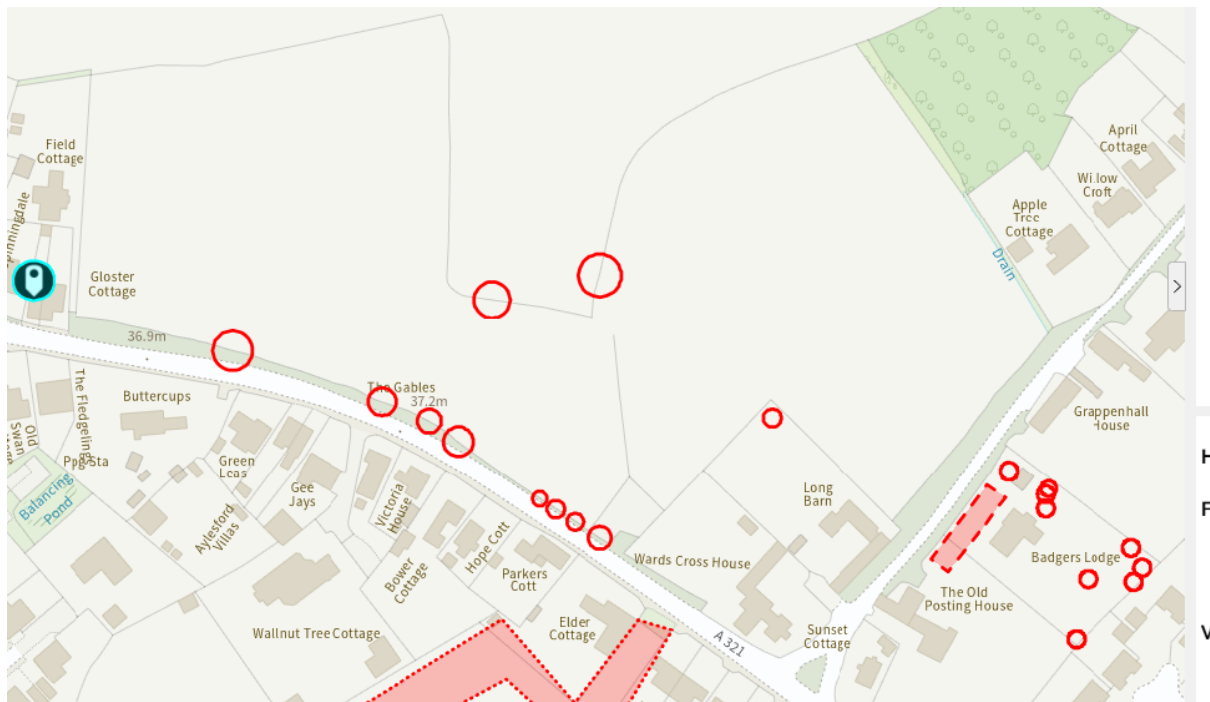


Figure 2: Extract from the Wokingham Protected Tree Map showing the trees covered by TPO

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 history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals one previous application (ref: 240583) for an **“Outline application for the proposed erection of 9 No dwellings and associated access.”** The application was refused in November 2024 with the impact of the proposed accesses on veteran trees being listed as a reason for refusal.

2.1.2. The subsequent appeal (ref: APP/X0360/W/25/3359898) was dismissed in October 2025. The Appeal Decision concludes that the construction of the accesses would result in harm and potential deterioration of the two veteran trees contrary to the relevant local and national planning policies.

2.2. National planning policy

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

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

2.2.3. In paragraph 135, within Section 12 **‘Achieving well-designed places’** the NPPF states:

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

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section states:

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

2.2.5. The section titled ‘Meeting the challenge of climate change, flooding and coastal change’ states at paragraph 162:

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

2.2.6. In paragraph 187, within Section 15 ‘**Conserving and enhancing the natural environment**’ the NPPF states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

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

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

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

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

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

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

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Local planning policy

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

2.3.2. Core Strategy Policy CP7 ‘Biodiversity’ states:

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

Development:

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

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

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

- i) Mitigation measures can be put in place to prevent damaging impacts; or
- ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”

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

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

- a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development**
- b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways**
- c) Promote the integration of the scheme with any adjoining public open space or countryside**
- d) Protect and retain existing trees, hedges and other landscape features**
- e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.**

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

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

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

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

2.4. Emerging local planning policy

2.4.1. Wokingham Borough Council have submitted the Local Plan Update 2023-2040: Proposed Submission Plan to the Secretary of State. Within it is Policy NE4 ‘Trees, woodlands, hedges and hedgerows’, which states:

“1. Development proposals should protect and incorporate existing trees, woodland, hedges and hedgerows and ensure they are well integrated within the public realm, in a suitably landscaped setting.

2. Development proposals should ensure the existing pattern of fields, hedges and hedgerows, woodland, trees, watercourses, water bodies, underlying topography and other landscape features are retained and that the design of the scheme is integrated into the landscape.

3. The design and layout of new development should:

a) Provide sufficient space to enable existing trees to thrive by maintaining adequate root protection areas and space for the trunk and branches to grow;

b) Ensure buildings are carefully sited to limit excessive shading to residential properties;

c) Provide appropriate buffer zones around woodlands, including semi-natural ancient woodlands, planted ancient woodland sites, orchards, hedgerows and individual trees;

d) Provide enhanced and additional tree and hedgerow planting wherever possible, but particularly where there are opportunities to restore or develop habitat and landscape links between woodlands and hedgerows and between these features and other landscape or habitat features such as river corridors;

e) Maximise opportunities for planting urban trees, shrubs and hedges within streets and greenspace to create rich urban landscapes; and

f) Proposals must also demonstrate sufficient rooting volume of soil, irrigation and drainage for trees to thrive in the long term.

4. Development proposals that are likely to affect trees, irreplaceable habitats (such as ancient woodland, ancient or veteran trees), hedges or hedgerows either on-site or nearby, should:

a) Assess the health of all trees, woodland, hedges and hedgerows affected, describing and assessing their value and the potential impact of the development as part of an Arboricultural Impact Assessment submitted with a planning application;

b) Provide an appropriate Arboricultural Method Statement, including a Tree Constraints Plan and Tree and Woodland Protection Plan; and

c) Ensure all tree and hedge/hedgerow protection measures are in place prior to works commencing on site, commensurate with any pre-commencement planning conditions.

5. The loss, threat or damage to any tree, woodland, hedge or hedgerow of visual amenity, heritage or nature conservation value, will not be permitted unless all the following criteria are met:

a) The development proposal has been designed to avoid, reduce or minimise impact; and

b) Mitigation measures are incorporated as part of a development proposal, that provide equivalent character, visual amenity, heritage value, as well as habitat connectivity.

6. The natural capital of sites should be protected. Any trees, woodland, hedges or hedgerows that are damaged as a result of the construction process should be reported and replaced with indigenous tree species and native hedgerow species, by agreement with the council. The developer must bear all associated costs.”

2.5. Neighbourhood planning policy

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

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 35 individual trees and seven groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The trees are growing around the periphery of the field with the long established native broadleaved tree belts along the field boundaries. The younger trees growing along the residential boundary with properties to the south of the site have a high proportion of exotic species. English oak is the most common species on site, and it forms the most dominant tree species.

3.1.3. The age demographic of the tree population is well balanced with four veteran oaks, nine mature specimens and 22 semi-mature trees. There is a lack of young trees in the population. The tree ages are reflected in the sizes of the trees on site with several large diameter specimens with broad canopies. The arboricultural character of the site reflects the wider arboricultural landscape.

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.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. Ancient and veteran trees are 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.

3.3.2. Current government guidance states that ancient or veteran trees should be protected from root damage by inclusion of a buffer zone at least 15 times larger than the diameter of the trunk, or 5m from the edge of the tree’s canopy if that area is larger.

3.3.3. The Woodland Trust Ancient Tree Inventory⁴ (ATI) lists four trees (English oaks nos. 10, 11, 34 and 35) and the local ancient and veteran tree register run by the Wokingham District Veteran Tree Association (WDVTA) records a total of five trees, which includes the English oak no. 1, as shown in **Figure 3** below.

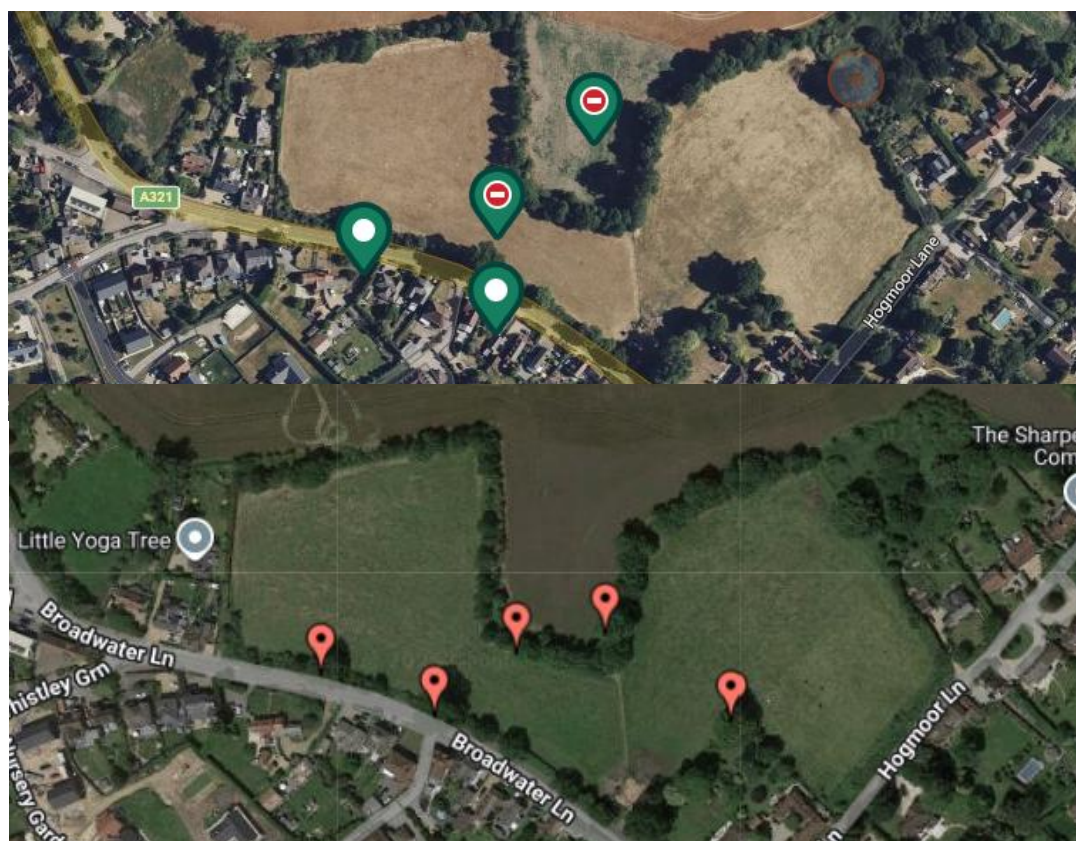


Figure 3 – Extracts from the ATI (above) and WDVTA websites (below)

3.3.4. Both inventories (ATI and the WDVTA) are valuable resources for identifying the possibility of there being a veteran tree on a site, but they are organisations run by amateurs, enthusiasts and volunteers, not by professional arboriculturists or veteran tree experts. Accordingly, whilst they are a good indication of the presence of veterans an independent assessment by suitably trained and experienced professionals is required to confirm the presence of veterans and to verify the collected information.

⁴ <https://ati.woodlandtrust.org.uk/>

3.3.5. There are numerous definitions of veteran trees but the most relevant in a planning context is that provided in the Glossary at Annex 2 of the NPPF. Another important definition is that in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, Statutory Instrument No. 48.

a) The Glossary at Annex 2 of the NPPF states:

“Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.”

b) The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, Statutory Instrument No. 48, states:

“Veteran trees are mature trees that share physical and other characteristics in common with ancient trees, due to their life or environment, but are neither developmentally nor chronologically ancient. All ancient trees are veteran trees, but not all veteran trees are ancient. Veteran and ancient trees which have died are still recognised as such because they retain significant biodiversity value for many decades.

Veteran trees exhibit one or more of the following—

- (i) significant decay features such as deadwood, hollowing or signs of advanced decay in the trunk or major limbs**
- (ii) a large girth, depending on and relative to species, site and management history**
- (iii) a high value for nature, especially in hosting rare or specialist fungi, lichens and deadwood invertebrates”**

3.3.6. The SJAtrees survey methodology includes a detailed assessment in respect to determining if a specimen is veteran based on the definitions set out above. Our assessment concludes that there are four veteran oaks (nos. 9, 10, 11 and 35) and two notable oaks (nos. 1 and 34).

3.3.7. Accordingly, our assessment validates the ATI and WDVTA veteran tree assessments of oaks nos. 10, 11 and 34 as they display sufficient veteran characteristics in line with the definitions set out above.

3.3.8. In addition, the tree survey also assesses the English oak no. 9 to be a veteran. This specimen is not recorded in either the ATI or WDVTA inventories, likely due to the distance from the application site and publicly accessible areas. This specimen has a hollow stem, abundant deadwood habitat and wounding, epicormic response growth in the lower canopy and localised die back in the crown consistent with incipient canopy senescence.

3.3.9. Our assessment does not validate the ATI and WDVTA inventory in respect to oaks no. 1 and 34. English oak no. 1 shows no evidence of crown retrenchment, changes to trunk development, or significant decay features so whilst it is a mature specimen of an age and size that highlights its veteran potential, it does not display significant ancient characteristics or a condition consistent with a veteran specimen. Accordingly, our assessment concludes that the specimen is notable but not veteran.

3.3.10. English oak no. 34 is of a size and estimated age that it has the potential to be a veteran; however, it displays no crown retrenchment and whilst it is entirely likely that there is some decay at the base of the tree's trunk, this is not extensive or significant. Thus, this tree lacks the complexity of structure or the condition to warrant it being classified as a veteran. Accordingly, our assessment concludes that the specimen is notable but not veteran.

3.3.11. Irrespective of the veteran status of oaks nos. 1 and 34, in recognition of their potential to become veterans and to align with the precautionary approach taken by the planning inspectorate, both specimens have been afforded veteran buffer zones as set out in 3.3.2 to ensure their protection.

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

- the veteran and notable oaks (nos. 1, 9, 10, 11, 34 and 35) growing around the periphery of the site; and
- the long-established belt of trees (G5) growing along the northern edge of the field.

3.6. Other trees

3.6.1. Four individual trees (nos. 16, 29, 32 and 33) are unsuitable for retention, irrespective of the proposals, in that 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. 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 eight mature trees growing on or immediately adjacent to the site that are of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.3. There are four category ‘A’ trees (English oaks nos. 1, 9, 10 and 11 and four individuals (nos. 8, 12, 17 and 22) and one group of trees (G5) assessed as category ‘B’ specimens. The remaining 21 individuals and six groups of 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.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout (ref: 8543 F04) have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

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

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

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 8 below.

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

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

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. None of the veteran or notable trees on or adjacent to the site are to be removed to facilitate the proposed development.

4.1.2. To accommodate the proposed development, as shown on the proposed layout plan, a 20m section of the boundary vegetation (G7) and two dead sycamores (nos. 32 and 33) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.3. 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
32	T4 1788/2021	Sycamore	10.5m	220mm est.	Semi-mature	U
32	T5 1788/2021	Sycamore	10.5m	220mm est.	Semi-mature	U
G7	n/a	Various	3m	Max 100mm est.	Young	C (1)

Table 2: Trees to be removed

4.2. Assessment

4.2.1. As noted above, none of the veteran or notable trees on or adjacent to the site are to 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, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.3. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees to be cleared are young, semi-mature or of small ultimate size. 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 sequesterate and store carbon⁶. Accordingly, the removal of large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.4. The proposed removal of the 20m section of boundary vegetation (G7) and the two sycamores is required to accommodate the proposed access from Broadwater Lane, as highlighted in **Image 1** below.



Image 1: Google Street View image dated July 2025 showing the vegetation and trees to be removed outlined in red dashed lines

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

4.2.5. The two sycamores are covered by TPO, but as can be seen from ***Image 1*** below, the specimens are dead so their contribution to the character of the road is minimal and they present a risk to the proposed access and the existing road users, so their removal should be considered irrespective of the proposals.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. None of the trees to be retained are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 6.5m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

5.2.2. These trees will continue to grow; but an analysis of the ultimate genetic crown spreads of these specimens shows that none of them are likely to ever need pruning to keep them clear of the proposed dwellings as they are at a greater distance from them than the spread they are capable of achieving.

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"**.⁷

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'.

6.1.3. No parts of any proposed buildings or associated hard surfacing are within the RPAs or veteran buffer zones (VBZ) of any of the trees to be retained.

6.2. Assessment

6.2.1. As part of the baseline assessment for this application the recent Appeal Decision relating to this site was reviewed in respect to the approach we have taken to the protection of veteran and notable trees. The inspector discusses the potential adverse impacts of damage to feeder roots, which are fine short-lived roots that absorb water and nutrients. The inspector states:

"It is the case that upper levels of the soil often contain important roots for the health of a tree, and that mature trees are more at risk of decline and failure than young trees as a result of root damage [...] I consider that a cautionary approach should be taken here with regard to the buffer zones and subsequent protection of potential fine feeder roots".

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

6.2.2. In accordance with the recommended cautionary approach, all veteran and notable trees have a veteran buffer zone applied (see 3.4. above), with the morphology of buffers zones adapted to account for the sewer, roads and water courses.

6.2.3. The standing advice states the buffer zones form a minimum root protection area, which ensures that sufficient feeder roots are protected to avoid the risk of adverse impacts from development on the tree. There will be no development within the RPAs (or 'buffer zones') of any of the veteran trees, in this way the veteran and notable trees are protected.

6.2.4. Additional space has been afforded to the buffer zones as the development does not include any structures or buildings within 4.5m of the edge of the buffer zones, which effectively increases the buffer zones beyond the minimum requirement and allows for the retention and protection of the soil and roots, including feeder roots.

6.2.5. Furthermore, as part of the proposals a veteran and aged tree management plan could be conditioned to ensure best practise is adhered to during construction and the future management of the development. This is detailed further in Section 8.

6.2.6. As no parts of the proposed dwellings or other structures abut or are within the RPAs of any of the trees to be retained, subject to the implementation of protective measures specified on the TPP, their construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. As no windows of the main habitable rooms of the proposed dwellings lie within the shadow patterns (an arc with a radius of the tree height between the north-west and the east of the tree), they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.1.2. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to future pressure to inappropriately fell or prune the retained trees.

7.1.3. Our assessment also considers that the proposed dwellings are located no closer than 15m from the trunk of any species capable of achieving a large ultimate canopy size, as such, the proposals accommodate the future canopy growth of the off-site trees that will contribute to the character and green infrastructure of the site in the future.

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. In this case apprehension is most unlikely to be common, or to be of a degree that might force the LPA to accede to requests to fell any of these trees as a result. This is because the closest trees are further from the proposed dwellings than their current heights and so if they were to fail, it would be reasonably foreseeable that they wouldn't reach these buildings.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR "Blue Book"⁸, stated at paragraph 5.11 (1) (ii) that **"incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell."**⁹

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

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

⁸ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

⁹ British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

7.3.3. The nine trees covered by the Tree Preservation Order will require any future application to prune or fell to be submitted to the LPA. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by refusing. In respect to the remaining trees, the LPA could make a TPO prior to occupation so that any intention to prune would require a Regulation 14 tree work application¹⁰ to be submitted. Whichever approach is taken, the LPA will have control over the extent of pruning.

7.3.4. The existing trees along the site boundaries that abut the proposed properties will continue to grow in the future; and in time, in common with all trees in suburban areas, it is possible that some pruning will be required to keep them clear of buildings or gardens. However, any future pruning to the mature and high valued trees can be controlled by the LPA as the trees are covered by TPO and an application to prune would have to be made and consented to. In this way, the LPA would control both the extent and quality of pruning required.

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

¹⁰ The Town and Country Planning (Tree Preservation)(England) Regulations 2012. Statutory Instrument 2012 No. 605.

¹¹ BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the complete absence of alteration to the main arboricultural features of the site as set out above, the proposals incorporate new tree planting, which will mitigate the proposed removals identified above, increase the number of trees on the site, 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.

8.2. Tree and hedgerow management

8.2.1. The proposals will have benefits on those trees and hedgerows to be retained, in that it will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; and may benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

8.2.2. Compared to the current agricultural environment of the trees, the proposed development will prevent further root and rooting environment damage caused by ploughing, it will prevent exposure to agrochemical spraying and fertilizer runoff, and it will protect them from livestock browsing and intensive soil compaction common in fields.

8.2.3. In addition, the proposals will allow the trees to contribute to surface water runoff and to the prevention of soil erosion, it will maintain and continue to provide wildlife habitat, and it will allow the trees to continue to sequestrate and store carbon.

8.3. Veteran and notable tree management

8.3.1. The principal aim of the veteran tree management plan is to secure the adoption of a strategic and integrated approach to the management and maintenance of the existing veteran and notable trees on the site, and to ensure their retention and successful integration into the proposed development.

2.2.1. At this stage in the process, it is appropriate to outline the parameters of a management plan and to allow the detail to emerge pre-commencement once the detailed design is underway. The main objectives of the management plan would be as follows:

- to take appropriate measures to safeguard or improve the structural integrity of the trees to minimise the risk of life-shortening structural failure;
- to safeguard or improve the structural integrity of the trees to minimise the risk of structural failure and consequent risk of harm to people or property;
- to protect the trees from avoidable damage;
- to enhance the trees' vitality and physiological condition;
- to protect and enhance the soil in which the trees are growing;
- to protect the habitats the trees provide;
- to protect and enhance surrounding vegetation that may provide nectar or pollen sources essential to birds or insects using these habitats; and
- to provide a mechanism for monitoring and reviewing the implementation of the veteran tree strategy.

8.3.2. To achieve the objectives the management plan will need to be a phased plan covering pre-commencement of development, construction and post development. An outline management schedule is shown below at **Table 2**.

Order	Timescale	Activity
1	Pre-commencement	Arboricultural and ecological inspections of all veteran and notable trees. To include Chlorophyll Fluorescence testing to provide a benchmark of vitality against which future monitoring can be quantified
2	Pre-commencement	A detailed arboricultural method statement completed based on the detailed design elements for construction with co-ordination of site logistics, services, landscaping and drainage to avoid conflict or impacts with the veteran trees.
3	Pre-commencement and site preparation	Arrange pre-commencement site meeting with developer's contract or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend
4	Pre-commencement and site preparation	Erection of tree protection fencing and site hoarding, including fencing around veteran and notable trees; in accordance with the detailed method statement
5	During construction	Ongoing and regular checks of the trees and the effectiveness of tree protection measures as part of on-going arboricultural monitoring
6	During construction	Landscaping and planting, in accordance with the detailed method statement.
7	Prior to completion of development	Assessment of monitoring records along with a re-inspection of the veteran and notable trees physiological and structural condition and response to any management works undertaken. This will feed into a detailed post-development management plan.
8	On completion of development	Commence inspection regime and fixed point photographic record of trees' physiological and structural condition and response to any management works undertaken
9	Three years after completion of development	Full review of the trees' response and adaptation to their new environment; review and update of management strategy based on conclusions drawn

Table 2: Outline veteran and notable tree management plan

9. CONCLUSIONS

9.1. Summary

9.1.1. 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.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' 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, 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.

9.1.3. As no trees are to be pruned, and none of the proposed dwellings will be within 6.5m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

9.1.4. There will be no incursions into the Root Protection Areas (RPAs) or veteran buffer zones of any of the trees to be retained.

9.1.5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to future pressure to inappropriately prune or fell the retained trees.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

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

9.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

9.2.4. 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 193 (c) of the NPPF.

9.3. Compliance with local planning policy

9.3.1. As the proposed development retains and protects all trees with importance for nature conservation, landscape and green infrastructure, including all veteran, notable and mature trees, it complies with Policies CP7, CC03 and TB21 of the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery Plan (2014).

9.3.2. The proposed development protects the existing trees, hedgerows and groups of trees by providing appropriate buffers to the veteran and notable trees, avoiding any incursions into RPAs and providing sufficient space for future canopy growth. The arboricultural features are integrated into the layout by designed the dwellings and gardens to avoid tree related shading and canopy domination. As such, the development complies with Policy NE4 of the emerging Wokingham Local Plan Update 2023-2040: Proposed Submission Plan

9.4. Conclusion

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

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹², trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹³ growing within or immediately adjacent to the 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 culturally¹⁴. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

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

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

A1.2. Tree constraints

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

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

¹³ Ibid., 4.4.2.7

¹⁴ Ibid., 4.4.2.3

A1.2.2. whether any trees are classed as ‘ancient’ or ‘veteran’, and thereby are designated as ‘irreplaceable habitats’;¹⁵

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 significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy CC03 of the Wokingham Borough Council Local Plan, as set out above

A1.2.5. our assessment of the tree’s’ 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”**¹⁶.

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”**¹⁷.

A1.2.10. The ‘Root Protection Areas’ (RPAs)¹⁸ 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

¹⁵ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁶ BS 5837, 4.5.10.

¹⁷ Ibid., 5.1.1.

¹⁸ 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. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁹.

A1.2.13. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.14. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

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

¹⁹ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

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

A2.2. Pre-start meeting

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

A2.3. 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. This 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 that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

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

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

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

A2.6. Ground protection

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

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

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

A2.7. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural

supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

A2.8. Proposed hard surfaces within RPAs

A2.8.1. 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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Tree Survey Schedule

Land north-west of Hogmoor Lane, Hurst

SJA tss 25633-01

December 2025

Tree Survey Schedule: Explanatory Notes

Land north-west of Hogmoor Lane, Hurst

This schedule is based on a tree inspection undertaken by Tom Southgate of SJA trees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 9th of December 2025. Weather conditions at the time were overcast, with intermittent rain. Deciduous trees were not in leaf.

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

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

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

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to trees in the Wokingham Borough Council Tree Preservation Orders nos. 1728/2020 and 1788/2021, as shown in the TPO schedule and plan.

3. Species.

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

4. Height.

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

5. Trunk diameter.

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

6. Radial crown spread.

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

7. Crown break.

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

8. Crown clearance.

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

9. Age class.

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

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

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

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

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

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

10. Physiology.

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

11. Structure.

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

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

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

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

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

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

12. Comments.

Where appropriate comments have been made relating to:

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

13. Category.

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

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

- (1) Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- (2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- (3) Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

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

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

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

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE
Land north-west of Hogmoor Lane, Hurst

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1	T1 1788/ 2021	English oak	19m	1200mm est.	N 8.8m E 10m SE 9.5m S 10m W 10.3m	2m	N 2.3m E 2.8m W 2.6m	Mature	Below average	Moderate	Off-site tree; base obscured from view by boundary fence; onsite area of RPA, covered by soft landscaping and shows signs of moderate soil compaction caused by sheep; three pruning wounds on lower-trunk and limbs consistent with crown raising, leaving wounds up to 100mm dia. est., minor woundwood present; tensile unions throughout crown; deadwood up to 100mm dia. in lower-crown; historic tear out wound at 5m on W side of trunk, up to 250mm in dia. est. revealing exposed sapwood, woundwood present; 220mm dia. est. limb which emanates from 5.5m shows wounding on E half, displaying 3m est. tall x 100mm est. wide area of exposed sound sapwood, terminating in 500mm long stub at end after branching off to a form a live 3.5m long near horizontal branch from base of stub; slightly shorter than average shoot extensions in upper-half of crown; canopy readily visible from Broadwater Lane and Hogmoor Lane; notable tree, but not a veteran as shows no evidence of crown retrenchment, changes to trunk development, or significant decay features; however, it is recorded as a veteran on the Ancient Tree Inventory website and treated as such.	A (12)
2		Hornbeam	6.5m	220mm est.	N 4.5m E 4m S 4m W 4m	2m	E 2m	Semi-mature	Average	Indifferent	Off-site tree; acute main unions with external features suggesting included bark.	C (12)
3		Sycamore	6.5m	250mm est.	N 2.8m NE 4m E 5.15m SE 4.1m S 4.5m SW 4.5m W 3m	2.3m	NE 2.2m	Semi-mature	Below average	Indifferent	Off-site tree; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimen; slightly shorter than average shoot extensions.	C (12)
4		Manna ash	5m	150mm ivy est. 200mm est.	N 4.4m E 2.9m S 3m W 4.5m	1.55m	N 1.6m	Semi-mature	Average	Indifferent	Off-site tree; twin-stemmed from 1.55m, showing an acute main union which is mostly obscured from view by boundary fence.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
5		Evergreen magnolia	4m	2 stems @ 160mm est.	3.5m	1m	E 1.5m	Semi-mature	Average	Moderate	Off-site tree; small ornamental specimen.	C (12)
6		Italian cypress	5m	180mm est.	2.5m	0.5m	0.5m	Semi-mature	Average	Indifferent	Off-site tree; non-native species.	C (1)
7		English oak	5m	280mm est.	5.5m	1.8m	W 2.8m	Semi-mature	Below average	Moderate	Off-site tree; above average epicormic growth on major structural branches within inner-canopy, suggestive of reduced physiological function; tensile unions throughout crown.	C (1)
8		English oak	17m	1145mm	N 11m E 11m S 11.4m SW 10.5m W 10.8m NW 10.2m	2.5m	SW 2m	Mature	Average	Good	Off-site tree; prominent buttress roots; base entirely surrounded by soft landscaping; tensile unions throughout crown; deadwood up to 110mm dia. in lower-crown; four pruning wounds on limbs at 3m consistent with crown lifting, leaving wounds up to 110mm dia. est.; moderate epicormic on lower-limbs; readily visible from Broadwater Lane and Hogmoor Lane; notable tree, but not a veteran as shows no evidence of crown retrenchment, changes to trunk development, or significant decay features.	B (1)
9		English oak	9m	845mm 1085mm	N 7.5m E 9.7m S 6.6m W 6.5m	1m	E 2m	Veteran	Below average	Indifferent	Off-site tree; twin-stemmed from 1m; main stem to S features open cavity revealing hollow stem with extensive heart and sapwood decay; approx. 60% of growth from S stem is dead; exposed area of sound sapwood at 0.8m on SE side, up to 400mm in dia., occluding; N stem displays cavities at 1.6m and 2m, up to 500mm dia. and 750mm deep, woundwood present; further cavity present in limb to N at 3m, 1m x 300mm entrance dia. est., depth unknown; established regrowth from 3m, consistent with response to historic loss of main stem; deadwood up to 100mm dia. in crown; minor localised dieback in central upper-crown; readily visible from site internal views and Hogmoor Lane; significant component of group in which it stands.	A (23)
10	T4 1728/ 2020	English oak	21m	1450mm	N 9m E 8.5m S 8.8m W 8m	2m	E 2.3m	Veteran	Below average	Good	Off-site tree; base entirely surrounded by soft landscaping; indentation between buttress roots on W side of base, which can be probed with ruler up to 500mm deep, no evidence of decay observed; bulbous base consistent with the merging of buttress roots; tensile unions throughout crown; deadwood up to 150mm in dia. est.; exposed area of sapwood on upper-side of limb on N side at 10m, 2.5m long x 200mm wide est.; cavity in stem at 12m, 120mm entrance dia. est., depth unknown; woodpecker hole present immediately below this cavity; historic tear out wound at 13m, 900mm long x 250mm wide est.; slightly shorter than average shoot extensions; of long-term potential; readily visible from Broadwater Lane and Hogmoor Lane.	A (123)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
11	T3 1728/ 2020	English oak	5m	390mm 360mm 205mm 395mm	N 7m E 4.5m S 6.9m W 6.5m	1m	S 1.8m SW 1.6m	Veteran	Average	Poor	Off-site tree; base entirely surrounded by soft landscaping; horizontal and hollow trunk as revealed by 3.5m long and up to 350mm wide cavity entrance showing extensive heartwood and sapwood decay; trunk has fallen to S and rests on ground; four stemmed from 1m where tree assumes vertical form 3.5m S of point of rooting; tensile unions throughout crown; readily visible from Broadwater Lane and in site internal views.	A (3)
12		English oak	14m	545mm 325mm	N 8m E 8m S 8.4m W 8m	1.5m	S 1.8m	Mature	Average	Moderate	Off-site tree; surface root visible up to 2.9m to SW of trunk edge; no significant defects observed at base; tensile unions throughout crown; readily visible from Broadwater Lane.	B (12)
13		English oak	11m	410mm	N 4m E 4m SE 7.5m S 7.7m SW 7.5m W 6m	2.2m	S 1.7m	Semi-mature	Average	Indifferent	Off-site tree; no significant defects observed at base; 20° trunk lean to SW; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens; readily visible from Broadwater Lane and in seasonal glimpses from Hogmoor Lane.	C (12)
14		English oak	10m	400mm	N 5m NE 4.5m E 6.4m SE 6.7m S 4.5m W 3m	3m	SE 2m	Semi-mature	Average	Indifferent	Off-site tree; 17° trunk lean to SE; historic pruning wound at 1.5m, 150mm dia., woundwood present; tensile unions throughout crown; asymmetrical crown as suppressed by adjacent specimens.	C (12)
15		English oak	11m	470mm	N 5m E 4m SE 6.6m S 7.2m W 4.5m	2m	S 1.6m	Semi-mature	Average	Moderate	Off-site tree; tensile unions throughout crown; severely pruned in W crown to provide clearance from power lines, leaving wounds up to 100mm dia. est.	C (12)
16		Ash	11m	410mm 250mm ivy est. 215mm 195mm 200mm	N 5m E 4.5m S 3.8m W 4.5m	1m	S 4m	Mature	Below average	Poor	Off-site tree; significant decay at base; minor dieback at branch tips; of short-term potential.	U
17		Red oak	16m	600mm est.	8m	4m	N 1.8m	Mature	Average	Moderate	Off-site tree; base obscured from view by boundary fence; tensile unions throughout crown, where visible; readily visible from Broadwater Lane.	B (12)
18		Horse chestnut	10.5m	650mm est.	6.2m	1.6m	NW 1.8m	Mature	Average	Indifferent	Off-site tree; base obscured from view by boundary fence; tensile unions throughout crown, where visible.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
19		Sycamore	10m	380mm est.	7m	2m	N 1.7m	Semi-mature	Average	Indifferent	Off-site tree; base obscured from view by boundary fence; twin-stemmed from 2m; acute main union with external features suggesting included bark.	C (12)
20-21		Silver birch	#20 12m #21 11m	#20 250mm #21 200mm both est.	NE 5m SE 4m SW 3m NW 6.5m	2m	NW 2m	Semi-mature	Average	Moderate	Off-site trees; tensile unions throughout crowns.	C (12)
22		Hybrid black poplar	19m	1000mm est.	9m	2.5m	NE 3.5m	Mature	Average	Moderate	Off-site tree; base and trunk obscured from view by boundary fence and adjacent vegetation; tensile unions throughout crown, where visible; non-native species; readily visible from Broadwater Lane.	B (12)
23	T2 1788/2021	Hornbeam	8m	380mm	N 6.4m E 6m S 6m W 7.4m	1.4m	N 1m	Semi-mature	Average	Indifferent	No significant defects observed at base; tensile main unions; readily visible from Broadwater Lane, but of low landscape value, due to small size.	C (12)
24	T3 1788/2021	Hornbeam	5m	390mm	N 4.3m E 4.1m S 5.5m W 4.5m	1.5m	N 2m	Semi-mature	Average	Moderate	No significant defects observed at base; tensile unions throughout crown; readily visible from Broadwater Lane, but of low landscape value, due to small size.	C (1)
25	T7 1788/2021	Ash	12m	480mm	N 5.3m E 5.4m S 5.2m W 5.1m	1.4m	N 1.7m	Semi-mature	Average	Moderate	No significant defects observed at base; tensile unions throughout crown; readily visible from Broadwater Lane, but of low landscape value, due to small size.	C (12)
26	T6 1788/2021	Sycamore	10.5m	550mm	N 7.2m E 6.5m S 7m W 6.6m	2.6m	NE 2.2m	Mature	Average	Indifferent	No significant defects observed at base; acute main union with external features suggesting included bark at 2.5m; heavily ivy-covered; non-native species; readily visible from Broadwater Lane.	C (12)
27		English elm	9m	160mm est.	N 1.5m E 2m S 2m W 2m	2.5m	NE 3m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; of short-term potential.	C (2)
28		English oak	11m	355mm	N 4.5m E 4.2m S 5m W 4m	1.5m	S 1.6m	Semi-mature	Average	Moderate	Off-site tree; no significant defects observed at base; tensile unions throughout crown; of long-term potential.	C (1)
29		Ash	12m	9 stems @ 200mm est.	6.5m	1m	E 4m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from 1m; two <i>Inonotus hispidus</i> fungal fruiting bodies within crown; significant dieback at branch tips; of short-term potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
30		Ash	12m	8 stems @ 150mm est.	N 8m E 8.1m S 8m W 8m	0.8m	E 2m	Semi-mature	Below average	Indifferent	Off-site tree; multi-stemmed from base; cavity at base, 600mm x 150mm entrance dia. est.; acute main unions with external features suggesting included bark; one ivy covered stem; above average deadwood; of short-term potential.	C (2)
31		Ash	10.5m	335mm	N 4.5m E 5.1m S 4.5m W 4m	1.6m	S 2.3m	Semi-mature	Average	Indifferent	Acute main union at crown break, with external features suggesting included bark.	C (2)
32-33	T4-T5 1788/2021	Sycamore	10.5m	220mm est.	5m	1m	1.5m	Semi-mature	Dead	Hazardous	Dead trees showing signs consistent with sooty bark disease.	U
34	TPO 1728-2020 T1	English oak	25m	1530mm	14.5m N 13.6m NE 12.4m E 11.5m W 11.5m S 9.7m NW	6m	2.5m NW	Mature	Average	Good	Growing within hedgerow along roadside; hedgerow approx. 5m wide and trunk 7.5m from road; wire fence to N slightly off-set from trunk to accommodate it; field to the north is agricultural and currently grazed by sheep and appears compacted; level difference of 300mm between base of trunk and site, possibly due to compaction; cracks and surface damage to road, including interaction with SW drain on S side of road; pattern of buttresses suggests an historic ditch or wall to S between trunk and road; also with vertical buttresses implying deep rooting to the S; no fungi, cavities or hollowing noted at base of trunk; pronounced vertical indent (fluting) rising from ground level on E side to 4 on NE side and again at ground level on N side to 3m on NW side, either side of a buttress; possibly historic tortional crack, but more likely identifies a column of dysfunctional sapwood; single straight and upright trunk to crown break at 6m, with some epicormic growth, approx. 100mm dia.; six major limbs arise at crown break, each are major scaffold limbs forming a full spreading crown; some hazard beam cracks visible high in canopy, but otherwise is structurally sound; vitality is good (good bud density and extension growth and good reaction wood evident); notable lack of epicormic growth within canopy, which is relatively open; very little dieback evident and only minor deadwood, typical of species; notable tree, but not a veteran as shows no evidence of crown retrenchment, changes to trunk development, or significant decay features; however, it is recorded as a veteran on the Ancient Tree Inventory website and treated as such.	A (23)

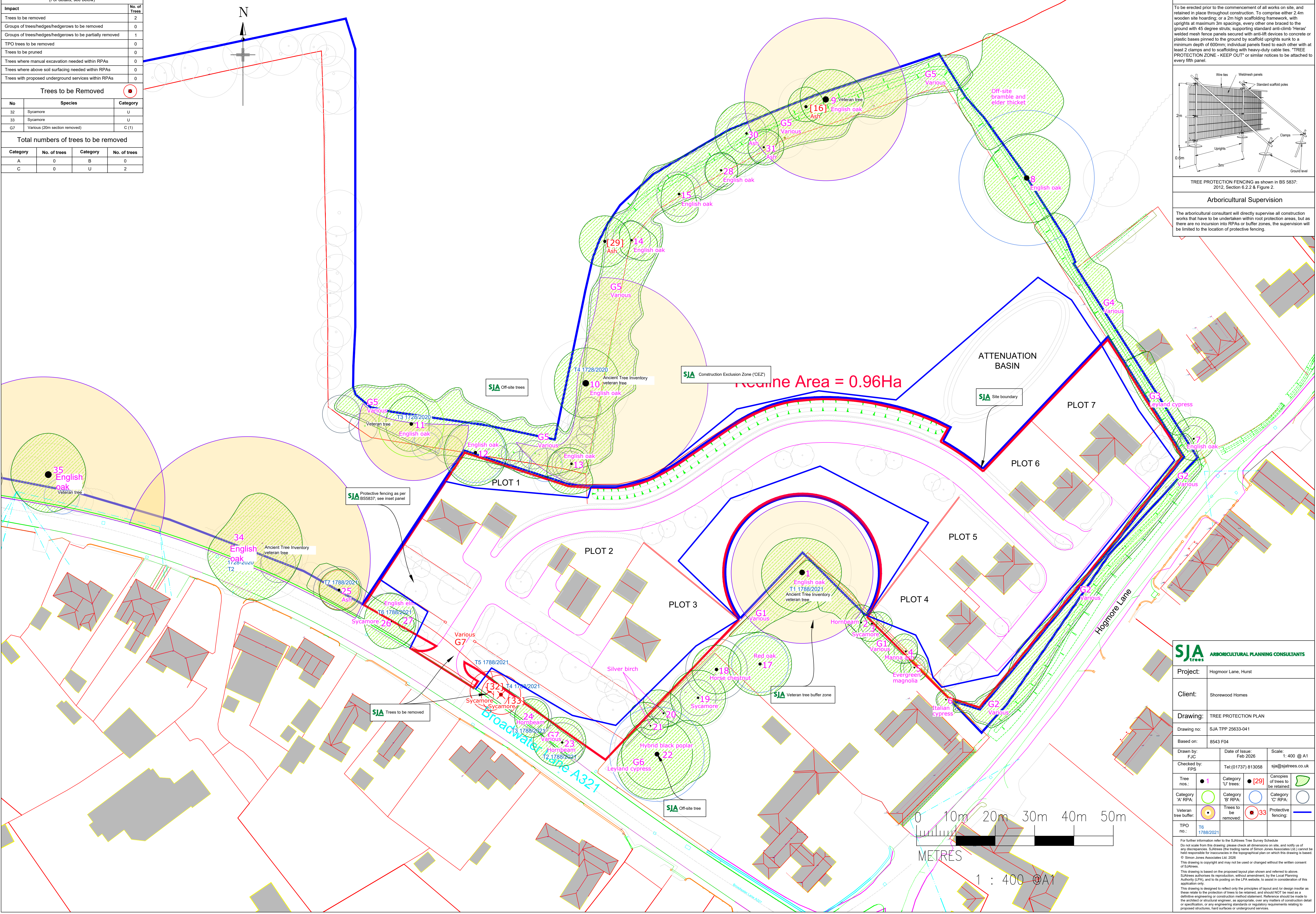
No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
35	TPO 1728-2020 T2	English oak	18m	1510mm	10.5m N 9.5m E 9.5m W 9.55 S	6m	2.5m NW	Veteran	Average	Moderate	Road 6m to S; wire fence to N; elm hedge to E/W; field to N grazed by livestock; buttress structure suggests historic ditch or wall to S; lateral buttresses, parallel to field boundary spread for up to 1.6m to E & W; historic root damage or severance to N resulting in several buttresses on N side displaying incipient decay and cavities; at least two buttresses on south side appear dead and are decaying; vertical buttressing on the S side imply deep rooting in that direction; patch of dead and delaminating bark, 600mm x 400mm at 1.5m on N side, but sapwood intact beneath; similar pattern on E buttress; pruning wound at 2m on S side, 400mm dia., no decay visible, displaying epicormic regrowth; some burning on trunk from 0.5m to 4m; dead ivy obscuring trunk from 2m to 15m on N & E side; crown formed of advanced epicormic growth, as tree appears to have lost its top in the past; top 3m of central leader dead and decaying; trunk has pronounced taper from bottom to top; expecting trunk to be hollowing, but could not detect any significant difference in tone when tested with acoustic mallet; (hollowing not impacting structural integrity) vitality and branch structure are good; in summary of canopy of structure I expect a strong, healthy shell of sapwood, over core of dead heartwood but could not test for hollowing.	A (3)
G1		Various	4m	Min 200mm est.	4m	0m	0m	Semi-mature	Average	Indifferent	Off-site group of small trees and shrubs located within private garden; species include box elder, variegated holly, cherry laurel, privet, leatherleaf viburnum, Elaeagnus and exotic shrub species.	C (2)
G2		Various	3m	Max 100mm est.	2m	0m	0m	Semi-mature	Average	Indifferent	Belt of dense bramble with occasional English elm and one elder specimen, along with a single broom specimen at the NE terminus; of low landscape value due to small sizes; of low-level screening value only.	C (2)
G3		Leyland cypress	4m	Max 300mm est.	5.8m	0.3m	0m	Semi-mature	Average	Indifferent	Off-site group of trees forming a dense row including approx. 15 specimens; provides screening between site and adjacent dwelling; non-native species.	C (2)
G4		Various	4m	Max 120mm ivy est.	3.5m	0m	0m	Semi-mature	Average	Indifferent	Off-site belt of trees and shrubs; species include hawthorn, elder, ivy, bramble, hazel and English elm.	C (2)
G5		Various	12m	Max 350mm Avg 280mm both est.	5m	0m	S 2m	Semi-mature	Below average	Indifferent	Off-site belt of trees; species include ash, English oak, English elm, wild cherry, hazel, hawthorn and bramble; ash dominant; the majority of ash specimens display symptoms of 'ash dieback disease'.	B (2)
G6		Leyland cypress	11m	Max 750mm est.	5.5m	2m	NW 1.55m	Mature	Below average	Indifferent	Three off-site trees; inspection of bases prevented by boundary fence; significant brown patches of foliage throughout canopies; non-native species.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G7		Various	3m	Max 100mm est.	1.5m	0m	0m	Young	Average	Indifferent	Dense belt of brambles, including occasional English elm specimens; of short-term potential only.	C (2)

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary			
(For details, see below)			
Impact	No. of Trees		
Trees to be removed	2		
Groups of trees/hedges/hedgerows to be removed	0		
Groups of trees/hedges/hedgerows to be partially removed	1		
TPO trees to be removed	0		
Trees to be pruned	0		
Trees where manual excavation needed within RPAs	0		
Trees where above soil surfacing needed within RPAs	0		
Trees with proposed underground services within RPAs	0		
Trees to be Removed			
No	Species	Category	
32	Sycamore	U	
33	Sycamore	U	
G7	Various (20m section removed)	C (1)	
Total numbers of trees to be removed			
Category	No. of trees	Category	No. of trees
A	0	B	0
C	0	U	2



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

2m
0.6m
3m
Ground level

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas, but as there are no incursion into RPAs or buffer zones, the supervision will be limited to the location of protective fencing.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project: Hogmoor Lane, Hurst

Client: Shorewood Homes

Drawing: TREE PROTECTION PLAN

Drawing no: SJA TPP 25633-041

Based on: 8543 F04

Drawn by: FJC	Date of Issue: Feb 2026	Scale: 1: 400 @ A1
Checked by: FPS	Tel: (01737) 813058	sja@sjatrees.co.uk

Tree nos.: 1	Category 'U' trees: [29]	Canopies of trees to be retained: [Green hatched]
Category 'A' RPA: [Green circle]	Category 'B' RPA: [Blue circle]	Category 'C' RPA: [Grey circle]
Veteran tree buffer: [Orange circle]	Trees to be removed: [Red circle]	Protective fencing: [Blue line]
TPO no.: T6 1788/2021		

For further information refer to the SJA Trees Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJA Trees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026. This drawing is copyright and may not be used or changed without the written consent of SJA Trees.

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This drawing is designed to reflect only the principles of layout and/or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, land surfaces or underground services.