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Arboricultural Implications Report

Proposed development at

Land adjacent to Jardine Meadows

Croft Road

Spencers Wood



April 2025

Ref. SJA air 25051-01

SUMMARY

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

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site, are to be removed. The proposed removal of individuals trees will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S4. None of the proposed dwellings or amenity spaces 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 pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S5. As the proposed development will not result in the removal of trees which are significant components of the boroughs green infrastructure networks, integrates the scheme with adjacent countryside, protects and retains existing trees and features that contribute to the landscape, it complies with Policies CC03 & TB21 of the Wokingham Borough Council Local Plan 2014.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Calcot Developments Limited to visit Land adjacent to Jardines Meadow, Croft Road, Spencers Wood 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 doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the construction of two detached dwellings with associated front hard standing and amenity space.

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 (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby of SJAtrees on the 14th of June and the 20th of September 2023. Weather conditions in June were clear, dry and bright and in September they were overcast with persistent rain. Deciduous trees were in full leaf during both visits. The survey was further updated on the 19th of February 2025, at this time the deciduous trees were out of leaf and the weather at the time was clear dry and bright.

1.4. Site description

1.4.1. The site is 0.22ha in size and is located on the north side of Croft Road, as shown at **Figure 1** below. The west and north boundaries adjoin boundaries of residential properties on Jardine Meadows and Cobham Drive. The east and south boundaries abut the highways edges of Hyde End Lane and Croft Road.



Figure 1: Site location shown on Google aerial image.

1.4.2. The site is on level ground that steps down by 1.4m along its eastern edge adjacent to a drainage feature along the side of Hyde End Lane where it merges with Croft Road, and currently comprises an open area of soft ground with established trees along the north and eastern boundaries of the site.

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 River Terrace deposits – sand and gravel above a bedrock of London clay formation – clay, silt and sand.

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

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that the soil is likely to be particularly susceptible to compaction.

1.6. Statutory controls

1.6.1. The majority of the surveyed trees are covered by a tree preservation order (TPO), this includes TPOs nos. 1605 of 2017 and 1958/2024 made by Wokingham Borough Council that protect 39 individual trees on or immediately adjoining the site. The trees protected by TPO 1958/2024 which covers the trees located upon the site are identified within our tree survey schedule at **Appendix 2** and on the accompanying tree locations and tree protection plans.

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

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the 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.

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

1.7.3. Crack willow no. 105 (ID no. 163436) is listed within the Woodland Trust Ancient Tree Inventory as a veteran specimen. We do not agree with this assessment for the following reasons.

1.7.4. When defining a veteran tree in a planning context the most important reference and definition is the NPPF, updated December 2024. It states that a veteran tree is one that by virtue of its age, size and condition is of exceptional value. In our assessment the tree is not of sufficient size or age, when compared to others of its species, to be considered a veteran.

1.7.5. The tree is multi-stemmed from its base, with four co-dominant stems measuring 550mm, 380mm, 445mm and 580mm in diameter. None of these are particularly large for a crack willow. Even when assessing the combined stem diameter of 990mm it is not large for the species, a single stem of which can grow to be well over 1m in diameter within a relatively short space of time. Neither is it particularly old. An age estimation in line with Mitchell’s methodology³ suggests this tree is only approximately 90 years old. This is not particularly old for any tree, even a relatively short-lived species such as crack willow.

1.7.6. In terms of its condition, whilst the tree has been topped, limbs have been shed and there is colonisation of decay fungi, none of this is unusual for the species. There is insufficient decay, adaptive form, complexity of structure or retrenchment for there to be sufficient defining features for this to be classified as a veteran either. Therefore, the tree lacks sufficient age, size and condition for its categorisation as a veteran on the ATI, to be credible.

³ Mitchell (1978) A Field Guide to the Trees of Britain and Northern Europe.

2. METHODOLOGY

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: 233039) for the proposed erection of 2 x 4 bed detached dwellings, access and associated landscaping. The application was refused on 28th February 2024, and two of the reasons (nos. 1 and 3) for refusal were arboricultural in nature, as shown below:

“1. By virtue of the proposal requiring the removal of existing trees, most of which has already occurred and insufficient replanting and landscaping, the proposal would result in significant harm to the character of the surrounding landscape and would thereby fails to retain or enhance existing green infrastructure. As such, the proposal would be contrary to Policy CP3 of the Core Strategy, Policies CC03 and TB21 of the Managing Development Delivery Local Plan 2014 and the NPPF.”

3. By virtue of the clearance of trees and vegetation on site, the proposal fails to demonstrate how it would not result in significant harm to biodiversity and no reasonable justification for the woodland loss nor adequate mitigation and compensation measures have been provided. As such, the proposal would be contrary to Policies CP3 and CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan 2014 and the NPPF.”

2.1.2. A review of the delegated officers report and consultee comments highlight that there is concern that trees on the site have been removed that were covered by the arboricultural planning condition (no. 12) of the planning permission (ref: 181843) for the development of three houses on Jardine Meadows.

2.1.3. Following investigation, it was found that, contrary to the assertions in the Officers report and the Landscape Officer’s consultee comments, none of the trees that were removed were shown on the Barell TPP submitted with the application, and were therefore not subject to protection under planning condition no. 12 Retention of trees and shrubs. This was confirmed in correspondence dated 23rd August 2023 from the Wokingham Council Planning Officer, Marcus Hillman, which stated **“Following our site meeting at Jardine Meadows, Spencer’s Wood, RG7 1YP, I am writing to confirm**

that the recently removed trees on land adjacent to 5 Jardine Meadow are not protected or shown as ‘to be retained’ on the approved plan ref 181834.”

2.1.4. Accordingly, as the removed trees were not subject to a TPO, growing within a conservation area, or protected by planning condition, there is no evidence of any wrongdoing or that the previous or current application should be prejudiced on the basis of these trees’ removals. The assessment of the scheme should therefore be based on its own merits and the extant trees.

2.2. National policy context

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

2.2.2. The National Planning Policy Framework (‘NPPF’)⁴ sets out the Government’s planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **“Plans and decisions should apply a presumption in favour of sustainable development.”**

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

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

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

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate

⁴ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

innovation or change (such as increased densities);

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

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

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

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

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

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

and enhance the natural and local environment by:

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

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

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

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

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

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

2.3. Local policy context

2.3.1. Local planning policies are contained in the Wokingham Borough Council Managing Development Delivery Local Plan 2014.

2.3.2. **Policy CC03 – Green Infrastructure, Trees and Landscaping** of the Local Plan includes the following section that is relevant to existing trees:

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

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

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

2.3.3. Policy TB21 - Landscape Character of the Local Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

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

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

2.4. Neighbourhood policy context

2.4.1. The Shinfield Parish Neighbourhood Plan (February 2017) mentions trees throughout the document. However, it only mentions the word trees within two policies. Policy 6 'Trees, hedgerows and woodland' only mentions ancient woodland, so it is not relevant to this site. Policy 2: General Design Principles states:

"In new residential developments, provision of an appropriate mix of size, built form and garden size, including style, design and character, will be supported in order to provide variation within a scheme, as long as this respects local distinctiveness and creates safe and sustainable environments. This can be achieved through the use of locally distinctive materials, differing layouts and positioning of dwellings, and the retention of existing trees, and provision of new trees, within new gardens and in the public realm.

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

... 7) Design of road and service layouts to ensure the sustainable retention, where appropriate, of existing landscape features, including trees and historic landscape features, and to allow space for new sustainable landscape works without the need for maintenance and upgrades to services damaging landscape works, as they mature;...”

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above⁵, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses⁶ 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.

2.5.2. We attached numbered plastic tags to the trunks of all on-site trees surveyed as individuals. The numbers on these tags correspond with the numbers in the tree survey schedule and on the tree protection plan at **Appendix 3**. In practical terms, this aids identification of trees on the ground, allows them to be cross-referenced with the survey schedule, and ensures that if or when it comes to site clearance or felling, the potential for mistakes to occur is limited, and the correct trees are retained.

2.5.3. 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 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.4. 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 culturally⁷. However, where it might be

⁵ 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.

⁶ Ibid., 4.4.2.7

⁷ Ibid., 4.4.2.3

necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.5. 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.

2.5.6. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. 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.

2.6. Tree constraints

2.6.1. 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:

- whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';⁸
- 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;
- which trees are important to local landscape features, green infrastructure networks 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;

⁸ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

- 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.

2.6.2. 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.

2.6.3. 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.

2.6.4. 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"**⁹.

2.6.5. 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"**¹⁰.

2.6.6. The 'Root Protection Areas' (RPAs)¹¹ 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.

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

9 BS 5837, 4.5.10.

10 Ibid., 5.1.1.

11 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."

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 day¹².

2.6.8. 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.

2.6.9. 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.

2.6.10. The TCP was then used to inform the siting of the proposed dwellings and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout by Architectural Services, drawing no. 231515/56.

¹² Ibid., paragraph 5.2.2 Note 1.

2.7.2. The tree protection plan (TRP) at **Appendix 3** 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.

2.7.3. 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 at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified, and our assessment of their significance, are analysed in Sections 4 to 7. Based on these findings, 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 impacts¹³

¹³ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 45 individual trees and three groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural character of the site is formed by the trees growing on the southern, eastern and north boundary of the site forming a green screen that limits views into the central area of the site. There is an area of open space to the west. The trees are a mix of broadleaf (60%) and coniferous (40%) specimens which are mainly native or naturalised species. Our observations conclude that the majority of trees appear to have been planted.

3.1.3. The most commonly found species is ash, with a high proportion in decline and colonised by ash-dieback (*Hymenoscyphus fraxineus*). Scots pine, Corsican pine and horse chestnut are the most dominant species, especially in views from outside the site. Sizes range from 10m – 22m with most of the trees being semi-mature with the occasional mature specimen.

3.1.4. The character of the site differs from the adjacent parcels of land which have been developed in recent years to form new build estates with occasional established tree belts separating these developments, particularly along Croft Road, Hyde End Lane and the north boundary of the site abutting the recent development along Cobham Drive which all provide a sense of dense green corridors along Croft Road.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.2, local planning policies require the retention of trees that “**Protect and enhance the Borough’s Green Infrastructure networks.**” and “**...retain features that contribute to landscape.**” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the collection of on and off-site trees (nos. 75 – 81, 87 - 91) growing along the north boundary and forming an arboricultural feature, connecting to the designated countryside located northeast of the site and adjacent to Hyde End Lane; and
- the small group of mixed on and offsite trees (nos. 71 – 72 and 110 – 111) growing on the southern boundary and forming significant components of the green infrastructure along Croft Lane.

3.2.2. Five individual trees (nos. 74, 78, 89, 96 & 97) have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being 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. On-site trees that need removing solely to accommodate the proposed development are not placed in this category. Category 'U' trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.2.3. It should be noted that in the previous planning application that individual no. 86 has since failed, and is uprooted and lying on the ground. This has been shown on the plan as a failed stem but has been removed from the tree survey schedule and plan. Further to this, Scots pine no. 89, has now become a standing dead tree, and is now identified as a category 'U' specimen.

3.2.4. There are no category 'A' trees and 16 category 'B' trees. The remaining 24 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

3.2.5. Of the three groups of trees, all have been assessed as category 'C'.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, 11 individual trees and two group of trees are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

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

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
84	G1 1948/2024	Lawson cypress	12m	335mm	Semi-mature	C (1)
93	G1 1948/2024	Ash	18.5m	345mm	Semi-mature	C (12)
95	G1 1948/2024	Ash	13m	220mm ivy	Semi-mature	C (1)
96	G1 1948/2024	Ash	17.5m	285mm ivy	Semi-mature	U
97	G1 1948/2024	Ash	20m	370mm	Semi-mature	U
98	G1 1948/2024	Norway maple	13m	335mm	Semi-mature	C (1)
99	G1 1948/2024	Common lime	13m	175mm	Semi-mature	C (1)
112	G1 1948/2024	Norway maple	17.5m	430mm	Semi-mature	B (2)
113	G1 1948/2024	Common lime	13m	240mm	Semi-mature	C (1)
114	G1 1948/2024	Norway maple	12m	255mm	Semi-mature	C (1)
116	G1 1948/2024	Norway maple	14.5m	330mm	Semi-mature	C (1)
G1	G1 1948/2024	Cherry laurel	Max. 8m	Max. 350mm	Semi-mature	C (1)
G4	G1 1948/2024	Various	Max. 7m	Max. 100mm	Semi-mature	C (12)

Table 2: Trees to be removed

4.1.3. Two trees (nos. 96 & 97) will be removed as they have been assessed as dead or moribund and should be felled for arboricultural management reasons, irrespective of the proposed development.

4.1.4. The group of cherry laurel (G1) is to be partially removed as part of the proposals. While the low-level various understory of group G4 is to be cleared to

facilitate implementation of a detailed planting plan to enhance the site features, low level screening and green infrastructure of the site.

4.2. Assessment

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

4.2.2. The arboriculturally relevant local planning policies (as set out in 2.2.) identifies that the principle of development will need to i) retain and protect trees that contribute to the local landscape and ii) ensure that there is no loss, fragmentation or isolation of green infrastructure.

4.2.3. The main arboricultural features in the local landscape are detailed in 2.5. above. The tree retention strategy has been designed to retain the tree belts along the periphery of the site to ensure that there will be very limited alterations to the wooded character of the site in views from Croft Road, Jardine Meadows and Hyde End Lane. This strategy will result in a well contained development, and the loss of internal trees will be mitigated through the retention of tree belts creating a vegetative buffer strengthened through additional tree planting, as set out in the planting plan at

Appendix 4.

4.2.4. None of the trees to be removed are mature specimens of a species of large size: all the eleven trees to be cleared are either in decline or semi-mature. 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 carbon¹⁴. Accordingly, the removal of none of the 10

¹⁴ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.5. All of the eleven individual trees to be removed are covered by a TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 2** above.

4.2.6. However, it should be noted that the presence of a TPO on a tree does not mean that that specimen necessarily meets the criteria for a TPO: the tree may not have fully met the criteria for a TPO at the time it was made, the tree might have deteriorated since the time the TPO was made (this explains why two of these TPO trees, nos. 96 & 97 are category ‘U’ specimens), or its visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection¹⁵. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

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

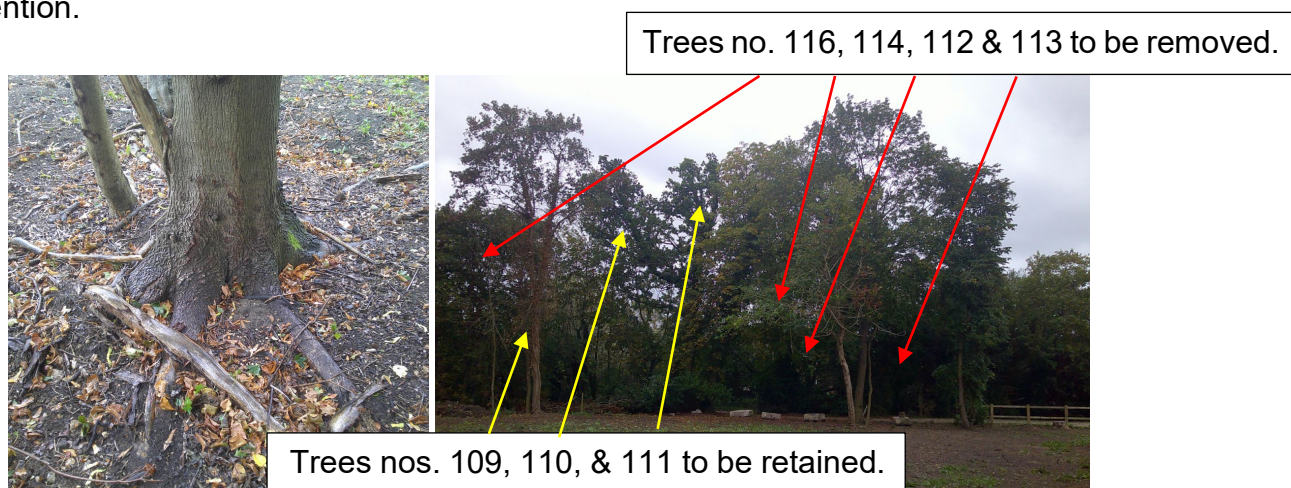
4.2.8. Fifteen of the sixteen category ‘B’ trees are to be retained, but one category ‘B’ tree is to be removed, as shown in **Table 2** above, this is Norway maple (no. 112). There are no category ‘A’ trees on or directly adjacent to the site.

4.2.9. The categorisation method in the British Standard Recommendations 5837:2012 is designed to provide an easy to understand way of classifying the quality and landscape and cultural value of trees, to allow informed decisions to be made

¹⁵ *Robinson v East Riding of Yorkshire Council* [2003]

concerning which might be retained or be removed in a development context¹⁶. However, whatever category is accorded to trees, this does not mean that those trees must, on that basis alone, be retained or removed. The Standard does not recommend that all category 'A' or 'B' trees must be retained; nor does it state that the acceptability in planning terms of proposed tree removals should be considered on the basis of category. More properly, such considerations should be based on planning policy.

4.2.10. Norway maple (no. 112) is assessed as a category 'B' specimen. However, it has many shallow surface roots, extending radially up to 3m from the trunk, some of which show signs of historical damage resulting in internal heartwood exposed with lack of occlusion wood. A large 50mm diameter surface root is also girdling the buttress roots of the trunk, as show in **Image 3** below. These wounds are a vector for colonisation pathways for decay fungi or disease which could reduce its long-term retention.



Images 3 - 4: Left – tree no. 116 surface root damage; Right – internal view looking south.

4.2.11. Whilst identified as a significant component of the group in which it stands adjacent to trees nos. 113 & 114, it is not a significant component of the wider landscape. It is located internally to the site, set back from Croft Road and Hyde End Lane by 17m & 30m respectively and is screened in all direct public views by the retained off-site and on-site trees. As such, it does not make a significant contribution to the character of the site, local area or contribution to green infrastructure and its

¹⁶ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 4.5.2.

removal would not have a detrimental impact on the character of the site or local area.

4.2.12. Furthermore, the removal of the Norway maple no. 112 is required to provide sufficient space to accommodate the vehicular access off Jardine Meadows without resulting in impact to, or deterioration of the more visually dominant specimen of the horse chestnut (no. 111) adjacent to Croft Road. Accordingly, it may be seen as reasonable to remove Norway maple (no. 112) to protect and retain the significant components of the southern boundary adjacent to Croft Road in respect of the Borough's Green Infrastructure networks and landscape features, as shown in **Image 4** above.

4.2.13. Eight of the 25 category 'C' trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.14. The two category 'U' trees (nos. 96 & 97) to be removed are unsuitable for retention, irrespective of the proposed development, in that both show advance colonisation by 'ash-dieback' and that they cannot realistically be retained for longer than 10 years.

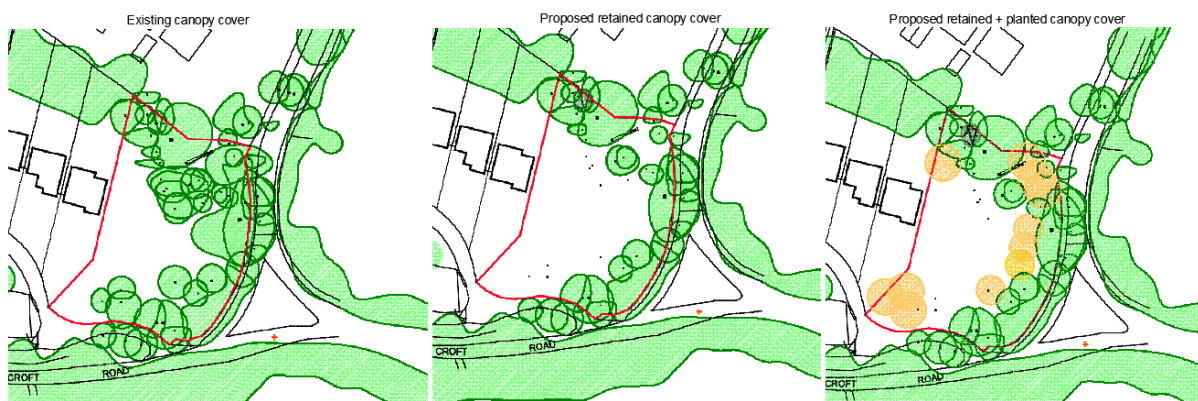
4.2.15. Furthermore, the proposals incorporate space for replacement tree planting; this is shown indicatively on the planting plan at **Appendix 4**. The location of the proposed replacement planting is designed to enhance the existing tree belts along the north, east and south boundary and increase the extent, connectivity and density of the belts of trees to maintain and enhance the green infrastructure which connects to designated countryside, located to the northeast of the site and east of Hyde End Lane.

4.2.16. The proposed planting will mitigate the proposed removals, 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 wooded character of the site and local area. Further details of which, could be secured by a suitably worded condition.

4.2.17. As noted at 2.1. above, one of the reasons for refusal of the previous application was due to lack of retention and enhancement of green infrastructure. To address this point, our assessment considers that the retention of the tree belts along the north, east and south boundaries will maintain the existing green infrastructure

connectivity between the off-site tree belts to the north, east and south and the wider open countryside to the northeast. The retained tree belts will not be fragmented or isolated from the surrounding features, and the proposals seek to strengthen the features through additional tree planting, as noted in 4.2.15. above.

4.2.18. To embellish further upon this point, we have undertaken an assessment of i) the existing canopy in the area, ii) the projected retained canopy if permission is secured and iii) the projected retained canopy plus the proposed planted canopies, which is summarised in **Figures 1 - 3** below.



Figures 1 - 3: Showing the canopy assessment of the i) extant trees (#left), ii) proposed retained trees (#middle) and iii) proposed planted (orange canopy) and retained trees (#right)

4.2.19. Our review concludes that whilst the proposals will result in the loss of some existing tree canopy cover, this is largely limited to the internal section of the site and green corridors oriented north to south and east to west are retained and protected by the proposals. The proposed planting plan at **Appendix 4** will strengthen these green corridors and provide replacement planting in south-west corner and internal area to mitigate the proposed removals. The net result is a future canopy cover that is broadly similar to the existing situation, accordingly, we consider that the proposals retain the green infrastructure of the site.

4.2.20. In terms of enhancement, we consider that a detailed planting plan secured via condition could also include considerable under storey planting, as already indicated in the proposed planting plan, to improve the vertical structure of the trees primarily along the eastern boundary, to enhance screening from Hyde End Lane and enhance habitat coverage and increase species diversity.

4.2.21. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees identified for removal will represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No 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 4.5m 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.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed hard surfacing and services connections will encroach within the RPAs of three of the trees to be retained. These are shown in **Table 3** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA
71	Common lime	Proposed services connection	3.5m ²	3.2%
110	English oak	Proposed access drive	3.3m ²	1.6%
117	Yew	Proposed access drive	0.4m ²	0.8%

Table 3: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the surfaces and services connections into the RPAs of the three trees listed at **Table 3** extend no closer than 3m to the trunks, which equates to no more than 3.2% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below and shown at **Table 4**.

Tree no.	Species	Incursion	Proposed mitigation
71	Common lime	Proposed services connection	Excavation to be undertaken under direct on-site supervision of arboricultural consultant
110	English oak	Proposed access drive	
117	Yew	Proposed access drive	

Table 4: Proposed mitigation of RPA incursions

6.2.2. The incursions into the RPAs of common lime no. 71, English oak no. 110 and yew no. 117 are by proposed services connections within the existing access drive of Jardines Meadows and a small area of new hard surfacing, and subject to proposed levels, some degree of excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. As a species, both limes and oaks, and in our experience yews, have been identified as moderate to good at tolerating root pruning and disturbance¹⁷. As these specimens are of average physiological condition, there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.4. The areas lost to encroachment within the RPAs of the trees (nos. 71, 110 & 117) can be compensated for in the areas to the south, east and west of the trees, where there are areas of soft landscaping suitable for root growth, contiguous to the RPAs. There is likely to already be significant rooting within these areas, and as they are to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

6.2.5. Furthermore, within the site boundary the opportunity exists for the soil used by the tree for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As this tree can remain viable by being able to root in other areas, contiguous to its RPA, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.6. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing and the installation of ground protection, as shown on the TPP at **Appendix 3**.

6.2.7. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of

¹⁷ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. In none of the proposed new dwellings does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns¹⁸ of which they are situated; that is, where proposed dwellings or apartments are sited in an arc between the north-west and the east of retained trees and are closer to them than the current heights of these specimens.

7.1.2. The front elevation of the eastern proposed dwelling directly faces and is within the shadow patterns of trees (nos. 110 – 111) to be retained; that is, it is sited in an arc between the north-west and the east of these trees and are closer to them than the current heights of these specimens.

7.2. Assessment

7.2.1. None of the proposed main habitable rooms lie within the shadow patterns of any retained trees, as such 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.

7.2.2. Whilst the front elevation of the eastern dwelling is within the shadow pattern of English oak and Horse chestnut nos. 110 -111, the proposed window has been designed to be as large as possible, which will allow added light to access the interior. Moreover, these are deciduous specimens, and therefore will not cause significant shading during the winter months when out of leaf.

7.2.3. Consideration of the orientation of the front elevation to the position of the relevant tree on the spring and autumn equinoxes¹⁹ indicates that whilst some shading

¹⁸ BS 5837, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

¹⁹ www.suncalc.org

and reduction of light to the front and south elevation windows may be experienced from approximately midday, by 2pm onwards, will have full access to daylight for the remainder of the day. At the summer solstice when the sun is at its highest in the sky, the extent of shading will be reduced significantly across the site.

7.2.4. For these reasons, neither of the proposed dwellings or rear garden amenity spaces are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

8. COMPARISON WITH PREVIOUS SCHEME

8.1. Details

8.1.1. As noted in section 2 above, the site has one previous application, identifying the recently refused application (ref: 233039) and its reasons for refusal.

8.1.2. Following the previous application, one unidentifiable dead tree (no. 86) has since failed and uprooted and is lying on the ground. This individual has been removed from the latest tree survey schedule, though the location of this failed trunk is shown on the TPP at **Appendix 3**.

8.1.3. In addition to this, one additional tree, yew no. 117, has been included in the survey.

8.2. Comparison with refused scheme

8.2.1. The arboricultural impacts of the refused scheme were identified in the arboricultural impact report produced by Simon Jones Associates, dated October 2023. **Table 5** below shows the impacts of the current scheme and the refused scheme.

Impacts	Refused scheme	Tree nos.	Current scheme	Tree nos.
Number of main arboricultural features to be removed	0	-	0	-
Number of trees to be removed	11	85, 86, 93, 95 – 99, 112 – 114	11	84, 93, 95 – 99, 112 – 114, 116
Number of mature trees to be removed	1	85	0	-
Number of TPO trees to be removed	0	-	11	84, 93, 95 – 99, 112 – 114, 116
Number of Category 'B' trees to be removed	2	85, 112	1	112
Number of tree groups to be removed	1	G1 (partial)	2	G1 (partial), G2
Number of trees to be pruned	2	105, 109	0	-
Number of RPA incursions	3	71, 105, 116	3	71, 110, 117

Table 5: Comparison of arboricultural impacts

8.2.2. In terms of tree removals, the current scheme is a no change situation with the refused scheme in terms of trees to be removed. Whilst one of the trees to be removed has since failed (no.86), one previous category 'B' Scots pine tree shown for removal (no.85) has now been retained and only one category 'B' tree (Norway maple no. 112) is now proposed to be removed; as none of trees to be removed comprise the main arboricultural features of the site this result in no significant impact to the character of the site or local area.

8.2.3. In terms of new individuals to be removed, Lawson cypress no. 74 is now a category 'U' specimen, demonstrating significant, immediate and irreversible overall decline and its removal now will facilitate the proposed replacement planting along the eastern boundary to enhance the site, its screening and the green infrastructure of the local area.

8.2.4. The removal of Norway maple no. 116 is now required as the eastern plot has been relocated to allow retention and remove any impact upon the category 'B' Scots pine tree (no. 85) shown to be removed in the previous scheme, but now retained. As such this change in the individual trees to be removed, though not their cumulative number, may be seen as notable improvement of the scheme.

8.2.5. The current scheme maintains the partial removal of cherry laurel group G1 shared with the previous scheme, but now also includes the small understory group of G4. Whilst this is an increase in the groups to be removed, group G4 is only comprised of a small area of understory scrub, primarily colonised by small self-seed ash, cherry laurel, holly and box, all of which are overtopped and suppressed. Their removal is required by the current scheme to facilitate as significant proposed planting scheme, as shown at **Appendix 4** to provide significant enhancement to the green infrastructure of the site and the local area. This would provide a clear improvement on the previous scheme in terms of boundary screening and enhancement to the green infrastructure of the local area.

8.2.6. There are now no trees to be pruned than compared with the three trees to be pruned in the refused scheme; this is an improvement.

8.2.7. There is no difference in the number of RPA incursions, in comparison with the refused scheme. However, the individuals impacted by the proposed scheme have

altered following the relocation of the eastern plot to allow retention of Scots pine no. 85, and within the inclusion of an additional tree (yew no. 117) surveyed in 2025.

8.2.8. The current scheme shows incursions into the RPAs of trees nos. 71, 110 & 117 the details of which are discussed in section 6 above. However, as detailed within that section these are within tolerable limits and do not increase the impacts identified in the refused scheme and as such this represents an improvement, and results in no increase in arboricultural impacts of the current scheme.

8.2.9. Accordingly, in terms of tree removals and RPA incursions, the current scheme ultimately represents a no change in terms of arboricultural impacts in comparison with the refused scheme. However, the minor changes have resulted in slightly lesser impacts the retention of a category 'B' tree which may be seen as an improvement to the current scheme and reduces the effects of the scheme on the character of the site and local area.

9. CONCLUSIONS

9.1. Summary

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

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

9.1.3. Neither of the proposed dwellings or amenity spaces 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 pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 135 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 (*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 Paragraph 136 of the NPPF.

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

9.3. Compliance with local planning policy

9.3.1. As the proposed development will not result in the removal of trees which are significant components of the boroughs green infrastructure networks, integrates the scheme with adjacent countryside, protects and retains existing trees and landscape features, and provides native planting and landscaping to enhances the condition of the boroughs green infrastructure and does not result in its fragmentation, it complies with Policies CC03 & TB21 of the Wokingham Borough Council Local Plan 2014.

9.4. Compliance with neighbourhood planning policy

9.4.1. As the proposed development will not result in the removal of trees which respects the local distinctiveness of the site, and retains existing trees which form landscape features of the site and local area it complies with Policy 7 of the Shinfield Parish Neighbourhood Plan .

9.5. Conclusion

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

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** 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.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation, or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. 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.

A1.3.2. 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.

A1.4. Ground preparation

A1.4.1. 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).

A1.5. Tree protection fencing

A1.5.1. 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.

A1.5.2. 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.

A1.5.3. 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.

A1.5.4. 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.

A1.6. Ground protection

A1.6.1. 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.

A1.6.2. 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.

A1.6.3. 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.

A1.7. Manual excavation within RPAs

A1.7.1. 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.

APPENDIX 2

Tree Survey Schedule



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Tree Survey Schedule

Land North of Croft Road, Spencer's Wood

February 2025
SJA tss 25051-02a

Tree Survey Schedule: Explanatory Notes

Land North of Croft Road, Spencer's Wood

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJA trees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 14th June and 20th Wednesday the 20th September 2023 and updated on the 19th of February 2025. Weather conditions at the time were clear, dry and bright in June and overcast with persistent rain in September. Deciduous trees were in full 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 "71".

2. TPO no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Order no. 1605/2017 and 1958/2024, as shown in the TPO schedule and plan.

3. Species.

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

4. Height.

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

5. Trunk diameter.

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

6. Radial crown spread.

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

7. Crown break.

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

8. Crown clearance.

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

9. Age class.

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

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

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

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

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

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

10. Physiology.

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

11. Structure.

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

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

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

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

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

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

12. Comments.

Where appropriate comments have been made relating to:

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

13. Category.

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

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

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

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

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

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

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

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

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

TREE SURVEY SCHEDULE

Land North of Croft Road, Spencer's Wood

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
71-72	G2 1958/2024	Common lime	19m 19m	490mm 495mm	4.5m	4m	N 4m	Mature	Average	Moderate	Off-site trees; historically topped at 13m; contributes to boundary screening; significant components of group in which they stand; in keeping with the character of the area; line the edge of Croft Road.	B (12)
73	n/a	Purple plum	11m	4 stems @ 200mm est. 180mm est.	N 4.5m E 5m SE 4m S 5.2m W 4m	2m	E 3m	Mature	Average	Indifferent	Off-site tree; closed board fence impedes base inspection; contributes to boundary screening; inessential component of the landscape; hidden in long direct public views.	C (12)
74	n/a	Sycamore	17m	320mm est.	N 0.5m E 3.5m S 2.5m W 3.5m	4m	S 6m	Semi-mature	Low	Indifferent	Off-site tree; in significant, immediate & irreversible overall decline; unremarkable tree of very limited merit.	U
75	n/a	Horse chestnut	17m	585mm	N 5.5m E 4.25m S 4.5m W 4.25m	3m	S 1m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; no evidence of dysfunction, decay or fungal activity at base; significant component of group in which it stands.	B (12)
76	G8 1605/2017	Corsican pine	24m	680mm	N 4.5m E 4m S 3.5m W 3m	7m	8m	Semi-mature	Average	Indifferent	Off-site tree; tree of moderate visual importance, forming part of a linear group and feature with development to N, and from Hayes End Lane; aerodynamic meshing crown providing companion shelter.	B (12)
77	G8 1605/2017	Corsican pine	23m	635mm	N 5m E 2.5m S 3.5m W 5.5m	7m	S 8m	Semi-mature	Average	Moderate	Off-site tree; single trunk; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands.	B (12)
78	n/a	Scots pine	16m	330mm	N 0m E 3m S 2m W 1m	6m	6m	Semi-mature	Dead	Poor	Off-site tree; dead tree.	U
79	n/a	Hornbeam	16.5m	365mm	N 4.5m E 3.5m S 4.25m W 4.25m	2m	S 1m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; aerodynamic meshing crown providing companion shelter; contributes to boundary screening.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
80	G8 1605/2017	Corsican pine	21m	555mm	N 8m NE 2m E 2.75m S 2.5m W 7.75m	6m	S 9m	Semi-mature	Average	Indifferent	Off-site tree; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening; tight compression fork with evidence of included bark, N side at 6m.	B (2)
81	G8 1605/2017	Scots pine	19.5m	430mm	N 4m E 2m S 0.5m W 2.5m	9m	S 9m	Semi-mature	Average	Indifferent	Off-site tree; member of a group of trees forming a feature of the site; inessential component of the group in which it stands; asymmetrical crown as suppressed by adjacent specimens.	B (2)
82	G1 1958/2024	Ash	10m	180mm	N 2m E 2.25m S 2.75m W 2.5m	3.5m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; single trunk; inessential component of the group in which it stands; visible in glimpses from Hayes End Lane; small self-seeded specimen.	C (1)
83	G1 1958/2024	Ash	10m	265mm ivy	N 1m E 4.5m S 2.25m W 1m	3m	E 3.5m	Semi-mature	Average	Indifferent	Small self-seeded specimen; canopy entirely offset from base; contributes to boundary screening; readily visible from Road; inessential component of wider landscape.	C (12)
84	G1 1958/2024	Lawson cypress	12m	335mm	N 2m E 1.5m S 3m W 2.5m	3m	3m	Semi-mature	Low	Indifferent	Moribund specimen	U
85	G1 1958/2024	Scots pine	20m	575mm	N 4.25m E 6.5m S 3.5m W 2.5m	8m	8m	Mature	Average	Indifferent	Prominent buttress root S; helical/tortional reaction wood ribs from ground to 2m; asymmetrical crown NE as suppressed by adjacent specimens; significant component of group in which it stands; contributes to arboricultural infrastructure; however, inessential component of the wider landscape.	B (12)
87	G1 1958/2024	English oak	22m	805mm	N 9.5m NE 11.5m E 11m SE 8.5m S 7.75m SW 7.25m W 4m	4m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots W and SW, damaged on upper side for approx. 500mm, internal heartwood exposed, lack of occlusion wood present; single trunk; asymmetrical crown E and N as suppressed by adjacent specimens; essential component of the group in which it stands; contributes to boundary screening; readily visible from development to N; in keeping with the character of the site and local area.	B (12)
88	G1 1958/2024	Ash	16.5m	250mm	N 6.75m E 2.75m S 3m W 2m	NE 6.5m	N 2.5m S 8m	Semi-mature	Average	Indifferent	Self-seeded specimen; asymmetrical crown N as suppressed by adjacent specimens; lateral limb has taken dominance forming developing canopy to N; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
89	G1 1958/ 2024	Scots pine	18m	520mm	N 3.5m E 2.75m S 2.75m W 2.25m	8m	8m	Semi-mature	Dead	Indifferent	Standing dead tree; animal cavities on trunk.	U
90	G1 1958/ 2024	Scots pine	15m	430mm	N 2.5m E 1.75m S 2.5m W 3.25m	7m	7m	Semi-mature	Average	Indifferent	Single trunk; asymmetrical, meshing crown providing companion shelter; significant component of group in which it stands; no evidence of dysfunction, decay or fungal activity at base; contributes to boundary screening.	B (12)
91	G1 1958/ 2024	Ash	15.5m	2 stems @ 275mm ivy est.	N 2m E 2m S 3m SW 4m W 7.25m	3m	3m	Semi-mature	Average	Poor	Twin-stemmed from 1m; heavily ivy-covered; asymmetrical one-sided crown as suppressed by adjacent specimens; inessential component of the group in which it stands and wider landscape; unremarkable tree of very limited merit.	C (1)
92	G1 1958/ 2024	Ash	18.5m	130mm ivy 310mm ivy	N 1.5m E 1m S 1.5m W 4m	3m	4m	Semi-mature	Average	Poor	Twin stemmed from base with acute yet tensile union; wounding at base; heavily ivy covered; drawn up and suppressed; hidden in long direct views; inessential component of the landscape.	C (12)
93	G1 1958/ 2024	Ash	18.5m	345mm	N 1m E 1m S 1.5m W 6.75m	3m	W 1m	Semi-mature	Average	Indifferent	Self-seeded specimen; wounding at base; tall, drawn-up and suppressed; ivy-covered; asymmetrical crown W as suppressed by adjacent specimens; hidden in direct public views; inessential component of the wider landscape.	C (12)
94	G1 1958/ 2024	Ash	14m	200mm	N 3m E 3.5m S 3m W 2m	6m	6m	Semi-mature	Average	Indifferent	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands; hidden in all direct public views.	C (12)
95	G1 1958/ 2024	Ash	13m	220mm ivy	N 3m E 12m W 3.5m S 4m	2m	1m	Semi-mature	Below average	Indifferent	Small self-seeded specimen; heavily ivy covered; sparsely foliated; inessential component of the group in which it stands; unremarkable tree of very limited merit.	C (1)
96	G1 1958/ 2024	Ash	17.5m	245mm ivy	N 2m E 3m S 1m W 1m	6m	6m	Semi-mature	Low	Indifferent	Sparsely foliated; in significant, immediate & irreversible overall decline, showing symptoms consistent with "ash die-back disease"; inessential component of the landscape; hidden in direct public views.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
97	G1 1958/2024	Ash	20m	370mm	N 2m E 4.5m S 3.75m W 4.5m	5m	4m	Semi-mature	Low	Indifferent	In significant, immediate & irreversible overall decline, showing symptoms consistent with "ash die-back disease"; above average dead wood in crown; hidden in majority of direct public views; unremarkable tree of very limited merit; however, glimpsed in narrow views from Hyde End Lane; contributes to density of boundary screening.	U
98	G1 1958/2024	Norway maple	13m	345mm	N 4.25m E 4.75m S 4m W 3m	4m	W 2m	Semi-mature	Below average	Indifferent	Bark wound and delamination W side from ground up to 2m; internal heartwood exposed; significant dieback at branch tips in E canopy quadrant; inessential component of the group in which it stands; hidden in direct public views; unremarkable tree of limited merit.	C (1)
99	G1 1958/2024	Common lime	13m	185mm	2.5m	4m	3m	Semi-mature	Average	Moderate	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; hidden in direct public views; inessential component of the group in which it stands.	C (1)
100	G1 1958/2024	Horse chestnut	13.5m	230mm	N 2.25m E 2.75m S 3.25m W 3.75m	2m	1m	Semi-mature	Average	Moderate	Prominent buttress roots; small self-seeded specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
101	G1 1958/2024	Ash	12m	365mm ivy	N 5.25m E 4.75m S 2.5m W 4m	4m	E 3m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; asymmetrical one-sided crown as suppressed by adjacent specimens; contributes to boundary screening; mechanical wounding on trunk at 3m E side; internal heartwood exposed; evidence of being historically 'topped'; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
102	G1 1958/2024	Ash	13.5m	270mm	N 2m E 4m S 1m W 1m	4m	4m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands; evidence of being historically 'topped'; unremarkable tree of very limited merit; heavily ivy-covered.	C (1)
103	G1 1958/2024	Ash	14.5m	255mm	N 1m E 3.25m S 3.5m W 2m	3m	3m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; asymmetrical one-sided crown as suppressed by adjacent specimens; heavily ivy-covered; evidence of being historically 'topped'; inessential component of the group in which it stands; contributes to boundary screening; readily visible from Road.	C (12)
104	G1 1958/2024	Crack willow	19m	590mm	N 8m E 8m S 4m W 1m	6m	7m	Mature	Average	Poor	Single trunk; fungal fruiting bodies on mid to upper trunk; crown has been heavily reduced; "topped" or "pollarded" at 6m in past; resurgent stems approx. 13m long at risk of future failure; significant tear-out wounds on trunk; significant component of group in which it stands; contributes to boundary screening; inessential component of the wider landscape.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
105	G1 1958/2024	Crack willow	19.5m	550mm 380mm 445mm 580mm	N 11m E 9.5m S 12.5m W 4m NW4m	8m	7m	Mature	Average	Poor	Evidence of historic root plate movement; multi-stemmed from base; crown has been heavily reduced; "topped" or "pollarded" at 6m in past; regrowth at risk of future failure; significant tear-out wound in upper crown; recent failure of upper W canopy stem from topping point; impacting and damaging Group G1 Cherry Laurel; contributes to boundary screening; inessential component of the landscape; of short-term potential.	C (12)
106	G1 1958/2024	Crack willow	18m	305mm	N 0m E 0.5m SE 6.5m S 9.5m SW 6m W 0.5m	4m	6m	Mature	Average	Poor	Self-seeded specimen; evidence of historic root plate movement; heavily leaning trunk; contributes to boundary screening; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
107	G1 1958/2024	Horse chestnut	15.5m	400mm	N 4.5m E 4.25m S 3.25m W 4m	2.75m	1.25m	Semi-mature	Average	Moderate	Exposed surface roots on all sides; ornamental tree; prominent buttress roots; single trunk; twin-stemmed from 5m with tensile union; significant component of group in which it stands; contributes to boundary screening.	B (1)
108	G1 1958/2024	Horse chestnut	11m	290mm	N 3.5m E 2.5m S 3.5m W 4m	3m	0.75m	Semi-mature	Average	Indifferent	Prominent buttress roots; much epicormic growth on trunk up to 2m; asymmetrical crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands; hidden in direct public views; unremarkable tree of very limited merit; contributes to boundary screening.	B (2)
109	n/a	Norway maple	13.5m	265mm	N 1m E 4.25m S 6.25m W 3.5m	2.5m	S 3m	Semi-mature	Average	Indifferent	Small self-seeded specimen; swept stem S; slightly leaning trunk; canopy entirely offset from base; inessential component of the wider landscape; contributes to boundary screening; unremarkable tree of very limited merit.	C (1)
110	G1 1958/2024	English oak	18.5m	670mm ivy	N 6m E 6.75m S 7m SW 6m W 2m	4m	N 8m S 6m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk; drainage feature 4m to NE; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated; notably reduced shoot extension growths; significant component of group in which it stands; contributes to boundary screen and green infrastructure; hidden in long direct public views; upper canopy glimpsed from Marlow Place to S; in keeping with the character of the site and local area.	B (2)
111	G1 1958/2024	Horse chestnut	19m	580mm	N 6.5m E 2.25m S 3.75m W 6m	5m	N 3m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; upper canopy glimpsed from Marlow Place to S; contributes to boundary screening and green infrastructure; in keeping with character of the site and local area.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
112	G1 1958/ 2024	Norway maple	17.5m	435mm	N 3m E 5.5m S 7.25m W 3.75m	3m	N 4m	Semi-mature	Average	Indifferent	Shallow surface roots visible on all sides up to 3m from trunk; damaged on upper surfaces within internal heart wood exposed; prominent buttress roots; single trunk; asymmetrical crown S as suppressed by adjacent specimens; significant component of group in which it stands; hidden in direct public views; inessential component of the wider landscape; contributes to boundary screening.	B (2)
113	G1 1958/ 2024	Common lime	14m	250mm	N 3.5m E 2.25m S 3m W 3m	2m	0.2m	Semi-mature	Average	Moderate	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; hidden in direct public views; inessential component of the landscape.	C (1)
114	G1 1958/ 2024	Norway maple	12m	260mm	N 3.75m E 4m S 2.25m W 3.5m	3m	NW 2m	Semi-mature	Below average	Indifferent	Prominent buttress root E; 30mmØ bleed on SW side of trunk, dry; minor epicormic growth on trunk; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
116	G1 1958/ 2024	Norway maple	15m	365mm ivy	4.5m	3m	2m	Semi-mature	Average	Indifferent	Small self-seeded specimens; drawn-up and suppressed; asymmetrical crown; heavily ivy-covered; animal damage in upper canopy; contributes to boundary screening, inessential component of wider landscape.	C (1)
117	G2 1958/ 2024	Yew	9m	260mm x3 stems @ 150mm	N 3.25m E 3.5m S 3.5m W 3.25m	2.5m	2.5m	Semi-mature	Below average	Indifferent	Single trunk; forks into multiple codominant stems at 1.5m; tight compression forks with bark to bark contact; slightly sparsely foliated in upper canopy extents; contributes to boundary screening with Croft Road; inessential component of the wider landscape.	C (12)
G1	n/a	Cherry Laurel	8m	Max 350mm est.	6m	0.2m	0.1m	Semi-mature	Average	Indifferent	Low level under storey shrubbery; recently impacted by failed crack willow limb; damage to stems with splits, cracks and internal heartwood exposed; contributes to boundary screening; inessential component of the landscape.	C (1)
G2	n/a	Ash	14m	Max 325mm ivy	4m	3m	3m	Semi-mature	Average	Poor	Row of closely growing specimens (x4), forming a hedge or screen; evidence of numerous apical failures and snap outs with resurgent growth being etiolated and at risk of future failure; some stems of individuals within group effective monoliths; heavily ivy-covered; inessential component of the landscape; unremarkable trees of very limited merit.	C (1)
G3	n/a	Various	16.5m	Min 110mm Max 180mm	3m	3m	2m	Semi-mature	Average	Poor	Approx. 25 individuals; spp. Inc crack willow, ash, common lime, English elm; collection of self seeded drawn up and mutually suppressed specimens; contributes to boundary screening with roads; however, inessential components of wider landscape and unremarkable specimens of limited merit; of ultimately short-term potential; ash colonised by "Ash Dieback Disease".	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G4	n/a	Various	Max 7m	Max 100mm est.	2.25m	1.5m	0.1m	Semi-mature	Average	Indifferent	Small area of understory scrub; primarily colonised by self-seeded ash, cherry laurel, holly and box; ash are tall drawn-up, notably asymmetrical canopies as suppressed by adjacent trees and overtopped; understory colonised by dense laurel; box multistemmed from base; contributes to boundary screening in narrow view from Hyde End Lane; inessential components of wider landscape.	C (12)
W1	n/a	Various	Min 5m Max 20m	Min 110mm Max 800mm	5m	2m	2m	Semi-mature	Average	Indifferent	Collection of native and naturalised species within E half of site; evidence of some historic ornamental planting as well as self-seeded and drawn-up specimens; many show shallow rooting with surface roots and prominent buttress roots; numerous standing and failed uprooted dead trees throughout wooded area; understory overgrown with cherry laurel in SE/E areas of site; forms a significant collection of established and maturing individuals in keeping with the character of the local area; although ultimately, hidden in long direct public views and of little visual contribution to the wider locality; of moderate quality and medium-term potential .	B (2)

Root Protection Areas (RPAs)

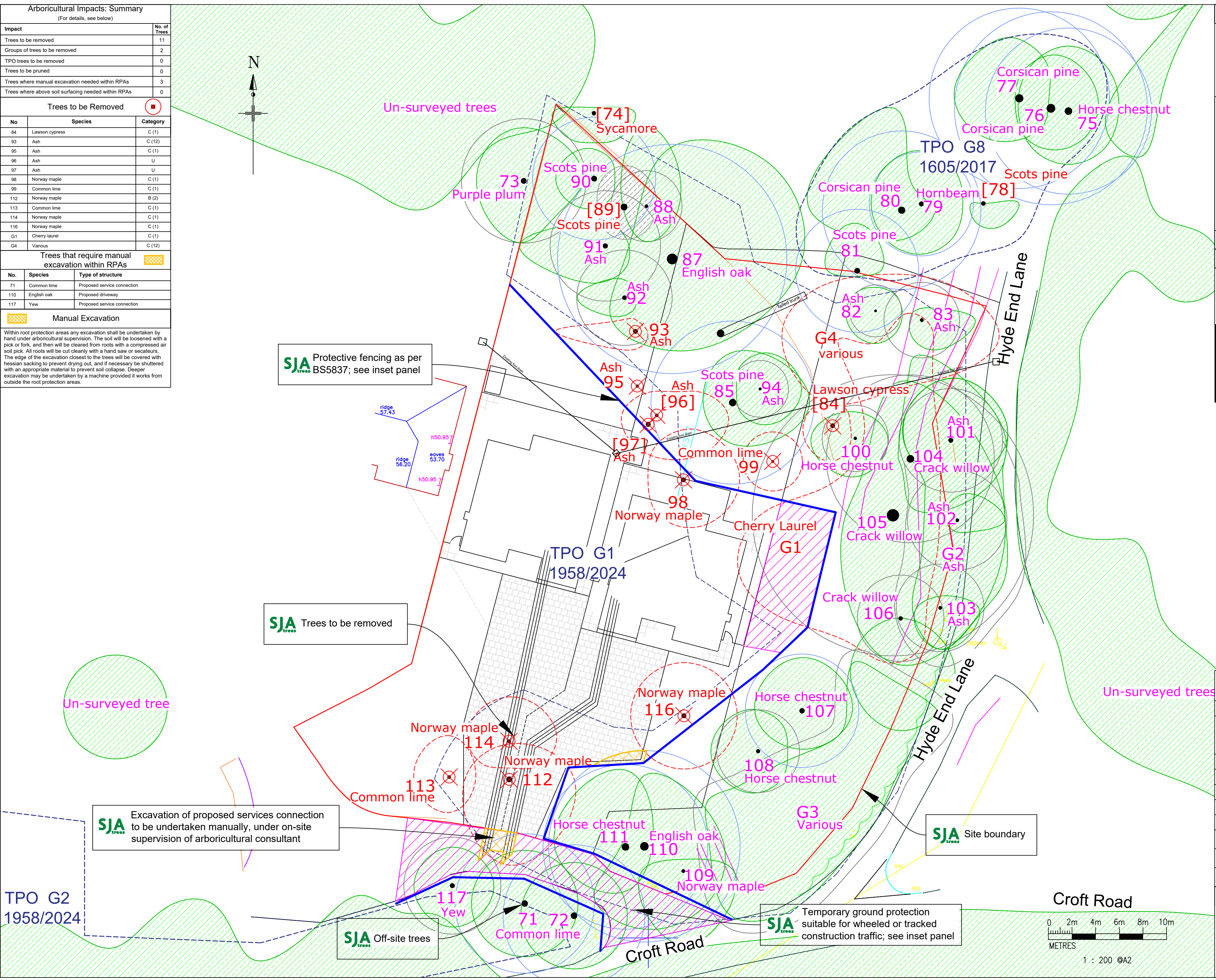
Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially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

Tree No.	Species	RPA	RPA Radius
71-72	Common lime	108.6m ² 110.9m ²	5.9m 6m
73	Purple plum	87.0m ²	5.3m
74	Sycamore	46.3m ²	3.8m
75	Horse chestnut	154.8m ²	7.0m
76	Corsican pine	209.2m ²	8.2m
77	Corsican pine	182.4m ²	7.6m
78	Scots pine	49.3m ²	4.0m
79	Hornbeam	60.3m ²	4.4m
80	Corsican pine	139.4m ²	6.7m
81	Scots pine	83.7m ²	5.2m
82	Ash	14.7m ²	2.2m
83	Ash	31.8m ²	3.2m
84	Lawson cypress	50.8m ²	4.0m
85	Scots pine	149.6m ²	6.9m
87	English oak	293.2m ²	9.7m
88	Ash	28.3m ²	3m
89	Scots pine	122.3m ²	6.2m
90	Scots pine	83.7m ²	5.2m
91	Ash	68.4m ²	4.7m
92	Ash	51.1m ²	4.0m
93	Ash	53.8m ²	4.1m
94	Ash	18.1m ²	2.4m
95	Ash	21.9m ²	2.6m
96	Ash	27.2m ²	3m
97	Ash	61.9m ²	4.4m
98	Norway maple	53.9m ²	4.2m
99	Common lime	15.5m ²	2.2m
100	Horse chestnut	23.9m ²	2.8m
101	Ash	60.3m ²	4.4m
102	Ash	33.0m ²	3.2m
103	Ash	29.4m ²	3.1m
104	Crack willow	157.5m ²	7.1m
105	Crack willow	443.9m ²	11.9m
106	Crack willow	42.1m ²	3.7m
107	Horse chestnut	72.4m ²	4.8m
108	Horse chestnut	38.1m ²	3.5m
109	Norway maple	31.8m ²	3.2m
110	English oak	203.1m ²	8.1m
111	Horse chestnut	152.2m ²	7.0m
112	Norway maple	83.6m ²	5.2m
113	Common lime	28.3m ²	3m
114	Norway maple	30.6m ²	3.1m
116	Norway maple	60.3m ²	4.4m

117	Yew	61.1m ²	4.1m
G1	Cherry Laurel	55.4m ²	4.2m
G2	Ash	47.8m ²	3.9m
G3	Various	14.7m ²	2.2m
G4	Various	7.1m ²	1.5m
W1	Various	289.5m ²	9.6m

APPENDIX 3
Tree Protection Plan

Arboricultural Impacts: Summary		
(For details, see below)		
Impact		No. of Trees
Trees to be removed		11
Groups of trees to be removed		2
TPO trees to be removed		0
Trees to be pruned		0
Trees where manual excavation needed within RPAs		3
Trees where above soil surfacing needed within RPAs		0
Trees to be Removed		
No	Species	Category
84	Lawson cypress	C (1)
93	Ash	C (12)
95	Ash	C (1)
96	Ash	U
97	Ash	U
98	Norway maple	C (1)
99	Common lime	C (1)
112	Norway maple	B (2)
113	Common lime	C (1)
114	Norway maple	C (1)
116	Norway maple	C (1)
G1	Cherry laurel	C (1)
G4	Various	C (12)
Trees that require manual excavation within RPAs		
No.	Species	Type of structure
71	Common lime	Proposed service connection
110	English oak	Proposed driveway
117	Yew	Proposed service connection
 Manual Excavation		
Within root protection areas any excavation shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.		



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.

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

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or interlocking polyethylene tread boards, of at least 50mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement.

ARBORICULTURAL PLANNING CONSULTANTS

Project:	Croft Road, Shinfeld		
Client:	Calcot Developments Ltd.		
Drawing:	TREE PROTECTION PLAN		
Drawing No:	SJA TPP 25051-041	Revision No:	
Based On:	Proposed layout 231515		
Drawn By:	WFH	Date:	Apr 2025
Checked by:	NHK	Tel:	(01737) 813058
			Scale: 1:200 @ A2
Tree nos.:	● 87	Category 'U' trees:	● [84]
Trees to be removed:	■ 98	Category 'B' RPA:	○
Manual excavation:	■	Protective fencing:	—
		Ground protection:	■

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. 2025

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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, hard surfaces or underground services.

APPENDIX 4

Planting Plan

Planting Specification

Planting will be undertaken in accordance with British Standard BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'.

Site evaluation and constraints assessment.

1.1. The characteristics, structure and texture of the soil will be assessed, taking account of the soil profile (in particular the depth of topsoil and subsoil), soil pH, drainage capacity, levels of soil compaction and levels of contamination.

2. Nursery production and procurement.

2.1. As a minimum the nursery used to source the new trees will be able to supply the following information for each tree:

- Age of tree
- Method of propagation
- Method of production
- Formative pruning regimes
- Type of growing media for containerized trees
- Country of origin
- Date of import
- Complete audit trail from supply to sale
- pest and disease control program.

2.2. The crown and stem development, root system development and management, young tree quality assessment and procurement and biosecurity should all be checked by an appropriate expert to ensure the quality of the trees to be planted for the best chance of survival and establishment success.

3. Handling and storage.

3.1. Recipients of young trees from a nursery should ensure they have the resources to unload the trees from the lorry in a speedy and efficient manner.

3.2. A full quality check should take place and any defects or breakages reported to the nursery.

Rootballed or containerized trees should be lowered intact from the lorry by hand or machinery; dropping a tree may damage its root system.

3.3. Any non-poros protective material should be removed upon arrival at site.

3.4. The length of time that trees are held in temporary storage should be kept to a minimum.

3.5. Temporary storage sites should be specific for purpose and isolated from areas where there is potential for contamination or damage from vehicle movements.

4. Considerations below ground.

4.1. Design of the planting pit and site preparation should be based on the comprehensive evaluation of the site conditions undertaken in clause 1. above; specialist advice should be sought where necessary.

4.2. The base of the tree pit should not be disturbed unless there is a specific need to do so (such as poor drainage).

4.3. Unless there is a specific requirement to inhibit root growth geotextiles and other barriers to root growth should not be used.

4.4. the backfill medium used should be as close as possible in texture and structure to the soil excavated from the tree pit. Ideally the soil dug from the tree pit should be used as the backfill medium.

4.5. If using topsoil it should be fully evaluated for structure, texture, quality and chemistry to ensure it suits the project specifications. Topsoil should not be used below the depth of the original topsoil layer.

4.6. A range of structural soils, irrigation aids and soil ameliorants are available and their use should be determined by the site conditions and future use of the site.

5. Considerations above ground

5.1. There is a wide range of temporary supports and guards available for new trees and in this instance it is recommended that an appropriate tree cage is used to protect the young trees from car and vehicle movements. The future development of the tree should be prioritized over the aesthetic qualities of the tree cage.

5.2. The surface of the tree pit once backfilled will be mulched to a depth of 50-100mm but the root flare at the base of the trunk should be maintained free from mulch.

5.3. The newly planted tree should be protected from stripping of bark by mammals: a plastic mesh style rabbit guard will be placed around the base of the trunk to prevent access.

6. Planting the tree.

6.1. Planting depth is critical; the root flare needs to be visible at the soil surface.

6.2. Any minor branch damage incurred during transit should be rectified by pruning.

6.3. At no time should trees be left with their root systems exposed to desiccation.

6.4. The planting pit should be no deeper than the existing rootball or container depth.

6.5. The pit sides should not have compacted, glazed or smeared sides from digging; these pit defects can be rectified by scarifying.

6.6. The pit diameter should be at least 75mm greater than the root system.

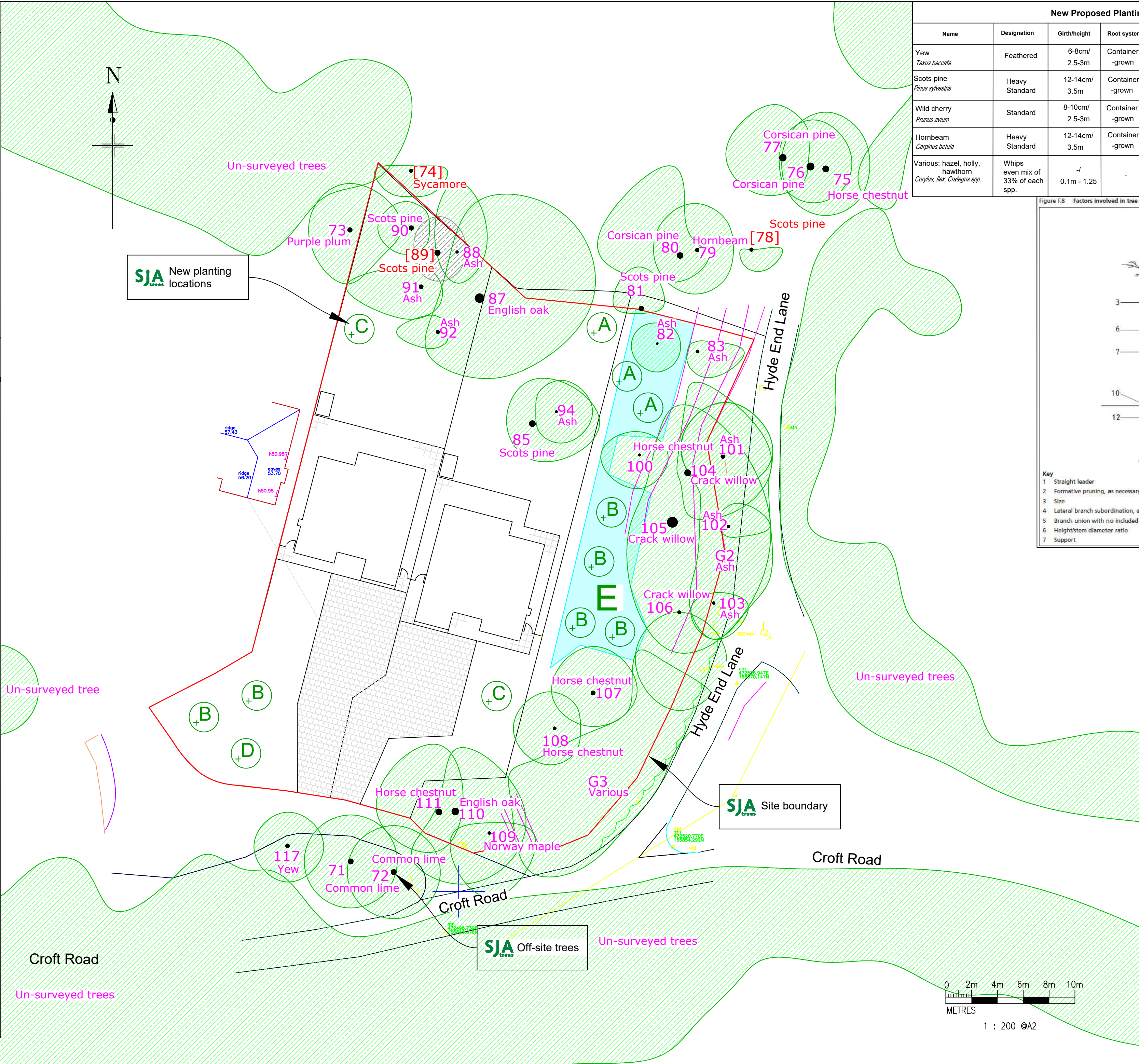
6.7. During excavation the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

6.8. The tree's root system should be wetted prior to planting.

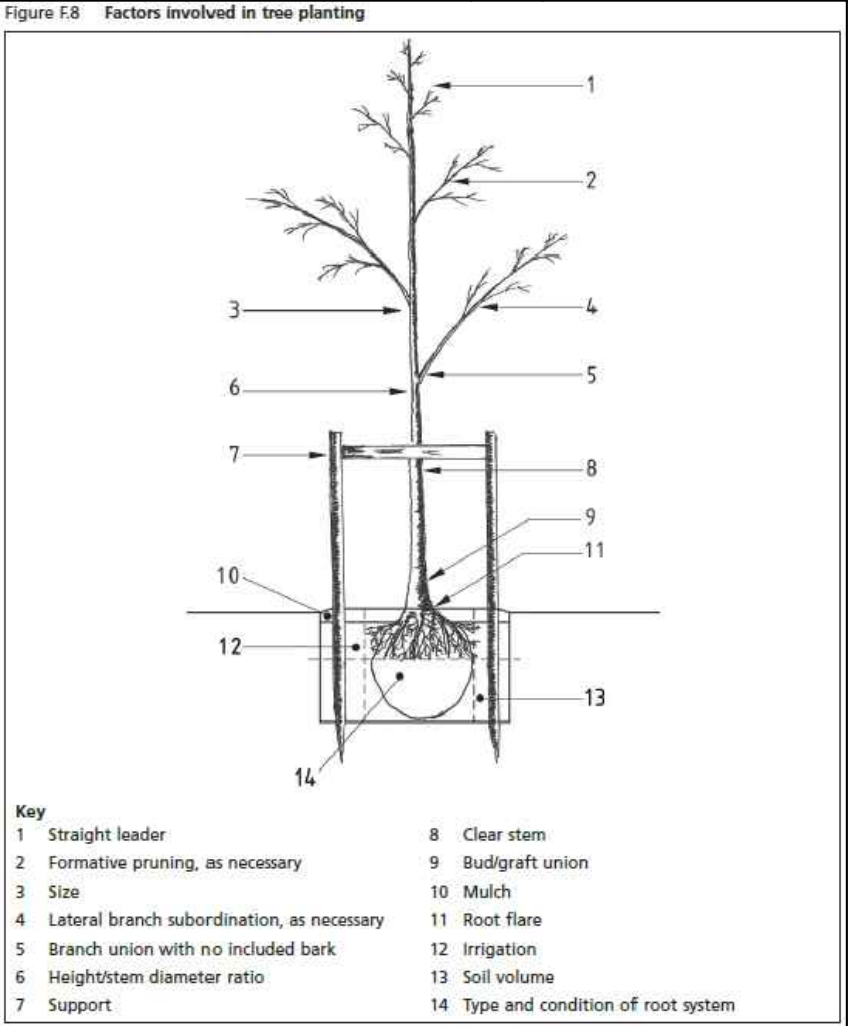
6.9. Backfill should be added gradually, in layers of 150-230mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care to avoid excessively compacting the soil.

6.10. The final layer of backfilling should not be consolidated, but should be of sufficient depth to allow for settlement and mulching.

6.11. Immediately after planting the tree pit should be saturated to field capacity.



New Proposed Planting Schedule						
Name	Designation	Girth/height	Root system	Planting location	Quantity	Normal life expectancy
Yew <i>Taxus baccata</i>	Feathered	6-8cm/ 2.5-3m	Container -grown	A	2	150-200yrs
Scots pine <i>Pinus sylvestris</i>	Heavy Standard	12-14cm/ 3.5m	Container -grown	B	6	100-150yrs
Wild cherry <i>Prunus avium</i>	Standard	8-10cm/ 2.5-3m	Container -grown	C	2	60-100yrs
Hornbeam <i>Carpinus betula</i>	Heavy Standard	12-14cm/ 3.5m	Container -grown	D	1	100-150yrs
Various: hazel, holly, hawthorn <i>Corylus, Ilex, Crataegus spp.</i>	Whips even mix of 33% of each spp.	-/ 0.1m - 1.25	-	E	Approx 100	100-150yrs



SJA

ARBORICULTURAL PLANNING CONSULTANTS

Project:

Croft Road, Shinfield

Client:

Calcot Developments Ltd.

Drawing:

PLANTING PLAN

Drawing no.:

SJA PP 25051-081

Based on:

Proposed layout 231515

Drawn by:

WFH

Date of issue:

Mar 2025

Scale:

1:200 @ A2

Checked by:

NHK

Tel:

(01737) 813058

sja@sjatrees.co.uk

Tree nos.:

● 87

Category

'U' trees:

Retained tree canopies:

New trees:

+

New whips:

For further information refer to the SJA Tree Survey Schedule.

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1 : 200 @A2