

**Arboricultural Proof of Evidence on the Proposed Access
for the Residential Development
at
Land North of Reading Road,
Arborfield.**

Prepared for Dandara Southern Limited and Elstree Land.

**Prepared by
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Our Ref 1025-100810
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1.0 Introduction

- 1.1 This Arboricultural Report has been prepared by Peter Wilkins of Ruskins Tree Consultancy to comment on the proposed access works associated with the appeal against the decision of Wokingham Borough Council to refuse outline planning permission for up to 111 dwellings with associated works, parking, landscaping, publicly accessible open space, with access from Reading Road (All matters reserved save for means of access). LPA Ref: 243099.
- 1.2 We prepared an Arboricultural Report and Tree Survey to inform the planning application, during the planning application process the access design was amended and this report has been prepared to comment on the revised proposed main vehicle access, emergency access and bus stop improvements all on the northern side of Forest Road (these are referred to in this statement as 'the proposed access points') as shown on the drawings prepared by Milestone Transport Planning (Drawing Number 25103-002).
- 1.3 In addition to the site access this report makes comment on the proposed off-site footpath improvements as shown on Milestone Transport Planning Enhanced Active Travel Linkages to Local Facilities +Services on Reading Road (Drawing Number 25103-001-01 Rev C).
- 1.4 Our Arboricultural Report and Tree Survey submitted with the planning application contained detailed information on the arboricultural issues associated with the proposed development including detailed information on the Tree Preservation Order and discussion on the veteran trees on site and the arboricultural impact of the proposed works. We have not repeated this information within this report, this report should therefore be read in conjunction with our original report.

2.0 Statutory Tree Protection

- 2.1 There is a Tree Preservation Order protecting some of the trees growing within the western part of the site. Tree Preservation Order -0272 /1984. "Trees on land at the junction of Church Lane and Reading Road, Arborfield". The trees that are protected by the TPO are identified within our tree survey, this TPO protects some trees growing to the western side of the ditch that runs north-south across the western part of the site.

3.0 Arboricultural Impact Assessment for the Proposed Access Points

- 3.1 The site extends to approximately 6.44 ha and comprises of land used as paddocks and pasture. The site is bound by Reading Road to the south, Church Lane to the west, properties fronting onto Church Lane to the north and open ground in agricultural (pasture) use to the east. A ditch running north-south crosses the western part of the site.
- 3.2 **The trees subject to TPO protection are to be retained and are unaffected by the proposed development including the proposed access.**

- 3.3 Within the site there are three trees identified on the Woodland Trust's online Ancient Tree Inventory as 'Veteran' (x 2) and 'Notable' (x 1) trees. The records for these trees have been submitted by the Wokingham District Veteran Tree Association (WDVTA).
- 3.4 We have identified the Veteran trees as recorded on the Woodland Trust's online Ancient Tree Inventory within our tree survey.
- 3.5 It should be noted we have identified two additional trees within our survey which we consider to be Veteran Trees. These trees are both located to the western side of the ditch within land which is to remain undeveloped.
- 3.6 The main access location has been designed to avoid the highway boundary oak T21 which whilst not a Veteran tree was identified within the Wokingham District Veteran Tree Association (WDVTA) survey and is recorded as a Notable tree.
- 3.7 **All the Veteran trees on-site and the Notable trees identified on the Woodland Trust's online Ancient Tree Inventory Map are to be retained. The proposed access have been designed to allow the retention of the Notable tree on Reading Road identified by WDVTA.**
- 3.8 The majority of the vegetation along Reading Road boundary is located within land outside of the site ownership. The highway boundary vegetation has not been subject to any significant management except for crude pruning of T14 and T15 to clear overhead powerlines.
- 3.9 The vegetation along the Reading Road boundary consists predominately of trees which have become established to the detriment of the original hedgerow, with occasional trees, that would have been growing along this boundary.
- 3.10 To the western end of the Reading Road boundary the off-site highway vegetation consists of mature oaks T1-T5, T7, T8 with a horse chestnut T6, with an understorey of predominately of semi-mature elm trees, moving east along the boundary the density of elm declines and the boundary vegetation is replaced by brambles.
- 3.11 Moving eastwards there is a section with some semi-mature ash and sycamores G9, G10, T11, before reaching the main field entrance with concrete driveway and gates. To the east of the gates there are then two oaks T14 and T15 and a section of hawthorn and sycamores T16-T20, before another oak T21 and a field maple T22, then a section of blackthorn, sycamore, ash with hazels, T27-G32, to the eastern end of the site boundary are an ivy-covered ash T33, oak T34 and then an ivy-covered ash T35 next to the bus stop which marks the eastern end of the highway boundary.
- 3.12 The trees to be removed for the proposed access, emergency access and bus stop improvements on the northern side of Forest Road are shown in Table 1 below. For full details of the trees please refer to the Tree Survey and Tree Removals Plan in the Appendix.

Table 1 Trees to be removed for the proposed main access and emergency access.

Tree No.	Common Name	Hgt (m)	Description	Proposed Works	BS Cat
T14	Oak	16	An early- mature tree growing to the Reading Road boundary of the site. The tree has been cut back on the northern side to clear the overhead cables. See Note 2	Remove to allow for proposed main access	B2
T15	Hawthorn	4	A small mature tree.	Remove to allow for proposed main access	C2
T16	Sycamore	14	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2	Remove to allow for proposed main access	C2
T17	Sycamore	10	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2	Remove to allow for proposed main access	C2
T18	Sycamore	10	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2	Remove to allow for proposed main access vis-splay	C2
T19	Sycamore	10	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2	Remove to allow for proposed main access vis-splay	C2
T20	Dead	10	A dead tree to the Reading Road boundary of the site. See Note 2	Remove dead	U
T27	Blackthorn	8	A small mature tree growing close to the Reading Road boundary of the site. Dieback and decay fungi (Phellinus) on main branch.	Remove to allow for proposed main access vis-splay See Note 1 below	C2
T28	Ash	13	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2.	Remove to allow for proposed main access vis-splay See Note 1 below	C2
T29	Sycamore	11	A semi-mature tree growing to the Reading Road boundary of the site. 50% live canopy See Note 2 .	Remove to allow for proposed main access vis-splay See Note 1 below	C2
T30	Sycamore	10	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2 .	Remove to allow for proposed main access vis-splay See Note 1 below	C2
T31	Ash	10	A semi-mature tree growing to the Reading Road boundary of the site. See Note 2.	Remove to allow for proposed main access vis-splay See Note 1 below	C2
G32	Hazels	5	2 multi-stemmed hazels growing to the western side of an existing agricultural access from Reading Road	Remove to allow for proposed emergency / pedestrian access	C2
T33	Ash	14	An early-mature, multi-stemmed ivy-covered tree growing to the eastern side of an existing agricultural access from Reading Road. 2 stems have been reduced to 2m. See Note 2	Remove to allow for proposed emergency / pedestrian access	C1
T35	Ash	16	An early-mature, multi-stemmed tree growing to the Reading Road boundary close to the bus stop. See Note 1 and Note 2.	Remove to allow for proposed bus stop improvements	C1

Note 1

The trees T27-T31 could physically be retained as they are growing inside the vis-splay for the main entrance. The form, poor quality and species of these trees indicates that it would be a better long-term solution to plant a hedgerow with trees along this section of the boundary

Note 2 Duty of Care for Inspection and Management of Trees

A landowner has a legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984, to ensure that users and neighbours of its land are reasonably safe. The Health and Safety at Work Act 1974 also requires that risks to employees and contractors must also be reduced as far as is 'reasonably practicable'.

In terms of trees the land / tree owner has a legal responsibility to inspect and manage their trees to reduce the risks posed by trees to a reasonable level. For trees growing close to third party properties / highways / footpaths there is a higher level of responsibility than for trees growing in more remote locations.

If tree inspections and tree appropriate management works are not undertaken and the tree subsequently fails and damages property or causes personal injury the landowner will be at risk of prosecution and or claims for damages.

- 3.13 It should be noted that the trees to be removed are dominated by ash and sycamores with some blackthorn, hawthorn and hazels all this vegetation is BS5837 (2012) low quality 'C' category and a dead tree T20, BS5837 Category U poor-quality. The oak T14 is the only BS5837 (2012) Category B 'moderate quality' tree to be removed for the proposed access works. There are no Category A 'good quality' trees to be removed for the proposed access works.
- 3.14 T14 was identified for removal in the original planning submission, when access points were being considered early in the site appraisal process the relative quality of the trees was one factor that was considered. the northern side of the canopy of T14 has been heavily cut back to clear the overhead powerlines, and as a result it has an unbalanced fan shaped canopy. We recommended that the oak T21 should be retained and that T14 could be removed.
- 3.15 With regard to the retained vegetation along the highway boundary, the opportunities for new planting of both hedgerows and trees along this boundary it is my opinion the removal of T14 along with the other vegetation listed in Table 1 will not in impact significantly on the quality or amenity value of the tree resource along Reading Road.
- 3.16 The principle of removing trees to allow for development is supported in all the relevant planning policies (subject to appropriate new tree planting) and in BS5837 (2012). 'Trees in relation to design, demolition and construction – Recommendations' which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 3.17 Based on their size, species, location and condition it is my opinion that none of the trees to be removed for the proposed access are considered to be of '*such importance or sensitivity to be major constraints on development or justify its substantial modification*'.
- 3.18 The removal of this vegetation will not have a significant negative impact on the amenity value and quality of the tree resource within the site or wider area.
- 3.19 The proposed emergency access and improvements to the existing bus stop are located in close proximity to the ash trees T33 and T35. Whilst it would be physically possible to retain these ash trees, the presence of Ash Dieback Disease in the locality, their form and the increased levels of activity associated with the proposed development all indicate that removal of these trees is the best course of action.

- 3.20 Regardless of the outcome of this planning application we recommend that the highway vegetation including the ash T33 and ash T35 close to the existing bus stop should be inspected and managed by the tree-owner / highway authority.
- 3.21 The removal of the ash T33 and T35 will give the oak tree T34 more space to mature and this oak tree will be able to contribute to the streetscape for many decades.
- 3.22 It should be noted there are 3 existing agricultural vehicle access points along the Reading Road boundary, two of which are hardstanding access points. These existing field entrances are to be closed off as part of the proposed development.
- 3.23 It is my opinion that the proposed development offers an opportunity to improve the long-term screening and bio-diversity value of the understorey / hedgerow vegetation along this highway boundary particularly for the section to the east of the on-site ditch that runs north south across the western part of the site.
- 3.24 The retained trees along the highway boundary can be successfully protected from damage and disturbance during construction works. This can be achieved by the installation of Tree Protection Fencing and any other measures as recommended in BS5837 (2012) including Arboricultural Monitoring visits, all of which can be secured by use of a standard planning condition.
- 3.25 **Arboricultural Impact Assessment for the Proposed Enhanced Active Travel Linkages on Reading Road**
- 3.26 The proposed off-site footpath improvements are shown on Milestone Transport Planning Drawing “Enhanced Active Travel Linkages to Local Facilities + Services on Reading Road” (Drawing Number 25103-001-01 Rev C).
- 3.27 The proposed footpath improvement works involve widening the existing footpath to the southern side of Reading Road. The proposed off-site footpath works have been designed following our advice in relation to limiting their impact on vegetation and trees. The proposed works are subject to ongoing negotiations with the highways authority.
- 3.28 To avoid damage to the existing vegetation to the southern side of Reading Road these works may include sections of traditional footpath construction and sections with a combination of low-impact tree friendly construction (Cellular Confinement), and in sensitive areas near larger trees a combination of low-impact tree friendly construction and build-out of the widened pavement into the carriage way. Narrowing the carriage way is considered to be an acceptable option in this case due to the existing traffic calming measures and proposed highway works.
- 3.29 To avoid damage to trees some of the trench excavation for streetlights and bus passenger travel information boards will need to be undertaken under direct arboricultural supervision utilising an air-spade and ExVac to help limit the potential for damage to tree roots.

- 3.30 The detailed design for these works will be informed by discussions with Highways Officers, the tree survey and arboricultural consultants / landscape officer's input, trial pits, and surveys of existing underground services.
- 3.31 As recommended in BS5837 (2012) it is proposed that subject to planning, a detailed Arboricultural Method Statement will be prepared to address the tree protection measures during the proposed works on the southern side of Reading Road.
- 3.32 Providing the proposed footpath works on the southern side of Reading Road are undertaken following the guidance outlined in this report and the design and methodology continue to be informed by arboricultural consultancy input then we are confident that the footpath works can be delivered without detriment to the health, longevity and stability of the vegetation along the highway boundary .

4.0 Conclusion

- 4.1 The proposed access points have been designed to avoid impacting on any TPO'd or Veteran trees. The location for these access points was informed by the Tree Survey information and our advice with the aim of providing a safe access, whilst avoiding the better-quality trees and limiting the impact on the highway boundary trees.
- 4.2 The vegetation removals for the proposed access will have a limited impact on the boundary vegetation. With regard to the quality of the trees to be removed it is my opinion that this impact can be mitigated by new tree and hedgerow planting that will serve to significantly improve the age, species diversity, bio-diversity and landscape value of the boundary vegetation .
- 4.3 The details on the proposed landscaping, including planting specification and aftercare to ensure the successful establishment of all new trees and hedgerows can be secured by use of a standard planning condition.
- 4.4 It is my opinion that subject to appropriate design and by following good practice for working in proximity to trees the proposed footpath improvements to the southern side of Reading Road can be delivered without any significant impact on the highway boundary vegetation.

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13th November 2025

Appendix

Tree Condition Survey

Tree Survey Plan

Access Tree Removals Plan

Peter Wilkins Profile

Tree Condition Survey for Land North of Reading Road, Arborfield.

Prepared for Dandara Southern Limited and Elstree Land.



A trading name of RG Consultancy Ltd

Prepared by
Peter Wilkins BA (Hons) MArborA MEnvSc CEnv
Our Ref 1024-100809 Rev2
October 2024 Revised November 2024
Revised November 2025

Tree Condition Survey for Land North of Reading Road, Arborfield.

1.0 Introduction

This tree condition survey has been prepared on behalf of Dandara Southern Limited and Elstree Land, the site was visited in October and November 2024 and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

Following receipt of the the proposed Illustrative Masterplan this survey has been updated to reflect the tree works necessary to construct the proposed development. This survey has subsequently been updated to reflect the proposed access plans prepared by Milestone Transport Limited.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T1	Turkey Oak	16	510	1	7	6	8	8	M	A	A	40+	A mature tree growing to the south-western corner the site close to the corner of Church Lane and Reading Road. The stem divides at 2m with 2 co-dominant stems. This tree has lost a large limb at 6m with a wound on the main stem and hanging deadwood inside the site. See Note 1.	Ownership to be confirmed No Works	B2
T2 TPO T2	Oak	22	870	1	8	8	8	8	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. This tree is close to the bus stop and highway. There is significant deadwood over the highway. See Note 1. This tree is protected by TPO 272/1984 TPO T2	Ownership to be confirmed Remove deadwood over the highway. See Note 1	B2
T3 TPO T1	Oak	18	1000*	1	6	9	10	12	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. There is significant deadwood over the highway. See Note 1. This tree is protected by TPO 272/1984 as TPO T1	Ownership to be confirmed Remove deadwood over the highway. See Note 1	B2
T4 TPO G1	Oak	22	1200	1	10	10	10	10	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. The stem divides at 3m with 3 large co-dominant stems, the union shows some signs of stress. We consider that some remedial works may be beneficial but recommend a climbing inspection before determining the best course of action. There is significant deadwood over the highway. This tree is protected by TPO 272/1984 as part of TPO G1	Ownership to be confirmed. Remove deadwood over the highway. Climbing inspection See Note 1	B2
T5	Yew	6	200	1	5	5	3	3	M	A	A	40+	A semi-mature yew tree growing to the northern side of T4.	No Works	C2
T6	Horse Chestnut	14	480, 440	2	8	8	8	3	M	A	A	40+	A mature, twin-stemmed tree growing to the Reading Road boundary of the site. There is a semi-mature ash leaning against this tree. See Note 1. P38	No Works	B2
T7	Oak	14	450	1	7	5	8	4	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2
T8	Oak	15	500	1	8	10	8	4	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G9	Ash x 2	12	200, 200	2	5	4	4	5	SM	A	A	0-9	2 Semi-mature ash trees growing within an area of brambles to the Reading Road boundary of the site. These trees are likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
G10	Ash , Sycamore x 2	10	200	1	2	2	2	2	SM	A	A	40+	3 semi-mature trees (1 ash, 2 x sycamores) growing within an area of brambles to the Reading Road boundary of the site. The ash tree is likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
T11	Ash	10	100	1	2	2	1	1	M	A	A	0-9	A semi-mature ash tree growing within an area of brambles to the Reading Road boundary of the site. This trees is likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
G12	Goat Willow	10	150 m/s	1	3	3	3	3	M	A	A	40+	A group of multi-stemmed goat willows to the western side of the existing access driveway.	No Works	B2
T13	Oak	16	640, 500	2	2	12	8	10	M	A	A	40+	An early mature tree growing to the Reading Road boundary of the site. The tree has been cut back hard on the northern side to clear the overhead cables. This pruning has left an unbalanced canopy extending over the highway. We recommend that this tree is subject to some crown reduction works to improve the long-term future of this tree. See Note 1	Reduce extent of lateral growth over highway by 3-4m. Sever ivy	B2
T14	Oak	16	540	1	4	9	9	9	EM	A	A	40+	An early mature tree growing to the Reading Road boundary of the site. The tree has been cut back on the northern side to clear the overhead cables. See Note 1	Remove to allow for proposed access	B2
T15	Hawthorn	4	250	1	2	2	1	2	M	A	A	20-39	A small mature tree.	Remove to allow for proposed access	C2
T16	Sycamore	14	120, 180	2	3	1	1	4	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	Remove to allow for proposed access	C2
T17	Sycamore	10	200	1	0	0	4	2	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	Remove to allow for proposed access	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T18	Sycamore	10	180	1	2	1	0	1	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	Remove to allow for proposed access	C2
T19	Sycamore	10	170	1	1	0	2	0	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	Remove to allow for proposed access	C2
T20	Dead	10	200	1	1	1	1	1		P	P		A dead tree to the Reading Road boundary of the site. See Note 1	Remove dead	U
T21	Oak	18	980	1	8	9	8	10	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. The stem divides at 2.5m with 2 large co-dominant stems. There is dead ivy covering the trunk of this tree. The tree has been crudely pruned to clear the highway leaving dead lower branches. See Note 1	Remove deadwood over the highway. See Note 1	B2
T22	Field maple	13	340, 330	2	6	6	6	2	M	A	A	40+	A mature twin-stemmed tree growing to the Reading Road boundary of the site. See Note 1. Branches from this tree are touching the overhead power lines.	No Works	B2
T23	Ash	12	150	1	2	2	2	2	SM	A	A	0-9	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T24	Ash	9	180	1	2	2	3	2	SM	A	A	0-9	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T25	Blackthorn	6	300	m/s	2	2	3	2	M	A	A	10-19	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T26	Goat Willow	9	350	m/s	4	4	4	4	M	A	A	40+	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T27	Blackthorn	8	250	1	2	1	3	4	M	A	A	10-19	A small mature tree growing close to the Reading Road boundary of the site. Dieback and decay fungi (Phellinus) on main branch.	Remove to allow for proposed main access vis-splay	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T28	Ash	13	240	1	3	3	3	3	M	A	A	0-9	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 and Note 2.	Remove to allow for proposed main access vis-splay	C2
T29	Sycamore	11	200	1	2	2	2	2	M	A	P	40+	A semi-mature tree growing to the Reading Road boundary of the site. 50% live canopy See Note 1 .	Remove to allow for proposed main access vis-splay	C2
T30	Sycamore	10	150, 120	2	1	2	2	1	M	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 .	Remove to allow for proposed main access vis-splay	C2
T31	Ash	10	200, 200, 200, 200	4	5	4	5	5	M	A	A	10-19	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 and Note 2.	Remove to allow for proposed main access vis-splay	C2
G32	Hazels	5	500	m/s	3	3	3	3	M	A	A	40+	2 multi-stemmed hazels growing to the western side of an existing agricultural access from Reading Road	Remove to allow for proposed emergency / pedestrian access	C2
T33	Ash	14	300, 300, 300, 300	2	5	5	5	5	EM	A	A	10-19	An early-mature, multi-stemmed ivy-covered tree growing to the eastern side of an existing agricultural access from Reading Road. 2 stems have been reduced to 2m See Note 1 and Note 2.	Remove to allow for proposed emergency / pedestrian access	C1
T34	Oak	15	430	1	7	5	6	6	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2
T35	Ash	16	200, 300, 400	3	8	9	8	6	M	A	A	10-19	An early-mature, multi-stemmed tree growing to the Reading Road boundary close to the bus stop. See Note 1 and Note 2.	Remove to allow for proposed bus stop improvements	C1
G36 TPO G1	Ash	18	500	1	6	6	6	6	M	A	A	0-9	A linear group of declining ash trees with a dead elm growing to the southern part of the western (Church Lane) boundary of the site. These trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. See Notes 1 and Note 2.	No Works	U

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G37 TPO G1	Hornbeam, Ash	18	500	1	8	8	8	8	M	A	A	40+	A linear group of hornbeams and ash tree growing close to the western (Church Lane) boundary of the site. The ash trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. There is a dead hornbeam within this group. See Note 1 and Note 2. These trees are protected by TPO 272/1984 as part of G2	No Works	B2
T38 TPO G1	Lime	22	600*	1	6	6	6	6	M	A	A	40+	A mature lime tree growing close to the western (Church Lane) boundary of the site. See Note 1. This tree is are protected by TPO 272/1984 as part of G2	No Works	B2
T39 TPO T4	Lime	16	1200*	1	8	8	6	6	V	A/P	A/P	40+	This tree is protected by TPO 272/1984 as TPO T4. A Veteran lime tree growing within the land between the Church Lane boundary of the site and the ditch. The trunk of this tree is hollow, the lower limbs to the north and east have partially failed and are now resting on the ground. These branches have rooted and are now growing vertical new growth which will eventually become new independent trees. These failed limbs and the vertical regrowth should not be removed. This tree and regrowth is protected by the TPO. The canopy of this tree has re-trenched and the risk of complete failure and risks associated with any failure are considered to be limited. We recommend that this tree is retained with an area of open ground with a minimum 10m radius fenced-off around the tree. See Note 3.	No Works	A3
T40	Ash x 3	24	600*	1	6	6	6	6	M	A	A	10-19	A group of 3 ash stems growing beyond the waterfilled ditch to the northern boundary of the site. See Note 2	No Works	C2
T41	Hornbeam	18	540	1	7	7	9	10	M	A	A	40+	A mature tree growing to the southern side of the waterfilled ditch to the northern boundary of the site.	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T42	Ash x 5	16	400	1	4	4	4	4	M	A	A	0-9	A linear group of 5 declining ash trees growing close to the ditch that runs north-south though the western part of the site. These trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. See Note 1 and Note 2.	No Works	U
T43	Oak	22	800	1	11	6	13	10	M	A	A	40+	T43 and T44 are growing in close proximity to each other and have formed a single canopy. T43 and T44 are growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	B2
T44	Oak	24	800	1	6	12	13	10	M	A	A	40+	T43 and T44 are growing in close proximity to each other and have formed a single canopy. T43 and T44 are growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	B2
T45	Oak	8	200	1	2	5	5	5	SM	A	A	40+	A semi-mature tree growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	C2
T46	Hawthorn	6	200, 150, 200	3	3	2	2	1	M	A	P	20-39	A mature declining tree growing on the western side of the ditch that runs north-south through the western part of the site. This tree has dieback and deadwood in the canopy	No Works	C2
T47	Oak	5	80	1	2	1	1	1	SM	A	A	40+	A semi-mature tree	No Works	C2
T48	Hornbeam	16	440, 560	2	7	6	6	6	M	A	A	40+	A mature, twin-stemmed tree growing growing on the western side of the ditch that runs north-south through the western part of the site. T48-T52 and T4-T6 form part of a small triangular area of vegetation with an understorey of holly with some yews. This tree is protected by TPO 272/1984 as part of G1	No Works	B2
T49	Scots Pine	20	720	1	4	4	4	4	M	P	P	0-9	A mature declining tree growing growing on the western side of the ditch that runs north-south through the western part of the site. There are numerous woodpecker holes in the trunk of this tree. This tree has a sparse limited live canopy indicative of its declining health .	No Works	C1

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T50	Oak	20	1150	1	6	7	6	7	M	A	A	40+	A Veteran tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. There is significant deadwood within the canopy of this ivy-covered tree. This tree is protected by TPO 272/1984 as part of G1. See Note 3	No Works	A3
T51	Hornbeam	10	220	1	3	3	3	3	SM	A	A	40+	A semi-mature tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. This tree may be protected by TPO 272/1984 as part of G1.	No Works	B2
T52	Hornbeam	15	350	1	5	5	4	5	SM	A	A	40+	A semi-mature tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. This tree may be protected by TPO 272/1984 as part of G1.	No Works	B2
T53	Horse Chestnut	11	300	1	3	5	3	0	SM	A	A	40+	A semi-mature tree growing to the northern side of the waterfilled ditch to the northern boundary of the site.	No Works	C2
T54	Oak	12	400	1	7	7	6	7	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site.	No Works	B2
T55	Oak	11	850	1	10	6	12	8	M	A	A	40+	A mature tree growing to the northern boundary of the site. There is some deadwood within the canopy of this tree.	No Works	B2
T56	Oak	28	1150	1	11	11	12	11	M	A	A	40+	A Veteran tree growing close to the northern boundary of the site. There is a large recently failed branch in the canopy of this tree. There is a large cavity in the main trunk at 2.4m below the main bole of this tree. The canopy is formed by a number of co-dominant branches. We recommend that this tree is subject to a climbing inspection and consideration is given to reducing the canopy to reduce the stress on the lower union. See Note 3	No Works	A3

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T57	Oak	10	200	1	3	3	3	1	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site .	No Works	C2
T58	Oak	10	250	1	4	3	4	3	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site .	No Works	C2
T59	Goat Willow	10	250,250	2	5	1	3	6	M	A	A	40+	A mature twin-stemmed tree leaning to the west, growing to the northern boundary of the site .	No Works	C2
T60	Oak	18	880	1	10	9	9	11	M	A	A	40+	A mature tree growing to the northern boundary of the site . T60-T66 are part of a larger group of trees that extend beyond the boundary of the site	No Works	B2
T61	Ash	15	200	1	2	2	2	2	SM	A	A	10-19	A semi-mature tree growing to the northern boundary of the site. See Note 2	No Works	C2
T62	Oak	10	350	1	4	5	4	4	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site .	No Works	B2
T63	Ash	16	300, 300	2	5	5	5	3	SM	A	A	10-19	A semi-mature twin-stemmed tree growing to the northern boundary of the site. Ash Dieback Disease observed	No Works	C2
T64	Oak	16	490	2	0	5	10	4	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site .	No Works	B2
T65	Ash	16	400	1	6	3	5	5	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site . Ash Dieback Disease observed	No Works	B2
T66	Oak	20	590,460	2	8	8	8	6	M	A	A	40+	A mature twin-stemmed tree growing to the northern boundary of the site .	No Works	B2
G67	Firs	18	500	1	4	4	4	4	M	A	A	40+	An off-site row of fir trees growing to the northern part of the eastern boundary of the site .	No Works	B2
T68	Leyland Cypress	18	500	1	5	5	5	5	M	A	A	40+	An off-site mature tree growing to the northern part of the eastern boundary of the site .	No Works	B2
T69	Turkey oak	8	140	1	2	2	2	2	SM	A	A	40+	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2
T70	Oak	9	420	1	6	6	6	6	SM	A	A	40+	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T71	Turkey oak	10	350	1	5	4	4	4	SM	A	A	40+	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2
T72	Oak	20	1890	1	6	8	8	8	M	A	A	40+	A Veteran tree growing close to the southern side of the overhead power lines. The larger lateral to the northern side have been reduced to clear the power lines. A number of decay fungi are observed on this tree including Ganoderma and Fistulina. There is a historic large failed branch to the southern side of this tree. We recommend that this tree is subject to a climbing inspection and consideration is given to very lightly reducing the canopy to reduce the stress on the lower unions See Note 3	No Works	A3
G73	Oak x 7	10	270	1	4	4	4	4	SM	A	A	40+	A small dense group of self-set, semi-mature trees including a mix of English and Turkey oaks	Remove to allow for Illustrative Masterplan	C2
T74	Oak	9	350	1	5	5	5	5	SM	A	A	40+	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2
T75	Red Horse Chestnut	9	300*	1	4	3	3	3	SM	A	A	40+	An off-site semi-mature tree.	No Works	C1
T76	Horse Chestnut	12	340*	1	4	5	6	5	SM	A	A	40+	An off-site semi-mature tree.	No Works	C1
T77	Ash	14	400, 400	2	7	7	7	7	M	A	A	40+	An off-site, mature twin-stemmed tree. See Note 2	No Works	C1
T78	Eucalyptus	13	300, 400	2	8	8	8	8	M	A	A	40+	An off-site, mature twin-stemmed tree.	No Works	C1
T79	Weeping willow	8	200	1	3	3	3	6	SM	A	A	40+	An off-site, semi-mature tree.	No Works	C1
T80	Apple	7	350	1	3	3	4	6	M	A	A	40+	An off-site mature tree.	No Works	C1
G81	Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	A linear group of trees growing within a ditch line to the southern boundary of the site. sits	Remove to allow for Illustrative Masterplan	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T82	Oak	8	200	1	5	5	5	5	SM	A	A	40+	A semi-mature trees growing G81	Remove to allow for Illustrative Masterplan	C1
G83	Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	Multi-stemmed trees growing to the boundary of the paddock	Remove to allow for Illustrative Masterplan	C2
G84	Ash	7	100	m/s	1	1	1	1	SM	A	A	0-9	A short row of self-set ash trees	Remove to allow for Illustrative Masterplan	C2
T85	Turkey Oak	24	600*, 500*, 500*, 400*	4	12	12	12	12	M	A	A	40+	A mature multi-stemmed tree growing beyond the western boundary of the site. This tree has not been inspected in detail due to its off-site location. Turkey oaks are not as long-lived or durable as English oaks, the timber has different characteristics and as a species they are less able to withstand decay. We recommend that with the permission of the tree owner the lower union is cleared of all leaf-litter and inspected to determine its integrity. This tree may benefit from reduction of the lateral branches to reduce the stress on this lower union.	No Works See Text	B1
T86	Scots Pine	12	350	1	4	4	4	4	SM	A	A	40+	A semi-mature tree growing close to the western boundary of the site. This tree has the potential for further growth and has a long remaining life expectancy.	No Works	C1
T87	English Oak	20	1000*	1	10	10	10	10	M	A	A	40+	An off-site mature tree growing close to the western boundary of the site. This tree has a limited potential for further growth and has a long remaining life expectancy.	No Works	B1
T88	Hawthorn	6	350	m/s	3	3	3	3	M	A	A	40+	A mature tree growing close to the western boundary of the site.	Remove to allow for Illustrative Masterplan	C1

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
H89	Hawthorn hedge	3	150	m/s	1	1	1	1	M	A	A	40+	A mature managed hedgerow growing to the western boundary of the site. There are some semi-mature ash trees within this hedgerow.	No Works	C1
G90	Linear group of Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	A row of multi-stemmed trees growing to the western (internal) boundary of the paddock. There are two semi-mature oak trees growing within this vegetation	Remove to allow for Illustrative Masterplan	C2
G91	Mixed group	12	300	m/s	4	4	4	4	SM	A	A	40+	An informal row of multi-stemmed trees including ash, oak, and silver birch growing to along an internal boundary of the paddock.	Remove to allow for Illustrative Masterplan	C2
T92	Weeping Willow	18	500*	1	5	5	5	5	M	A	A	40+	An off-site mature tree growing beyond the northern part of the eastern boundary of the site. This tree is to the northern end of the off-site firs G67. This tree has a limited potential for further growth and has a long remaining life expectancy.	No Works	B1

KEY

Tree No.	Species	Hgt (m)	Stem Dia 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ER CY	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Agl Hgt Height of canopy above ground level clearance (estimated to nearest whole metre)

Stem Dia (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

Form:

G	Good
A	Average
P	Poor

Condition:

G	Good
A	Average
P	Poor
D	Dead

Age Class:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment.
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those 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	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - 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. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	A1 Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	A3 Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	B1 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 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	B2 Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	B3 Trees with material conservation or other cultural value	Blue
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 150 mm	C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	C2 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/transient landscape benefits	C3 Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Note 1 Duty of Care for Inspection and Management of Trees

A landowner has a legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984, to ensure that users and neighbours of its land are reasonably safe. The Health and Safety at Work Act 1974 also requires that risks to employees and contractors must also be reduced as far as is 'reasonably practicable'.

In terms of trees the land / tree owner has a legal responsibility to inspect and manage their trees to reduce the risks posed by trees to a reasonable level. For trees growing close to third party properties / highways / footpaths there is a higher level of responsibility than for trees growing in relatively remote locations.

If tree inspections and tree appropriate management works are not undertaken and the tree subsequently fails and damages property or causes personal injury the landowner will be at risk of prosecution and or claims for damages.

Guidance on Common Sense Risk Management of Trees has recently been published, which you can download from <https://ntsgroup.org.uk/wp-content/uploads/2024/08/NTSG-summary.pdf>

Note 2 Ash Dieback Disease

First confirmed in the UK in 2012, ash dieback (also known as Chalara or Chalara ash dieback) is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus* (formerly known as *Chalara fraxinea*). This disease has spread quickly and is now affecting ash trees and woodlands across the UK, leading to the death of thousands of trees. Ash dieback has already caused widespread damage in continental Europe. There is no cure for ash dieback, but some ash trees can tolerate or resist infection. Investigating this natural resistance could be the best way to secure the future of the UK's ash trees. Ash dieback is a disease that affects ash (*Fraxinus*) trees, caused by a fungus called *Hymenoscyphus fraxineus*. The fungus has two stages to its lifecycle - a sexual stage, which helps the fungus spread, and an asexual stage, which is what grows on the tree and causes damage. The fungus blocks water transport in the tree, leading to lesions in the bark, leaf loss and the dieback of the crown. The main symptoms of ash dieback are:

- Dead branches
- Blackening of leaves, which often hang on the tree.
- Discoloured stems, often with a diamond-shaped lesion where a leaf was attached.
- Trees may eventually drop limbs, collapse or fall.

The symptoms are often easier to spot in mid-late summer, when a healthy ash should be in full leaf. It becomes much harder in autumn, when leaves are naturally changing colour and falling.

Once a tree is infected the disease is usually fatal - but a limited number of trees may be tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stem brittle and prone to partial or complete failure.

Note 3 Veteran Trees

National Planning Policy Framework (updated December 2023) gives guidance on Veteran and Ancient Trees.

Paragraph 136

186. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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 reasons⁶⁷ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

⁶⁷ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

The Glossary Annex 2, of the NPPF defines ancient or veteran trees (and Ancient Woodland) as:

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

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) guidance issued by Natural England for ancient and veteran trees uses the following definition.

Ancient and veteran trees

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are also irreplaceable habitats.

Ancient trees

An ancient tree is exceptionally valuable. Attributes can include its:

- *great age*
- *size*
- *condition*
- *biodiversity value as a result of significant wood decay and the habitat created from the ageing process*
- *cultural and heritage value*

Very few trees of any species become ancient.

Veteran trees

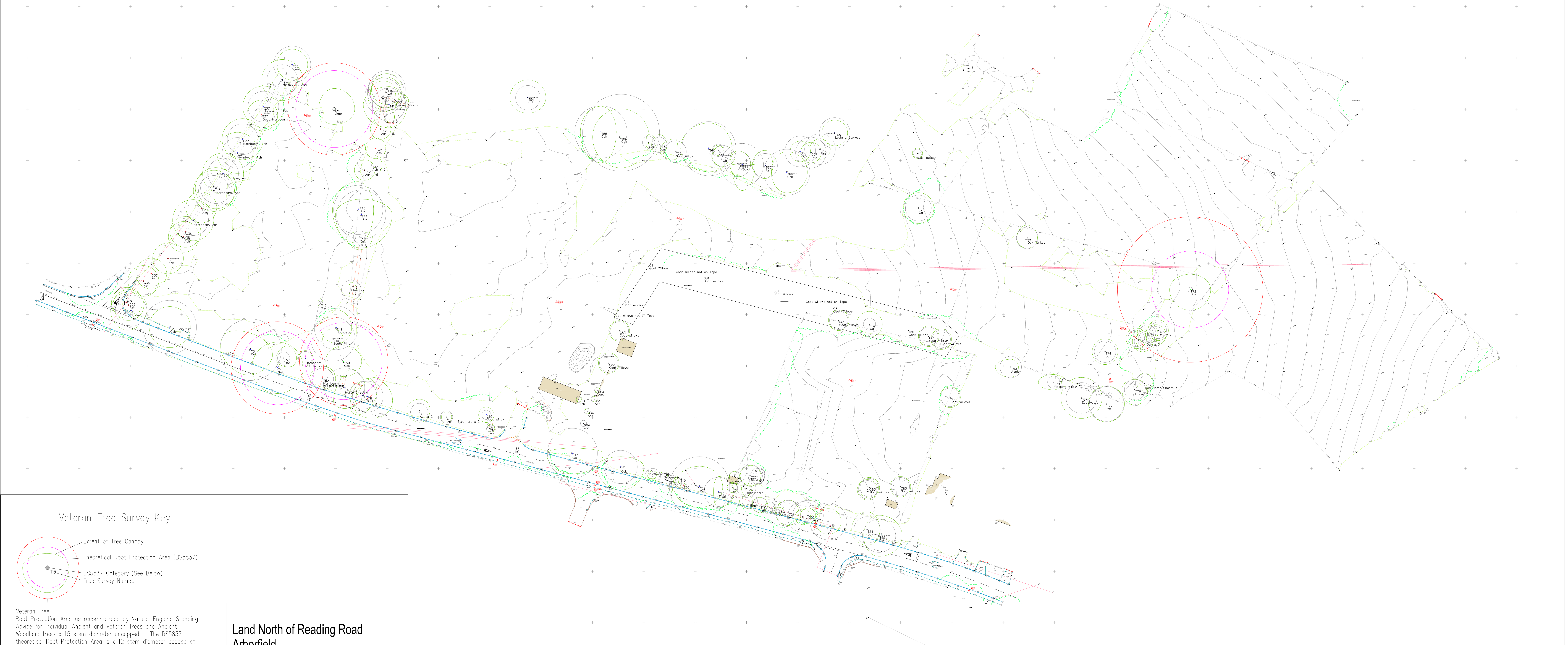
A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate.

The Standing Advice is a material consideration which should be taken into account when determining planning applications. A list of potential effects of development on ancient and veteran trees is outlined in the Standing Advice, including direct effects such as loss or damage, and indirect effects such as pollution, hydrological changes, soil compaction and disturbance.

The advice recommends that these effects are avoided however, where effects are unavoidable, a range of possible mitigation and compensation measures are identified. The standing advice gives guidance on the Buffer Zones and Root Protection Areas required to protect Ancient Woodland and Veteran and Ancient Trees.

Tree Survey Plan



Veteran Tree Survey Key

Veteran Tree
Root Protection Area as recommended by Natural England Standing Advice for individual Ancient and Veteran Trees and Ancient Woodland trees x 15 stem diameter uncapped. The BS5837 theoretical Root Protection Area is x 12 stem diameter capped at 15m radius.

Tree Survey Key

BS 5837 Category
(See Tree Survey for further details)

Category U - Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A - Green Stem Disc
Those of high quality and value: -
in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B - Blue Stem Disc
Those of moderate quality and value: -
those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C - Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land North of Reading Road Arborfield

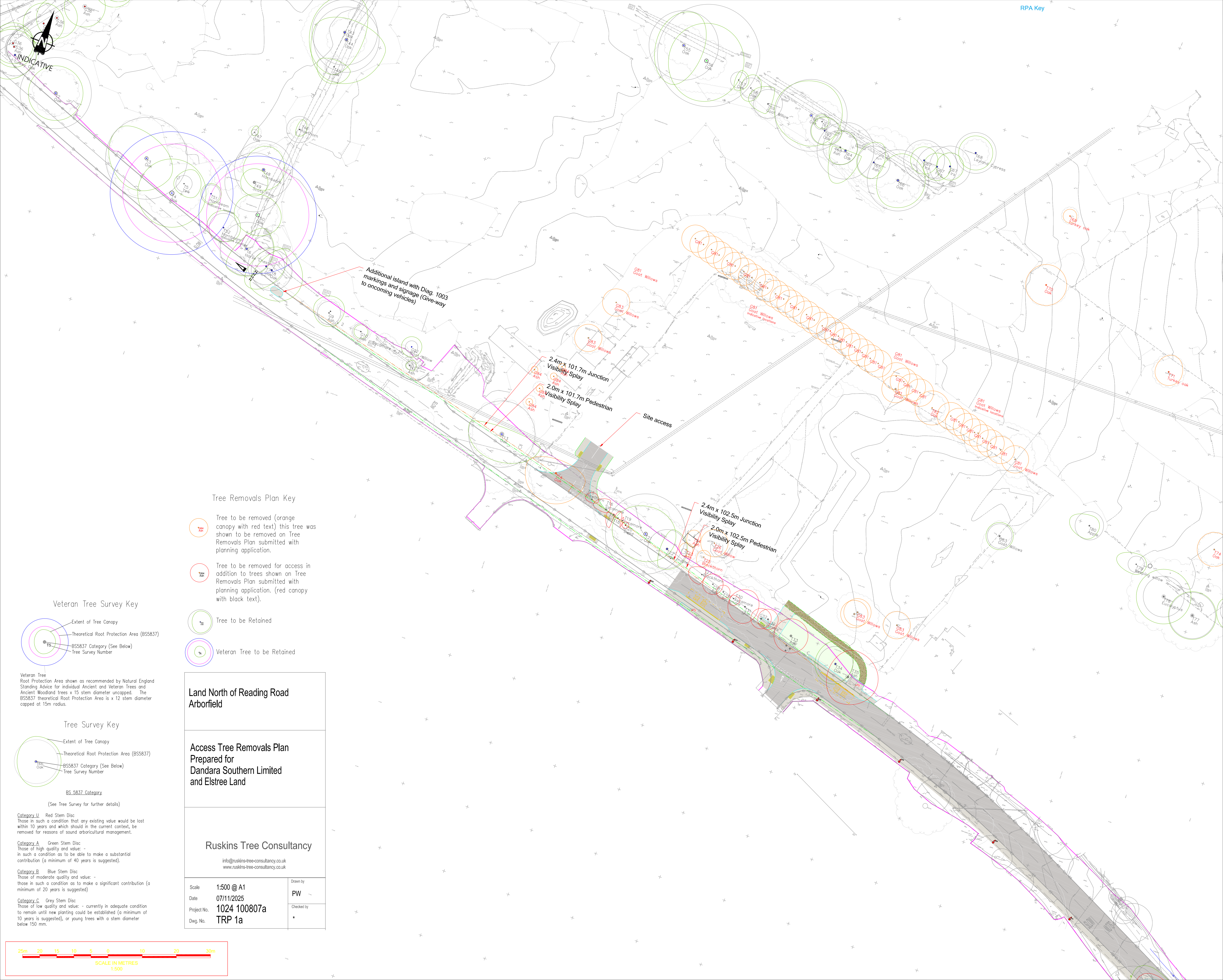
Tree Survey Plan Prepared for Dandara Northern Home Counties

Ruskins Tree Consultancy

info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	1:200 @ A0	Drawn by
Date	23/10/2024	PW
Project No.	1024 100807	Checked by
Dwg. No.	TSP 1	*

Proposed Access Tree Removals Plan



Notes

- Do not scale from this drawing. All dimensions shown are in metres unless noted otherwise.
- This drawing has been based upon topographical survey information produced by others and Milestone Transport Planning cannot be held responsible for any discrepancies which may arise because of it.

Key

- BS Proposed Bus Stop
- Highway Boundary (to be confirmed)
- Existing column to remain
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (3.00km Output)
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (4.40km Output)
- 6m WBC specification conical tapered aluminium column as supplied by Aluminium Lighting Company (G4 Luminous Intensity)
- Junction Visibility Splay (2.4m x Distance based on Speed Survey Data)
- Pedestrian Visibility Splay (2.0m x Distance based on Speed Survey Data)

Tree Removals Plan Key

- Tree to be removed (orange canopy with red text) this tree was shown to be removed on Tree Removals Plan submitted with planning application.
- Tree to be removed for access in addition to trees shown on Tree Removals Plan submitted with planning application. (red canopy with black text).
- Tree to be Retained
- Veteran Tree to be Retained

Veteran Tree Survey Key

- Extent of Tree Canopy
- Theoretical Root Protection Area (BS5837)
- BS5837 Category (See Below)
- Tree Survey Number

Veteran Tree Root Protection Area shown as recommended by Natural England Standing Advice for Individual Ancient and Veteran Trees and Ancient Woodland trees x 15 stem diameter uncapped. The BS5837 theoretical Root Protection Area is x 12 stem diameter capped at 15m radius.

Tree Survey Key

- Extent of Tree Canopy
- Theoretical Root Protection Area (BS5837)
- BS5837 Category (See Below)
- Tree Survey Number

BS 5837 Category
(See Tree Survey for further details)

Category U Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A Green Stem Disc
Those of high quality and value - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B Blue Stem Disc
Those of moderate quality and value - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C Grey Stem Disc
Those of low quality and value - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land North of Reading Road Arborfield

Access Tree Removals Plan Prepared for Dandara Southern Limited and Elstree Land

Ruskins Tree Consultancy
info@ruskins-tree-consultancy.co.uk
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Scale	1:500 @ A1	Drawn by	PW
Date	07/11/2025	Checked by	
Project No.	1024 100807a		
Dwg. No.	TRP 1a		

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

Land North of Reading Road, Arborfield

Title

Proposed Access Plan

MILESTONE
TRANSPORT PLANNING
7 Ancells Court, Rye Close, Fleet, Hampshire, GU51 2UY
Tel: 01483 397888
Gateshead IBC, Mulgrave Terrace, Gateshead, NE8 1AN
Tel: 0191 338 7220
3 Wharfedale Street, Spaces The Mailbox Level 1, Birmingham, B1 1RD
Tel: 0121 661 9881
web: www.milestonetp.co.uk

Scale	1:500 @ A1	Revision	-
Drawing Number			
25103-002			

Peter Wilkins Profile



Peter Wilkins BA (Hons) MArborA. MIEEnvSc. CEnv

Ruskins Tree Consultancy

Professional Member of the Arboricultural Association

Member of the Institute of Environmental Science

Chartered Environmentalist

Peter Wilkins
Principal Consultant
Managing Director

Areas of Expertise

- Tree Surveys and Reports for Planning and Development
- Expert Witness for Planning Inquiries
- Expert Witness for Litigation
- Tree Related Subsidence / Insurance Claims
- Tree Preservation Orders Consent Application and Appeals
- Tree Hazard Surveys
- Dispute Resolution
- Arboricultural Contract Management

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Ruskins Tree Consultancy
(a trading name of R G Consultancy Limited)

Brief Details of Experience

Peter Wilkins took ownership of Ruskins Tree Consultancy in 2011 having previously been employed as Arboricultural Director at Marishal Thompson Group (now Innovation Group) where he had worked since 1997. He has a wide range of experience within the consultancy and contracting sectors of the Arboricultural industry, specialising in trees within the urban environment and particularly in relation to planning issues. Peter is a member of the British Standards 213 Trees Committee who are responsible for overseeing all tree related British Standards including the BS5837(2012) which is currently being revised.

Peter has a wealth of experience dealing with arboricultural issues on numerous development and planning projects ranging from 4000 unit residential lead, mix-use regeneration projects to prestigious single residential dwellings in central London. He has also worked on numerous education, health, care-home/older-living and infrastructure projects throughout the UK.

Peter Wilkins has worked on the award-winning Lincolns Inn Great Hall Refurbishment and Basement Project, the Natural History Museum Grounds improvement project and Queen College, Oxford Library Basement Extension. In addition Peter has recently been involved in the redevelopment of Sunningdale Park Estate for the Cabinet Office and Berkeley Homes Ltd.

Ruskins Tree Consultancy have extensive experience within the private sector but has also undertaken regular work for a number of public bodies including Housing Associations and Local Authorities.

Peter has given evidence at a number of planning inquiries, public hearings and court cases as expert witnesses.

Peter is trained in CAVAT Valuation and VALID Tree Risk-Benefit Assessment