aspect arboriculture

Arboricultural Impact Assessment

Tesco
Wokingham

Tesco Stores Ltd.

September 2026
13001.AIA.001

Project Details	
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Project:	Tesco Wokingham
Report Title:	Arboricultural Impact Assessment
Project Number:	13001
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Appendix C: Tree Protection Plan (13001 TPP 01)
Appendix D: Tree Survey Methodology (13001 TSM 01)

Executive Summary

i) **Introduction.** Aspect Arboriculture are commissioned by Tesco Stores Limited to establish and report on the arboricultural impact of the proposed rearrangement of the car park in response to the construction of a new relief road and stopping up of the store's existing vehicular access.

ii) **Proposals.** The proposals seek planning permission for the rearrangement of the store's internal car parking layout, driven by the requirement for a change of vehicular access due to the construction of an adjacent relief road.

iii) **Surveys.** The site was surveyed by Aspect during September 2026 following the guidance contained within BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

iv) **Statutory Designations.** Background checks confirm that that there are no protected trees within influence of the application area and that the site is not within a Conservation Area.

v) **Arboricultural Impact.** The scheme comprises only the rearrangement of the internal car park layout, therefore all tree removals relate to internally sited ornamental plantings only. Accordingly, the direct arboricultural impact of the scheme is low and will be limited to the removal of seventeen individual trees (including four category U trees) and the partial clearance of a section of understorey shrubbery. Whilst this includes a single category B tree, losses are unavoidable and necessary to accommodate the scheme and can be compensated through the provision of replacement planting.

A tree protection drawing is provided to demonstrate the deliverability of measures for retained trees, in this instance provided by virtue of the works being fenced off from the publicly accessible area of the car park.

Conclusions drawn against the NPPF and Wokingham Borough Council's development control Policies, conclude that on balance, the scheme can be supported from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are instructed by Tesco Stores Limited to establish and report on the arboricultural impact of the proposed rearrangement of the car park in response to the construction of a new relief road and stopping up of the store's existing vehicular access.

1.1.2 The proposals seek planning permission for the rearrangement of the store's internal car parking layout, driven by the requirement for a change of vehicular access due to the construction of an adjacent relief road.

1.2 Purpose of the Report

1.2.1 This report documents the methods and findings of the baseline arboricultural survey and desktop study carried out to establish the existing arboricultural interest of the site. To inform the planning balance, it provides an appraisal of the direct and any likely residual effects of the proposals, and provides a review of any mitigation and enhancement measures to safeguard any significant arboricultural interest.

1.3 Site Overview and Tree Stock

1.3.1 The application area falls within the administrative control of Wokingham Borough Council and comprises the curtilage of the existing Tesco store. The site is currently accessed from a roundabout to the north, however as part of the construction of an adjacent relief road, the existing access is being stopped up and a new access provided to the east.

1.3.2 All trees within influence of the proposed changes have been objectively appraised using the guidance provided within BS5837:2012: *'Trees in Relation to Design, Demolition and Construction - Recommendations'.* The survey provides details of the extant tree cover by way of 22no. individual trees and two groups of shrubs and young ornamental trees. The tree survey is available within appendices A and B, and comprises a scaled Tree Constraints Plan and accompanying schedule (13001 TCP 01 and 13001 TS 01, respectively).

1.3.3 The trees within influence of the works comprise solely internally sited ornamental plantings set within landscape beds, consisting of London Plane, Chanticleer Pear and Norway Maple. Of these, one early mature London Plane (T8) warrants category B by virtue of its radially distributed canopy and vitality; particularly in comparison with its adjacent companion trees. Nevertheless, by virtue of their introduction as ornamental planting within the car park, all trees within the scope of the survey are replaceable.

1.3.4 Within the scope of the tree survey, four trees warrant category U only within BS5837 guidance. These comprise two dead Chanticleer Pear (T10 and T13), one London Plane (T5) and one Chanticleer Pear (T12), both of which are in a state of terminal decline and their early loss is anticipated.

1.3.5 The remaining assemblage consists of typical low quality ornamental plantings and maintained shrub beds. Of limited arboricultural significance, all warrant category C only within guidance.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the application area does not occur within a Conservation Area (Wokingham Borough Council, cited September 2026).

2.2 Tree Preservation Orders

2.2.1 Checks of the Council's online database have also confirmed that there are no trees within the application area that are subject to a Tree Preservation Order (Wokingham Borough Council, cited December 2026).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (August 2026) provides planning policy guidance at a National level.

3.1.2 Policy CC3: Adaption to Climate Change (para. 1.d) describes aspirations for increasing climate resilient tree cover, stating: 'Development proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme, and in order to minimise vulnerability to these impacts should … include green infrastructure and suitable tree planting'.

3.1.3 Policy DP3: Key Principles for Well-designed Places (para. 2.c) is relevant to the retention and enhancement of existing trees, stating that: 'Development proposals should respond to their context, so that they integrate with and enhance their surroundings … This should include maintaining and enhancing tree cover'.

3.1.4 Policy N2: Improving the Natural Environment (para. 1.d) builds upon the requirements of DP3 by requiring development proposals to: 'Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible'. The Policy endorses the use of the mitigation hierarchy where trees constitute a component of biodiversity, stating at Policy N2 (para 2.) that: '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 the development should be refused'.

3.1.5 Policy N3: *Trees in new development* underlines the benefits of trees contributing to biodiversity, climate change mitigation and adaption, and character and quality of the built environment, stating:

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

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

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

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

3.1.6 The purpose of considering species selection and siting guidance is to ensure that any proposed new trees are sustainable and therefore maximise the compensatory benefits achievable through replacement planting.

3.1.7 Policy N6: *Areas of particular importance for biodiversity and geodiversity* (para. 2.) is germane to Veteran Trees and Ancient Woodland, necessitating development proposals award particular consideration to them as irreplaceable features, stating: *'development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'.*

3.1.8 Ancient and Veteran trees are defined within the glossary of the NPPF as: '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'.

3.1.9 Ancient Woodland is defined within the NPPF glossary as: 'An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland (ASNW), plantations on ancient woodland Sites (PAWS), ancient wood pasture and parkland (AWPP) and infilled ancient wood pasture and parkland (IAWPP)'.

3.1.10 For clarity, there are no trees which satisfy the tests (of Age, Size and Condition) to be considered veteran trees, and no designated areas of ancient woodland within influence of the works. Subsequently, the tests of Policy N6 are not anticipated to be applied in respect of this development.

3.2 Wokingham Borough Council

3.2.1 In terms of development control at a local level, Wokingham Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Core Strategy (adopted January 2010) and Managing Development Delivery Local Plan (adopted February 2014) are understood to be the Council's current primary development control documents; within which, Policies CP1, CP3, CC03, TB21 and IRS6 set out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 Policy CP1 – Sustainable Development:

'Planning permission will be granted for development proposals that:

1) Maintain or enhance the high quality of the environment'

3.2.3 We consider trees to be a reasonable inclusion because they add to the high quality of the site's environment.

3.2.4 Policy CP3 – General Principles for Development:

'Planning permission will be granted for proposals that:

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

d) Maintain or enhance the ability of the site to support fauna and flora including protected species.'

3.2.5 We consider trees to be implicit parts of the ecological and landscape assets of the site and are, therefore, relevant to the policy.

3.2.6 Policy CC03 – Green Infrastructure, Trees and Landscaping:

'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

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.'

3.2.7 Policy TB21 – Landscape Character

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

3.2.8 Policy IRS6 – Trees

'1. Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.

2. Proposals should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage, and landscaping.

3. Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.

4. Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged.'

4 Arboricultural Impact

4.1 Proposed Tree Removals[1]

4.1.1 To deliver the proposed car park rearrangement, it will be necessary to remove the trees detailed within Table 1 below. They can be quantified as the removal of seventeen individual trees and the partial clearance of understorey shrubbery and young trees.

Table 1. *Tree Removals by BS5837:2012 Category.*

Category A	Category B	Category C	Category U
None	T8 London Plane	T1, T2, T3, T4, T6, T7, T9, T16, T17 London Plane T11, T14, T15 Pear G2+Δ	T5 London Plane T10, T12, T13 Pear

+ Denotes an assemblage of two or more species (refer to appendix B)
Δ Denotes partial removal of scrub or tree group

4.1.2 Tree removals comprise only internal ornamental plantings, which are by their very nature replaceable. The proposals include the stopping up of the existing vehicular access and the conversion of the majority of its footprint to soft landscaping. This, in addition to the eastern boundary provides sufficient space to receive new plantings which can more than compensate for the initial limited effect on public amenity.

4.1.3 Replacement trees have formed an integral part of the scheme's landscape strategy, with emphasis on ensuring that new planting is suitable for the locality and provides long term benefits.

4.2 Compensation Proposals

4.2.1 Although of limited significance, the principle of tree removal to facilitate the proposed works generates a requirement for replacement planting, which has been recognised during design. Accordingly, the scheme has been designed to provide opportunities for incorporating new and replacement tree planting within landscape beds to the east of the store and car park. The application is accompanied by landscape proposals which illustrate the proposed approach to realising meaningful landscape provision within the Site.

4.2.2 The strategy includes a significant area adjacent to the eastern boundary, which will be most appreciable from the public realm. Within these areas, significant large canopy bearing species can be successfully introduced without concern regarding their ultimate size at maturity.

[1] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.2.3 The strategy will secure a significant uplift in tree numbers across the site which will equate to a substantial increase in canopy coverage, providing amenity benefits to both the existing and proposed setting.

4.3 Pruning Works[2]

4.3.1 Although not required to facilitate the works, it is recommended that throughout the entire site, dead and defective branches are removed from the canopies of retained trees where oversailing the car park. This is to help mitigate the risk of future tree related hazards emerging.

4.3.2 Pruning works should be undertaken in accordance with section 7.3 of BS3998:2010 (for the removal of deadwood) and section 7.8 (for selective pruning). Works should also be undertaken by a competent tree contractor, to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers

4.4.1 In this instance, tree protection barriers will not be required; the works will be fenced off from the remainder of the car park, which will still be under normal use and will be publicly accesible. Therefore unaffected trees will be separated from the proposed works and will not require additional protection measures.

[2] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

5 Conclusions

5.1.1 Pursuant to National and Council Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided within BS5837:2012.

5.1.2 This assessment demonstrates that limited loss of internal ornamental trees is unavoidable, although the initial effect of which can be compensated for through the provision of replacement planting.

5.1.3 Technical confidence for the tree retention is based on the premise that the works will be fenced off from the publicly accessible area of the car park. If this approach changes, the need for addition tree protection should be reviewed.

5.1.4 To inform the planning balance, the proposed rearrangement of the car park layout is considered to be sustainable and appropriate from the arboricultural perspective, subject to the delivery of more readily appreciable replacement planting to the eastern boundary. In the absence of any unacceptable arboricultural harm, it is our overall conclusion that the development proposal does not conflict with the NPPF or Wokingham Borough Council's adopted Policies.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (13001 TCP 01)



1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- [8] Category 'U' Trees
- Category 'B' RPA
- Category 'C' RPA

Note: Trees 1, 13 and Groups G1 & G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6-8 & 18-22 have been displaced to allow for the effect of the access road. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn

REVISIONS

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TITLE

Tesco, Wokingham
Tree Constraints Plan

CLIENT

Tesco Stores

SCALE	DATE	DRAWN
1:500 @ A3	SEP 2026	GW

DRAWING NUMBER: 13001 TCP.01

REVISION:

Based on: 2502-017.101 - General Arrangement

APPENDIX B

TREE SURVEY SCHEDULE (13001 TS 01)

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BS 5837:2012 Tree Schedule: Tesco, Wokingham

BS5837:2012 TREE SURVEY

EXPLANATION OF SURVEY CRITERIA

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reference/species | dimensions | condition | assessment

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N E S W / Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)

Tree Number:
Unique sequential reference number cited on all aspect drawings.

Individual Tree
G## Tree Group
H## Hedgerow
W## Woodland
O## Orchard

Common Species Name:
Recorded using standard common name.

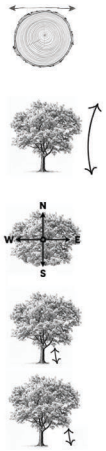
Trunk Diameter (mm):
Measured at 1.5m above ground level. Recorded to the nearest 10mm; # denotes estimated diameter where access is not possible.

Height (m):
Overall height from ground to top of crown. Recorded to the nearest half metre; # denotes where this is estimated.

Crown Spread (m):
Measured in cardinal directions (N/E/S/W) or radial. Recorded to the nearest half metre; # denotes where this is estimated.

First Significant Branch (m):
Height of the lowest major structural branch.

Crown Clearance (m):
Height of the lowest foliage above ground.



Life Stage:
e.g. young, semi mature, early mature, mature, notable, veteran or ancient.

Physiological Condition:
e.g. above average, average, below average or dead.

Structural Condition:
e.g. good, indifferent, poor or hazardous.

Comments:
General observations, i.e. defects, preliminary management recomendation, presence of pests/disease or perceived significance.

Colour band key:

Category A

Trees of high qualitywith an estimated life expectancy of at least 40 years.

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 40 years.

Category C

Trees of low quality with an estimated remaining life expectancy of at least 10 years.

Category U

Trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

RPA Radius (m):
Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority.

Veteran Tree Buffer (VTB):
A precautionary buffer for veteran trees set at 15 × DBH to provide enhanced protection.

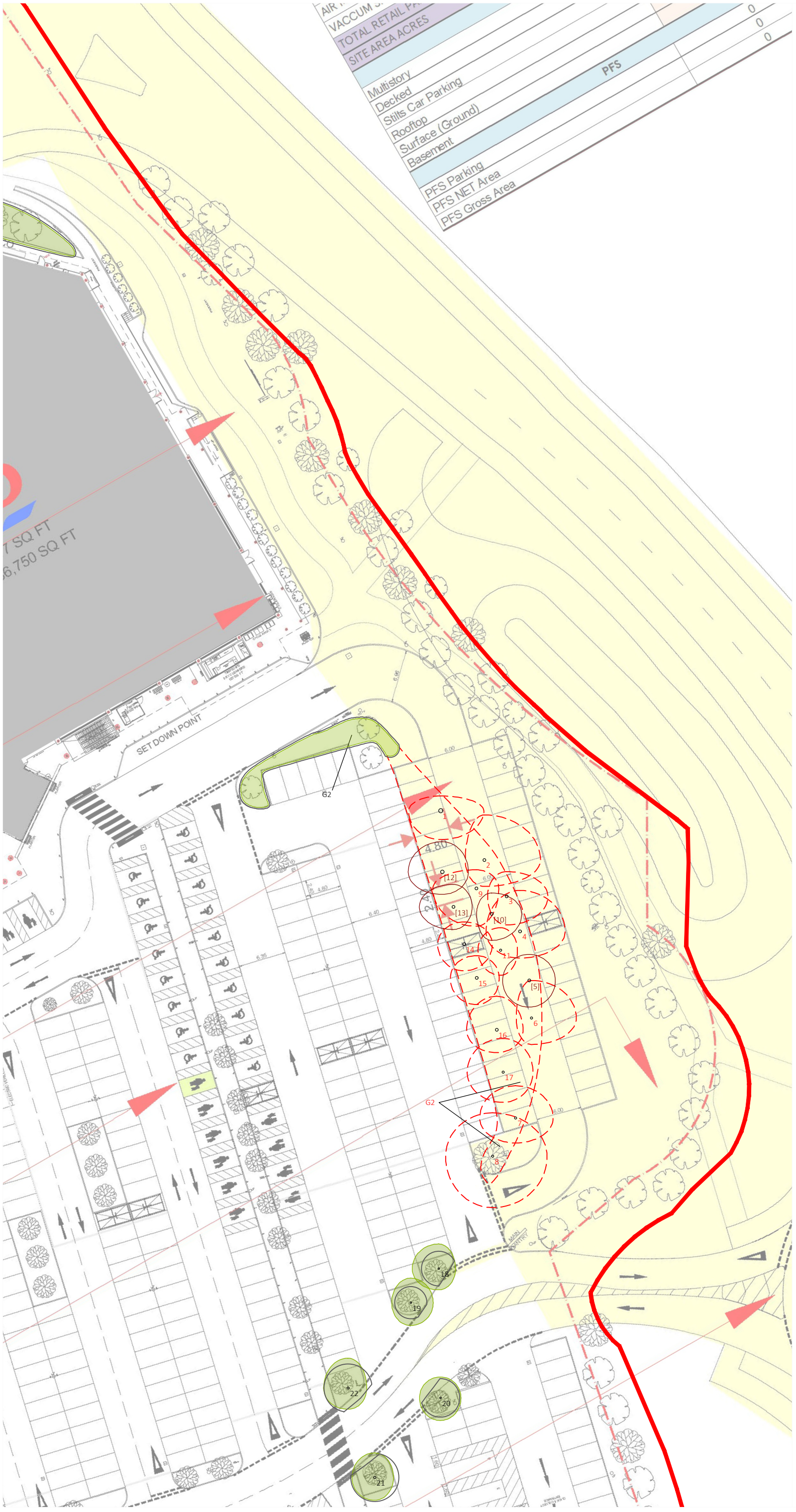
The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting. Veteran or ancient trees defined as per the NPPF definition.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	London Plane	570 oi	17	2	5.75	3.75	4.25		2.5	2.5	Early Mature	Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Previous lower limb removals to crown lift Unbalanced scaffold structure and crown due to heavily pruning from adjacent powerlines on northern aspect Reduced future potential due to close proximity to adjacent utilities and continuous pressure for pruning.	C1	6.9
2	London Plane	400 oi	12	6	7.5	3.5	2.5		2.5	3.75	Early Mature	Below Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Heavily suppressed by dominant companion shelter Above average internal deadwood Low arboricultural quality.	C1	4.8
3	London Plane	350 oi	11.5	3.25	5.51	3.75	2.5		2	4	Early Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Above average internal deadwood Sparse crown for species.	C12	4.2
4	London Plane	400 oi	11	5.5	6	3.5	4.5		2.5	5	Early Mature	Below Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Above average internal deadwood Sparse crown for species Entering a state of terminal decline, reduced future potential.	C12	4.8
5	London Plane	350 oi #	12					3.5	2.5	4.5	Early Mature	Below Average	Poor	Clad and obscured by Ivy, unable to thoroughly inspect Sparse crown for species Above average internal deadwood In a state of terminal decline, unlikely to offer a long-term future contribution Stem inaccessible due to dense understorey Radial crown measurement due to restricted access.	U	4.2
6	London Plane	260 #	12	5	6	3.5	2		2	5	Early Mature	Average	Poor	Stem inaccessible due to dense understorey Previous lower limb removals to crown lift Unbalanced scaffold structure and crown Mutually suppressed and cohesive with companion shelter.	C1	3
7	London Plane	280	12	4.25	5	3.25	4.75		2	5	Early Mature	Below Average	Poor	Above average internal deadwood Sparse crown for species Entering a state of terminal decline, reduced future potential.	C1	3.3
8	London Plane	320	13	5.75	7.25	6.75	6.25		2.25	2.75	Early Mature	Average	Indifferent	Well balanced radial crown and scaffold structure Dense crown, showing good signs of vitality Moderate example of species.	B2	3.9
9	London Plane	370 oi	14	2.5	3	5	5.75		3.25	5	Early Mature	Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Heavily suppressed by dominant companion shelter Unbalanced scaffold structure and crown.	C1	4.5
10	Pear	340	7.5	2.75	4	3.5	2		1.5	2	Early Mature	Dead	Hazardous	Immediate action required, hazardous structural condition Failed at base, now leaning on T3.	U	4.2
11	Pear	280 oi	8	3	2.25	3.25	3		2.5	2.5	Early Mature	Average	Indifferent	Clad and obscured by dead Ivy, unable to thoroughly inspect Unremarkable example of species.	C12	3.3
12	Pear	450 oi	7.5	4	3.5	3	4.5		1.75	2	Early Mature	Below Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Above average internal deadwood Sparse crown for species In a state of terminal decline, unlikely to offer a long-term future contribution.	U	5.4
13	Pear	400 oi	7.5	3	2.5	3	4.5		1.75	2	Early Mature	Dead	Hazardous	Clad and obscured by dead Ivy, unable to thoroughly inspect Standing deadwood.	U	4.8
14	Pear	340 oi	7.5	3	3.75	3.5	3.5		2	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Unremarkable example of species.	C1	4.2
15	Pear	370 oi	7.5	3	3	3.5	3.5		2	2	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Mutually suppressed and cohesive with companion shelter Unremarkable example of species.	C1	4.5
16	London Plane	380	13.5	4.5	3.5	3	4		2.75	2	Early Mature	Below Average	Poor	Above average internal deadwood Sparse crown for species Reduced future potential.	C1	4.5
17	London Plane	310	13.5	4.5	4	4	4.75		2.75	2	Early Mature	Below Average	Poor	Above average internal deadwood Sparse crown for species Reduced future potential.	C1	3.6

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
18	Norway Maple	180	6.5	3.25	2.25	2.75	3.5		1.5	2	Semi Mature	Average	Indifferent	Unremarkable example of species Low arboricultural value.	C12	2.1
19	Norway Maple	180	8	3.25	3	3	2.5		1.5	1.5	Semi Mature	Average	Indifferent	Unremarkable example of species Low arboricultural value.	C12	2.1
20	Norway Maple	210	8	2.75	2.75	3	2.75		1.5	1.5	Semi Mature	Average	Indifferent	Previous lower limb removals to crown lift Unremarkable example of species.	C12	2.4
21	Norway Maple	260 oi	6.5	3.25	2.5	3	3		2.25	2.5	Early Mature	Below Average	Poor	Clad and obscured by dead Ivy, unable to thoroughly inspect Above average internal deadwood Sparse crown for species Reduced future potential.	C12	3
22	Norway Maple	260	8.5	4	2.5	2.75	3.25		2	2.5	Early Mature	Below Average	Poor	Previous lower limb removals to crown lift Above average internal deadwood Sparse crown for species.	C12	3
G1	Cherry Laurel	75 av	1.25 av					1 av	0.5 av	0.5 av	Young	Average	Indifferent	Maintained shrub group.	C12	1.2
G2	Sycamore Ash Field Maple Privet Berberis Cotobeaster	75 av	2 av					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Ornamental carpark plantings Low arboricultural value	C12	1.2

APPENDIX C

TREE PROTECTION PLAN (13001 TPP 01)



1:500 @ A3

0m 5m 10m 20m

KEY:

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- Tree Canopies
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- Category 'C' RPA
- 8 — Trees to be Removed

Note: Trees 1, 13 and Groups G1 & G2 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-4, 6-8 & 18-22 have been displaced to allow for the effect of the access road. The surface area of the RPA has not been reduced.



Cited from Google Earth

REV	DATE	NOTE	Drawn

REVISIONS

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TITLE

Tesco, Wokingham
Tree Protection Plan

CLIENT

Tesco Stores

SCALE	DATE	DRAWN
1:500 @ A3	SEP 2026	JB

DRAWING NUMBER: 13001 TPP 01

REVISION:

Based on: 3411pg2forcosting - A

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment, undertaken during September 2026. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and possesses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - A significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran – A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value (NPPF: Aug. 2026). i.e. A tree which is old and large for the species and possesses age related features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
Trees unsuitable for retention (see Note)			
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**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	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)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	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	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	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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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	Trees with no material conservation or other cultural value

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