

Barchester Healthcare

Oakdale

**ARBORICULTURAL METHOD STATEMENT
TO BS 5837:2012**



our ref: 2394/ TGW] / AMS002
date: 19/06/2025
prepared by: TGW
checked by: [director]

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project: Oakdale

date: 19/06/2025

1.0 Context

1.1 The works included within this arboricultural method statement are part of the proposed demolition of the existing dwelling and erection of 60 bedroom care home (use class C2), with associated access, parking, and landscaping, proposed at Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX and as described within the Design & Access Statement and approved architectural plans.

1.2 As part of the planning application a tree survey, AMS and AIA were carried out for the area affected by the works (refer to Tree Survey Bea). The tree survey includes the Tree Constraints Plan which identifies the root protection areas of the surveyed trees.

1.3 The following trees were identified in the tree survey to be felled, or removed due to their poor condition, being dead or structurally dangerous and unsuitable for retention and approved as part of the planning appeal process: T12, T13, T14, T24, T36, T46, G02, G05.

1.3 The Tree Protection and Removal Plan identify those trees to be removed and those to be retained **BEA-2394-C-002** including the need for special construction techniques required to mitigate for the proposed development.

1.4 Attached as appendices to this AMS are the following documents that should be referred to as part of this AMS and have been used to inform it.:

- BEA 2059-TGW-TR001 Rev A Tree Survey
- BEA 2394-C-002 Tre protection and Removal Plan
- CDA-2638-01P3 Proposed Site Levels
- CDA-2638-02P1 Proposed Drainage
- PDP-CCHL1-Rev A Landscape Proposals

1.4 This method statement addresses the comments made in the appeal statement and Condition 5 and refers to the protection of those trees in proximity of the works to be retained as part of the proposals and provides details of the special construction techniques outlined within the Arboricultural Impact Assessment.

5) Prior to commencement of development an updated Arboricultural Method Statement and Scheme of Works for the protection of retained trees, shrubs and hedges growing on or adjacent to the site shall be submitted to and approved in writing by the local planning authority. No development shall take place except in accordance with the approved method statement and scheme of works.

No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the approved Arboricultural Method Statement and Scheme of Works.

The fencing or other works which are part of the approved Arboricultural Method Statement and Scheme of Works shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

1.5 It should be noted that the site is covered by an area TPO protecting 'trees of all species'. The TPO number is TPO 1898/2022. As well as being planning documents the AMS and accompanying plan, the drainage plan (where it affects tree roots) and the landscape plans therefore constitute documents that may be used in evidence in criminal proceedings should any unauthorised works be carried out to TPO trees.

1.6 As part of the planning approval gained at appeal the following trees were identified as being required to be removed to allow the scheme to proceed.

Table 1: Trees to be removed (excluding the above trees already identified for removal):

No.	Common Name	Cat.	Reasons for Removal
T33	Cherry	C2	To facilitate the proposed development.
T34	Scots Pine	C2	To facilitate the proposed development.
T37	Weeping Willow	C2	To facilitate the proposed development.
T38	Scots Pine	B2	To facilitate the proposed development.
T39	Leylandii	C2	To facilitate the proposed development.
T40	Oak	C2	To facilitate the proposed development.

T41	Birch	C2	To facilitate the proposed development.
T78	Cypress	C2	To facilitate the proposed development.
T79	Larch	C2	To facilitate the proposed development.
T80	Cypress	C2	To facilitate the proposed development.
*G01	Picea	C2	To facilitate the proposed development.

* Trees for part of a group.

Table 2: Trees that require facilitation works to take account of construction access and development proposals.

No.	Common Name	Cat.	Proposed works required
T01	Oak	B1	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T02	Scots Pine	C2	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T03	Picea	B2	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T04	Scots Pine	B2	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T05	Oak	B2	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T06	Picea	C2	Raise crown on southern side (above the existing accessway) to 4m clear above ground level.
T35	Oak	C2	Cut back southern side of canopy by 2m and raise crown to 2.4m clear above ground level.
T74	Cypress	C2	Raise canopy to 2.4m high above ground level and on northern side cut back canopy to keep clear of existing/proposed accessway.
T75	Picea	C2	Raise canopy to 2.4m high above ground level.
T76	Cypress	C2	Raise canopy to 2.4m high above ground level.
T77	Cypress	C2	Raise canopy to 2.4m high above ground level.
W01	Mixed woodland	B2	For trees that overhang the existing/proposed accessway raise canopy on northern side up to 4m clear above existing ground level.

2.0 Tree Protection Informative:

- 2.1 Trees that are in good health have grown and adapted to their surroundings. Any building works or construction activity which affects their surrounding could affect their vigour, future growth and safety.
- 2.2 The tree root system is the most susceptible to damage and can affect the health, growth, life expectancy and safety of the tree. Damage to the trunk and branches of a tree is not usually sufficient to kill the tree, but it can affect the shape and growth potentially making a tree unsafe.
- 2.3 Tree roots are typically concentrated within the uppermost 600mm of the existing ground level and form a network of small diameter woody roots (typically less than 1cm or pencil thickness) with mass of finer roots. These tree roots can extend for a distance much greater than the height and spread of the tree, except where prevented by unfavourable surroundings or obstructions. These fine roots are essential for the continued health and vitality of the tree and are dependent on the existing soil conditions being maintained.
- 2.4 All parts of the root system, but especially the fine roots, are vulnerable to damage from uncontrolled activities. It is also known that mature trees recover slowly, if at all, from damage to their roots, whilst younger trees with good vitality do have a chance to adapt.

- 2.5 The rhizosphere, the narrow region of soil surrounding plant roots, is a dynamic and essential "hotspot" for plant and soil health due to a complex interplay between roots and a diverse community of microorganisms. Plants actively recruit beneficial microbes through root secretions (exudates) that provide nutrients and signals. These microorganisms, in turn, help plants acquire essential macro and micronutrients that are often present in insoluble forms in the soil. In essence, the rhizosphere is a vital interface where a healthy and diverse microbial community supports plant fitness, nutrient efficiency, and resilience, which are fundamental to sustainable agriculture and ecosystem function and needs to be protected during and after any proposed development.

3.0 Protected Species

- 3.1 Prior to any tree works, the trees to be removed and their surroundings are to be assessed for the presence of any protected species by a qualified ecologist and the timing of works should be optimised to avoid any negative impact on wildlife.
- 3.2 In accordance with the Wildlife and Countryside Act 1981 (as amended) all works to existing vegetation, particularly woody vegetation, hedges and trees including site clearance, tree removals, tree surgery or pruning must be carried out outside of the bird-breeding season (March - September inclusive). If this is not practicable, a qualified ecologist must inspect the vegetation to be removed or pruned for the presence of nesting birds prior to the carrying out of the works.

- 3.3** If a protected species is discovered in a tree designated for removal, you must stop all work and immediately contact the local authority's planning department or environmental services for guidance. If it is a nesting bird then works to that tree will have to be paused until the chicks have fledged. If bats or other protected species are discovered consult a qualified ecologist for professional advice as a special license may be required before the tree removal can proceed.

4.0 Construction Proposals

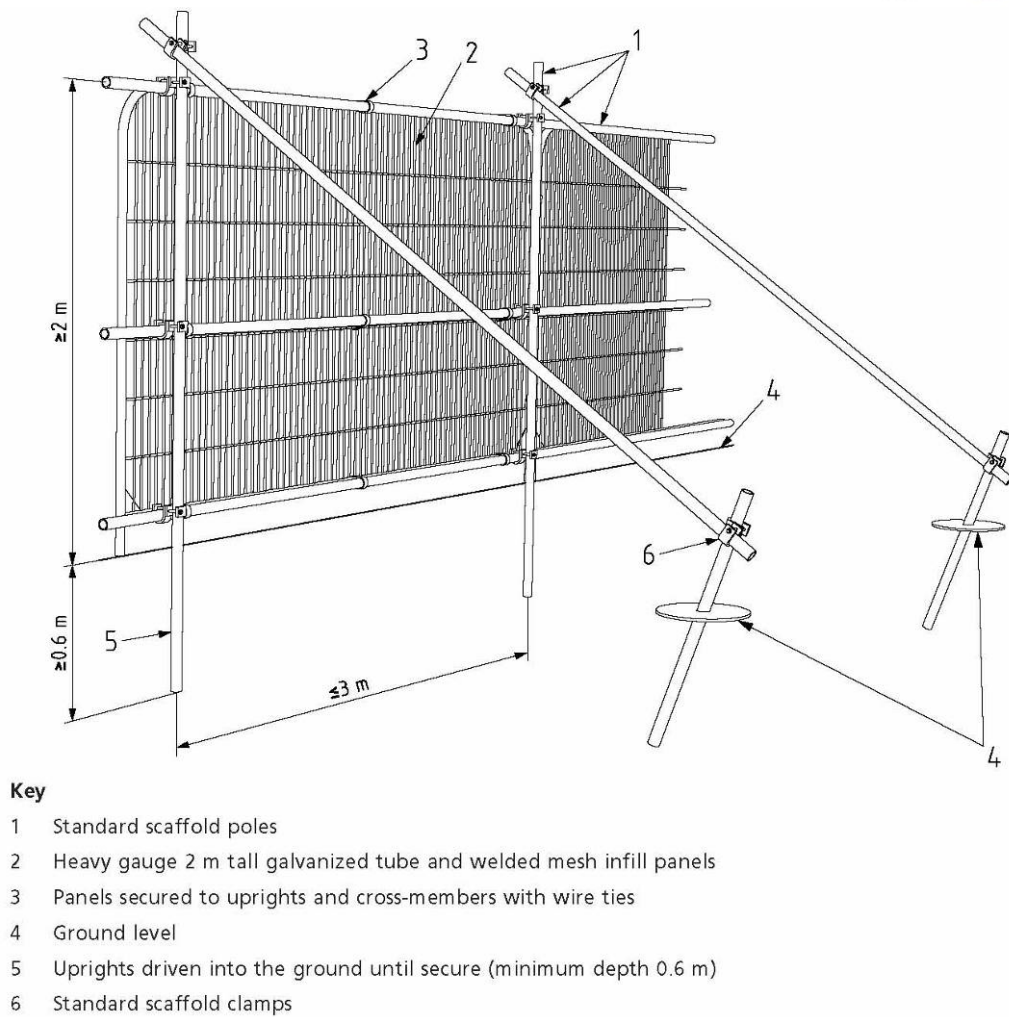
- 4.1 The proposals include the demolition of the existing residential building and associated outbuildings and the construction of a two and half storey 60 bed care home.
- 4.2 Associated with the above will be car parking, bin stores and associated hard standing and footpaths.
- 4.3 The proposals are to retain the existing drive way through the wooded area and to upgrade it and widen it by approximately 300mm.

5.0 Tree Protection & Ground Protection

- 5.1 All trees that are being retained on site are to be protected by barriers and/or ground protection prior to any site activity and before any materials or machinery are brought onto the site, before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers are to be erected to create a construction exclusion zone. The default barrier specification is to be in accordance with Figure 2. of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' as illustrated below and identified within the Tree Protection Plans **BEA-2394-C-002**.
- 5.2 The protected area is to be regarded as sacrosanct, and, once installed, barriers and ground protection is not to be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.
- 5.3 Trees are not to be used as anchorages for equipment, or for other purposes. Notice boards, telephone cables, or other services should not be attached to any part of the tree.
- 5.4 The dumping of spoil or rubbish, placing of temporary accommodation and storage of materials within the root protection area is prohibited.
- 5.5 All weather tree protection posters as detailed below are to be securely fixed to the tree protection fencing at 10 metre centres in plain view.



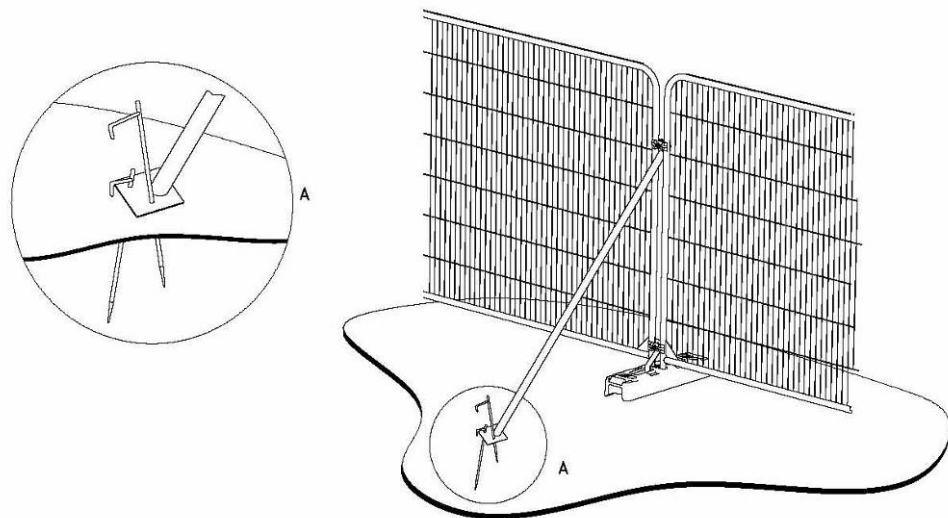
- 5.6 The tree protection fencing to the retained trees is to be erected as detailed above and on the Tree Protection plans **BEA-2394-C-002** and maintained in place until the completion of the project.
- 5.7 In order to protect the retained trees during the proposed works two phases of tree protection fencing are to be installed. The initial fence position, Phase 1, will protect the trees during the initial site clearance and main construction activities associated with the works including any required excavations. On completion of these works this fencing is to be relocated to the secondary fence line, Phase 2, and temporary ground protection installed to enable the carrying out of the external works including car parking and footpaths.



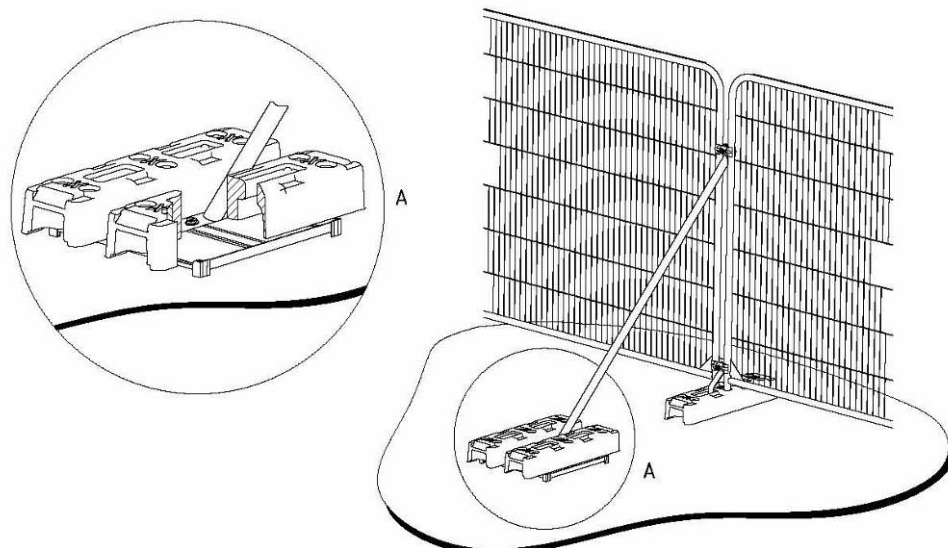
BS 5837 Figure 02; Default Specification for protective barrier

5.8 Care is to be exercised when locating the vertical poles to avoid underground services and, particularly in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification that provides an equal level of protection is to be prepared in conjunction with the project arboriculturist as illustrated within Figure 3 of BS 5837:2012 above.

5.9 Where retained existing hard surfaces exist within the RPA and prevent the use of scaffolding poles and bracing poles or where the use of these may cause damage to the RPA and do not necessitate the default level of protection, an alternative specification fence in accordance with Figure 03 Examples of above-ground stabilising systems is to be installed, as illustrated on the Tree Protection plans **BEA-2394-C-002**.



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

BS 5837 Figure 03; Examples of above-ground stabilising systems

- 5.10 Where the Phase 1 protection fencing is set back (within the RPA) to allow for construction access on previously unpaved or hardstanding areas, temporary ground protection is to be installed as part of the implementation of physical tree protection measures prior to work starting on site.
- 5.11 Temporary ground protection is to be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.
- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

- b) for pedestrian-operated plant up to a gross weight of 2t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;
- c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice **and as agreed with the council in writing**, to accommodate the likely loading to which it will be subjected.

5.12 Due to the context, timescales and nature of the proposed footpath works the default barrier specification is to be orange netting secured to steel road pins to demarcate the working areas as illustrated within the Tree Protection Plans as illustrated below and identified within the Tree Protection Plans **BEA-2394-C-002**.

5.13 Where the proposed footpath works are in 4 metres (the reach of a 3 tonne mini excavator) to the trunks of the trees to be retained the trunks are to be protected from damage with a temporary box hoarding or 'soft landing mat' strapped to the vulnerable side of the trunk.

6.0 Excavations within the RPA

6.1 To avoid damage to tree roots, existing ground levels are to be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is not acceptable, and topsoil within it is to be retained in situ. The change of ground level, excavating, stripping or disturbing topsoil within the RPA is prohibited.

6.2 Where indicated on the Tree Protection drawings **BEA-2394-C-002** excavations within the Root Protection Zone (areas between the phase 1 and Phase 2 tree protection fencing lines) are to be excavated by hand-held tools and preferably by compressed air soil displacement.

- a) Exposed roots are to be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping are to be removed prior to backfilling, which is to take place as soon as possible.
- b) Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps.
- c) Roots occurring in clumps or of 25 mm diameter and over are to be severed only following consultation with an arboriculturist.
- d) Prior to backfilling, retained roots are to be surrounded with topsoil or uncompacted sharp sand (builders' sand is not to be used), or other loose inert granular fill.
- e) Soils or other suitable material are then to be replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots and approved by the project arboriculturist.

7.0 Site Compound and Working Area

- 7.1 As illustrated on the Tree Protection drawings the works are to be restricted to within the site boundary which incorporates an area for car parking that could be used for the site compound.
- 7.2 The site compound area is to be located outside of the restricted 'no construction works' and accessed from the existing driveway and hard standing.

8.0 Haul Routes

- 8.1 The route for the haulage of materials (refer to the Tree Protection plan) is to be along the line of the existing driveway but this is to be protected with a temporary trackway system. This is to be formed on top of the existing gravel drive way without any disturbance. The existing driveway is to be covered with a strong geotextile such as Terram 1000 (to allow the upper layers to be removed following decommission of the haul road). On top of the geotextile is a cellular confinement system such as Cellweb TRP 150-200 filled with 6-20mm clean angular stone. On top of this cellular system the contractor has the choice of either a temporary tarmac surface or specialist locking heavy duty ground mats to limit ground compaction and damage to the RPAs that exist below the existing driveway.
- 8.2 The planning of site operations is to take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees. Any transit or traverse of plant in proximity to trees are to be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning is to be undertaken as specified to maintain this clearance and as specified in Table 2



SPECIFICATION:

1. EXISTING GROUND: existing ground / soil within root protection area to be undisturbed.

2. GEOTEXTILE: terram T1000 geotextile to be laid to existing on existing ground.

3. CELLULAR CONFINEMENT SYSTEM: 150-200mm depth geocell

4. SUBBASE: 200mm depth 4-20mm clean angular stone infill to geocell system.

5. TARMAC or HEAVY DUTY GROUND MATS: tarmac base and binder course to engineers details or Heavy Duty Ground Mats suitable for vehicles loads up to 120 tonnes.

10.0 Demolition

- 10.1 The proposals require the demolition of the existing garage and portacabins within the root protection zone of the trees T47, T48, T49 and T50.

- 10.2 Prior to the demolition works, access facilitation pruning is to be carried out to prevent damage to the tree canopies by demolition plant during the works. In some cases, working space may be provided by temporarily tying back tree branches. NB local authority approval may be required for trees protected by a Tree Preservation Order.
- 10.3 Prior to the demolition works tree protection fencing is to be erected as specified above and detailed on the Tree Protection Plan **BEA-2394-C-002**.
- 10.4 During the demolition of a structure (including underground structures) within the RPA, barriers are to be erected, and ground protection installed as described above to protect the underlying soil to the edge of the existing structure.
- 10.5 All plant and vehicles engaged in demolition works are to either operate outside the RPA, or run on the specified ground protection. Ground protection is to be installed prior to commencement of operations.
- 10.6 Where trees stand adjacent to structures to be removed, the demolition should be undertaken inwards within the footprint of the existing building (often referred to as "top down, pull back").
- 10.6 The project arboriculturist is to be informed and consulted where underground structures are present within the RPA are, or will become redundant. In general, it is preferable to leave such structures in situ, as their removal could damage adjacent tree roots. Where the removal of underground structures is required within the RPA of protected trees, and where it is not detailed on any approved plan, an approval for such works must be sought through a tree works application via the planning portal.
- 10.7 Fires on sites should be avoided. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and wind direction should be taken into account when determining its location, and should be attended at all times until safe to leave. Fires will not be allowed within the RPA of trees due to the possibility of heat transfer through the soil by conduction
- 11.0 Wall Construction & Foundation:**
 - 11.1 In accordance with clause 5.5.6 BS 5837:2012 all construction operations undertaken in the vicinity of trees need to be planned to avoid disturbance to the physical protection and the tree. Additional precautions outside of the construction exclusion zone include planning site operations to ensure that wide or tall loads or plant with booms or jibs and counterweights can operate without coming into contact with the retained trees. This is of particular relevance to the pouring of the insitu concrete foundations and the delivery and placement of the heavy masonry blocks.

11.2 Reference is also made to materials whose accidental spillage would cause damage to a tree or contaminate soils. These materials e.g concrete mixings, concrete washings and mortar should be handled well away from the outer edge of the RPA. Accordingly, mortar is not to be mixed within the Root Protection Area or on an area sloping towards the tree. Concrete and mortar mixing and washing should not be carried out during conditions where wind blow may cause dust or spray to cause harm to trees to be retained or protected trees.

11.3 On completion of the works all surplus materials are to be collected and disposed of offsite, the temporary ground protection removed and the affected area made good.

12.0 Underground Services & Utilities

12.1 The underground services and drainage is to be routed outside of the construction exclusion zone and outside of the root protection areas of trees to be retained specifically as indicated on the Tree Protection Plan **BEA-2394-C-002**. The exception to this is the requirement to replace and install the new Foul and Surface water drainage.

12.2 Due to the requirement to make the connection for these services in Lower Wokingham Road the preferred route for the above utilities is under the existing access road (see Cameron Darroch Associates proposed drainage plan CDA-2638-02 and Bea Tree Protection and removal Plan **BEA-2394-C-002**).

12.3 The above new drainage pipes are to be installed using trenchless solutions such as directional micro tunnelling, surface launched directional drilling or impact moling as per Table 3 within clause 7.7 of BS5837:2012, with entry and retrieval pits being sited outside of the RPA and in accordance with NJUG Volume 4, issue 2 [N1]. See below.

12.4 Trenchless: Wherever possible trenchless techniques are to be used. The launch and reception pits are to be located outside the Prohibited or Precautionary Zones. In order to avoid damage to roots by percussive boring techniques it is recommended that the depth of run should be below 600mm. Techniques involving external lubrication of the equipment with materials other than water (e.g. oil, bentonite, etc.) must not be used when working within the Prohibited Zone. Lubricating materials other than water may be used within the Precautionary Zone following consultation and by agreement.

12.5 All excavation works, apart from where a trenchless method is used such as the proposed micro tunnelling and where there is existing hard surfacing, or if the above is found not to be possible then the alternative is to use an Air Spade as detailed below:

12.6 Air Spade and Vac Ex: compressed air soil displacement in accordance with clause 7.2 of BS 5837:2012; this system uses specialist equipment to cut a trench through the soil by jetting away the existing topsoil and subsoil particles from around the existing root structure whilst leaving them in place. Soil jetted away from within the investigation areas is then to be cleared using a Vac Ex machine that vacuums up the excavated material.



Photo of a trench excavated with an Air Spade exposing the rooting structure.



Image of an Air Spade in operation.

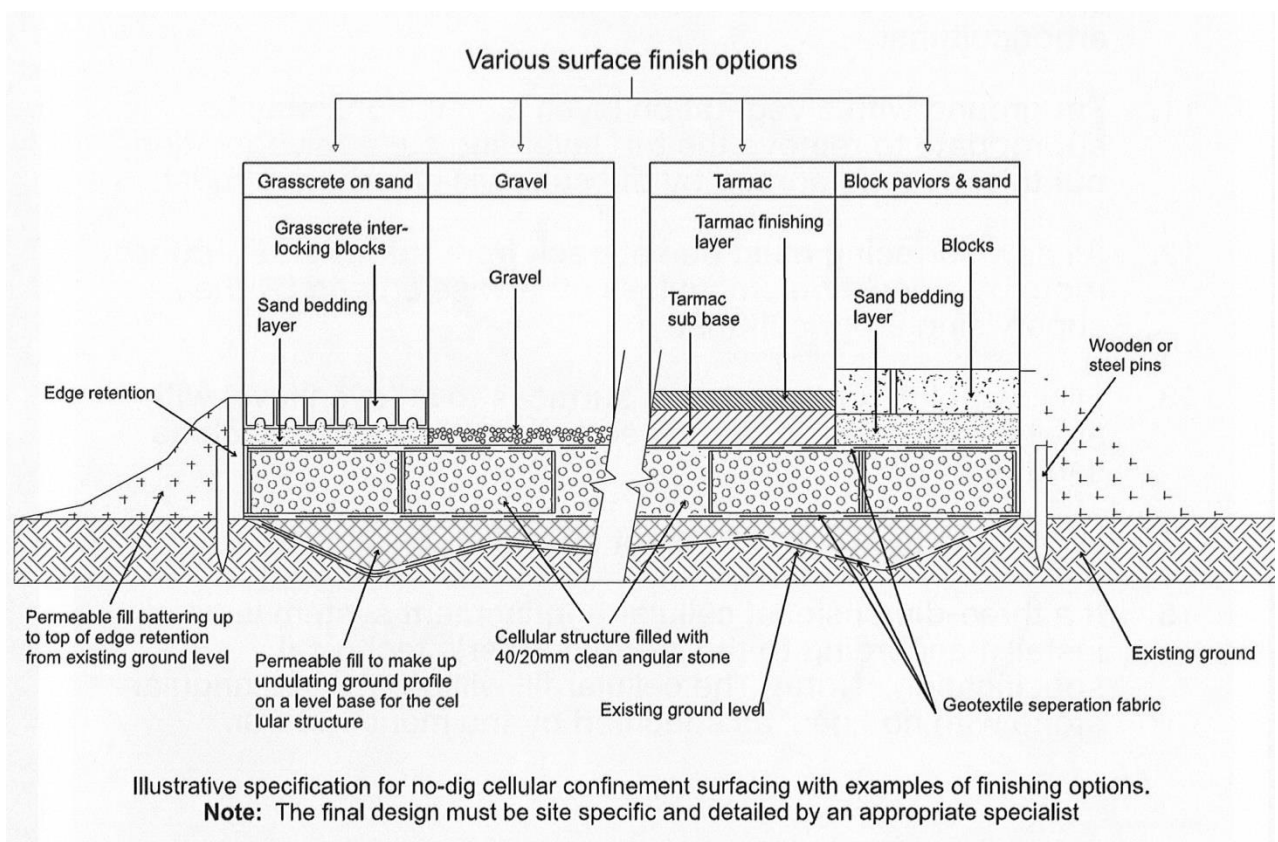


Image of a small Vac Ex and Air Spade combined machine

- 1) Exposed roots are to be immediately wrapped with dry sacking or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping is to be removed prior to backfilling, which is to take place as soon as possible.
- 2) Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps.
- 3) Roots occurring in clumps or of 25 mm diameter and over are to be severed only following consultation with an arboriculturist.
- 4) Prior to backfilling, retained roots are to be surrounded with topsoil or uncompacted sharp sand (builders' sand is not be used), or another loose inert granular fill.
- 5) Soils or other suitable material are then to be replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots and approved by the project arboriculturist.
- 6) Prior to resurfacing the retained roots are to be surrounded with an inert granular material i.e 4/20 clean angular aggregate (as Cellweb TRP infill material) mixed with topsoil or sharp sand (not builders sand) allowing the fill to be compacted for resurfacing without damage to the roots.

13.0 New Permanent Hard Surfacing Construction

- 13.1 The construction of new permanent hard surfacing within the root protection area is to be of design that does not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, using hand tools, of any turf layer or other surface vegetation in accordance with Clause 7.4.2 of BS5837:2012. If it is intended to use the new surface for construction access, it is essential that the extra loading and wear arising from this are taken into account during the design process
- 13.2 The structure of the hard surface is to be designed by the project engineers to suit the CBR of the existing ground and to avoid localized compaction by evenly distributing the loading over the track width and wheelbase of any vehicles expected to use the access incorporating a three-dimensional cellular confinement system such as 'Cellweb'.



Cellweb Section – Tree Root Protection

- 13.3 The Cellweb is to be laid on a needle punched polypropylene or polyester geotextile with a CBR puncture resistance of 4000N and infilled with 40/20mm clean angular fill i.e Granite, Basalt or Limestone to act as a load suspension layer. The infill is to be rolled without vibration (maximum weight 1000kg/m), not compacted. MOT Type 1, 2 & 3 are not acceptable fill materials.
- 13.4 If a permeable surface is to be used by construction traffic, this is to be protected with a temporary sacrificial surface laid over a geotextile separator to ensure that its permeability is retained (i.e. interstices should not become blocked during construction).

- 13.5 The drive materials and edgings are to conform with clause 7.4 and Annex A1.5 of BS5837:2012 to local authority approval. Hard surfaces above the granular material are to be permeable and gas porous, such as washed gravel, permeable asphalt, proprietary infiltration system block pavers or insitu concrete (with formed aeration holes).
- 13.6 Edgings are to be non-invasive ground contact structures such as pegged timber boards, pinned timber sleepers, gabions, PCC kerbs set in concrete (at the edge of geocells or on top of concrete filled geocells) or other proprietary metal or plastic edging strip products. Topsoil backfill at the edge of no dig areas should be no deeper than 250mm.
- 13.7 To minimise excavations on the proposed footpaths through the RPA's of retained trees a porous resin bound gravel system laid onto a geofabric i.e 'Terrabase Rustic' as supplied by Addagrip is to be used. Prior to laying the top 30mm of surface is to be removed using a mini excavator fitted with a ditching bucket and the levels regulated prior to laying the Terrabase system.
- 13.8 All proposals for new permanent hard surfacing construction within the RPA are to be provided as detailed specifications and as plans to a suitable scale for submission as part of the planning application for inspection and determination by the LPA.
- 14.0 Gates & Railing installation:**
- 14.1 The proposals require the installation of new gates and railings within the RPA of trees adjacent to Lower Wokingham Road and therefore require careful consideration is required to ensure the existing trees are protected during construction and how the gate posts and railing posts are to be installed whilst causing minimal damage to the tree.
- 14.2 To limit ground compaction access to the gate and railing locations is to be from the existing hard standing and carried out on completion of the main works.
- 14.3 The proposed locations of the gate posts and railing posts are to be set out in advance of installation and a site investigation carried out to determine their optimal location whilst avoiding damage to roots considered important for the stability of the adjacent trees, by means of hand tools to a minimum depth of 600 mm.
- 14.4 In accordance with clause 5.5.6 BS 5837:2012 all construction operations undertaken in the vicinity of trees need to be planned to avoid disturbance to the physical protection and the tree. Additional precautions outside of the construction exclusion zone include planning site operations to ensure that wide or tall loads or plant with booms or jibs and counterweights can operate without coming into contact with the retained trees
- 14.5 Reference is also made to materials which could contaminate the soils e.g concrete mixings, concrete washings and mortar which are not be discharged within 10m of the stems of retained trees or within their PRA, whichever is the greater. Accordingly, the materials are not to be mixed or prepared within the Root Protection Area or on an area sloping towards the tree.

- 14.6 On completion of the works all surplus materials are to be collected and disposed of offsite, any temporary ground protection removed and the affected areas made good.

15.0 Soft Landscape Implementation

- 15.1 The proposals require the installation of planting within and at the edge of the RPA of trees and therefore careful consideration is required to ensure the existing trees are protected during implementation including how the trees and shrubs are to be planted whilst causing minimal damage to the trees.
- 15.2 To limit the risk of ground compaction, access to the planting areas is to be from the hard standing, where possible with the preparation, cultivation and planting works carried out after the completion of the main construction activities.
- 15.3 To avoid unnecessary root damage, no cultivation of the topsoil is to be carried out within the Tree Protection Areas of the retained trees. Tree and shrub transplants or whips are to be pit planted. No standard tree pits are to be excavated within the root protection areas of retained trees.
- 15.4 Imported topsoil is to be a friable sandy loam to prevent the need for heavy cultivation prior to seeding. To avoid unnecessary root damage, only light cultivation of the topsoil using hand held rakes is to be carried out within the Tree Protection Areas of the retained trees.
- 15.5 The soft landscape areas outside of the construction exclusion zones / RPAs of the retained trees are to be set out, cultivated and planted as required prior to the removal of the tree protection fencing. The landscape works within the construction exclusion zones area to be carried out by hand only.
- 15.6 Prior to planting within the RPA the proposed locations of the transplants / whips are to be set out in advance and trial pit investigations using handheld tools to a maximum depth of 150 mm are to be carried out. Where large roots (greater than 25mm in diameter) are exposed the planting locations are to be changed to avoid damaging the roots.
- 15.7 During planting the following guidance should be followed:
- 1) Exposed roots are to be immediately wrapped with dry sacking or covered to prevent desiccation and to protect them from rapid temperature changes. This sacking must be removed before the trench is backfilled..
 - 2) Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps.
 - 3) Roots occurring in clumps or of 25 mm diameter and over are to be severed only following consultation with an arboriculturist.

- 4) Prior to backfilling, retained roots are to be surrounded with topsoil or uncompacted sharp sand (builders' sand is not be used), or other loose inert granular fill.
- 5) Soils or other suitable material are then to be replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots and approved by the project arboriculturist.

16.0 Arboricultural Supervision

- 16.1 The Principal Contractor is to appoint a suitably qualified arboriculturist to be responsible for all arboricultural matters on Site and will be appointed to inspect, monitor and supervise the implementation of the works as required within in this method statement.
- 16.2 Notification of this appointment and contact details of the project arboriculturist will be sent to the LPA. This will aid communications between the council; and the arboriculturist from the outset and help ensure no unauthorised criminal works to protect trees are carried out.
- 16.3 The erection of the Tree Protection fencing is to be inspected and approved by the project arboriculturist prior to the commencement of demolition and /or construction.
- 16.4 All excavation works within the construction exclusion zones / root protection areas of those trees to be retained are to be supervised by the project arboriculturist with engineering support.
- 16.5 Tree surgery recommendations are to be approved with the local authority tree officer and carried out prior to construction. Where appropriate access facilitation pruning is to be carried out to trees either side of the existing access way to prevent any damage during construction. Tree works are to be carried out by a Arboricultural Association registered Tree Surgeon, refer to the Schedule of Tree Works.
- 16.5 A programme of works is to be provided at the prior to the commencement of the project onsite and two weeks advance notification is to be given for site inspections.
- 16.6 Prior to the commencement of any construction works onsite including site mobilisation a pre-commencement meeting is to be held between the main contractor, the project arboriculturist the landowner / client and local authority representative to ensure that all aspects of the tree protection processes are understood and agreed.
- 16.7 The meeting will confirm and agree the programme of tree protection and form the basis of monitoring, inspections and supervision arrangements between the project arboriculturist and the contractor, confirming and agreeing the locations of the protective fencing and the methods and specialist construction techniques to be employed.

- 16.8 A record of the meeting will be issued by the project arboriculturist to all parties with a copy signed by the contractor to confirm that the contractor fully understands the tree protection measures required throughout the construction process and accepts full responsibility for the protection of retained trees. A copy of the signed document will be kept onsite throughout the duration of the project. A copy will also be sent to the local authority representative for reference and in the event that they are unable to attend the meeting.
- 16.9 It is the responsibility of the main contractor to ensure that the planning conditions attached to planning consent and the Arboricultural Method Statement is adhered to at all times and that a monitoring regime with regards to tree protection is adopted on site.
- 16.10 The main contractor will be responsible for;
- a) Contacting the project arboriculturist at any time issues are raised related to the trees on site.
 - b) If at any time pruning works, including roots, are required, permission must be sought from the local planning authority first and then carried out in accordance with BS3998:2010 Tree Works – Recommendations and industry best practice.
 - c) The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes.
 - d) Protective fences will remain in position until completion of ALL construction works on the site.
 - e) The fencing and signs must be maintained in position at all times and checked on a regular basis by an on-site person designated with that responsibility.
 - f) The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

Appendix A: Technical Definitions

Access Facilitation Pruning:	One off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Impact Assessment	An evaluation of the direct and indirect effects of the proposed design on the trees identified within the Tree Survey, where necessary recommending mitigation or amendments to the design.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Construction Exclusion Zone	An area based on the root protection area from which access is prohibited for the duration of a project
Root Protection Area (RPA)	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is considered a priority
Tree Protection Plan	A scale drawing informed by descriptive text where necessary, based upon finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Appendix B: References

1. BSI (2012) '*British Standard 5837:2012 Trees in relation to design demolition and construction – recommendations*' British Standards Institution, London
2. NJUG Volume 4 (2007) '*Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*' The National Joint Utilities Group
3. BSI (2010) '*Tree work – Recommendations*' British Standards Institution, London
4. AA (2020) '*The Use of Cellular Confinement Systems Near Trees: A Guide to Good Practice*' Guidance Note 12. Arboricultural Association.

TREE PROTECTION NOTES:
"Trees in relation to design demolition and construction" BS5837:2012

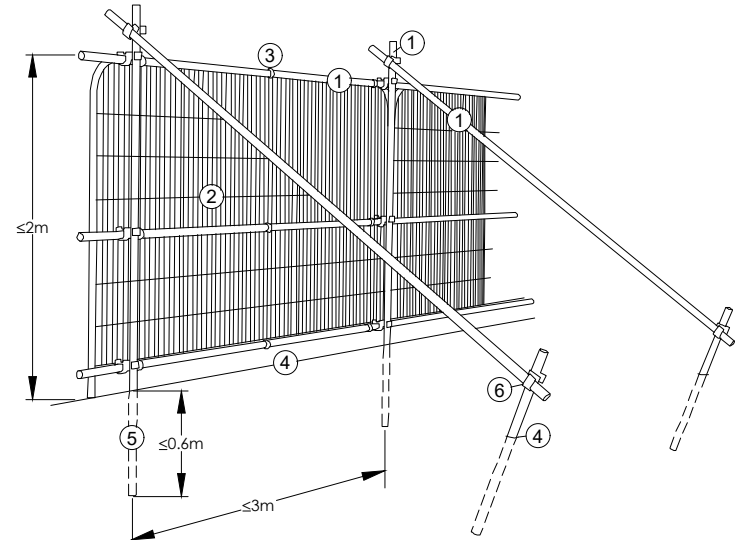
1.0 PRIOR TO COMMENCEMENT OF WORKS:

1.1 PRIOR TO COMMENCEMENT: all trees that are being retained onsite shall be protected by barriers and / or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. The 'Root Protection Area' (RPA) associated with existing trees designated for retention shall be protected from damage by erection of scaffold framework barriers in accordance BS 5837:2012 Figure 2 including where specified appropriate ground protection.

1.2 EXTENT OF ROOT PROTECTION AREA (RPA): as shown on the Tree Protection Plan (TPP) the RPA is generally to be in accordance with Annex D, Table D.1 'Root Protection Area', as an area equivalent to a circle radius 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multi-stem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6.

1.3 TREE PROTECTION BARRIER: a vertical and horizontal scaffold framework, well braced to resist impacts as illustrated below (refer to Figure 2 of BS5837:2012). The vertical tubes should be spaced at a maximum interval of 3 metres and driven securely into the ground. Care should be taken to avoid underground services and contact with structural roots. In the presence of underground services, retained hard surfacing or where special circumstances dictate an alternative specification as illustrated in Figure 3 of BS5837:2012 may be acceptable subject to agreement with the project arboriculturalist and the local planning authority.

All weather site notices should be attached to the barrier with words such as "CONSTRUCTION EXCLUSION ZONE - NO ACCESS". Once installed barriers and ground protection shall be not be removed or altered without prior approval of the project arboriculturalist and where necessary approval from the local planning authority.



1. Standard scaffold poles
2. Heavy gauge 2m tall galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross members with wire ties
4. Ground Level
5. Uprights driven into ground until secure (minimum depth 0.6m)
6. Standard scaffold clamps

2.0 ADDITIONAL PRECAUTIONS:

2.1 Planning of site operations should take sufficient account of wide or tall loads, or plant with booms, jibs or counterweights (including drilling & piling rigs) in order that they can operate without coming into contact with retained tree. The transit or traverse of plant in proximity to trees shall be conducted under supervision of a banksmen to ensure adequate clearance from trees is maintained at all times. Access facilitation pruning is agreed with the project arboriculturalist and/or local authority should be undertaken where necessary to maintain clearance. NB Works to trees protected by a Tree Preservation Order or within a Conservation Area will need approval by the local authority.

2.2 Any materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its RPA e.g. concrete mixings, diesel oil and vehicle washings. Allowances shall be made for sloping ground to avoid damaging materials running towards retained trees.

2.3 Fires on sites should be avoided. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of a fire and wind direction should be taken into account when determining its location, and should be attended at all times until safe to leave.

2.4 Trees are not to be used as anchorages for equipment, or for other purposes. Notice boards, telephone cables, or other services should not be attached to any part of the tree.

2.5 The dumping of spoil or rubbish, placing of temporary accommodation and storage of materials within the root protection area is prohibited.

2.6 The change of ground level, excavating, stripping or disturbing topsoil within the RPA is prohibited.

3.0 GROUND PROTECTION DURING DEMOLITION & CONSTRUCTION

3.1 Where construction working space or temporary construction access is specified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for removal as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturalist and an engineer as appropriate.

3.2 Where the set-back of the tree protection barrier exposes unmade ground to construction damage, new temporary ground protection should be installed as part of the implementation of physical tree protection measures prior to work starting on site.

3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil, for example:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, or so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected. If necessary sand should be laid on the ground as a compressible layer.

LEGEND: TREE PROTECTION TO BS 5837:2012

- TREE PROTECTION FENCE (PHASE 01): to be constructed in accordance with BS5837 prior to commencement.
- TREE PROTECTION FENCE (PHASE 02): to be constructed in accordance with BS5837 on completion on Phase 01 works.

CONSTRUCTION EXCLUSION ZONE: to be protected from construction in accordance with BS5837.

GROUND PROTECTION & POROUS PAVING: Area to be protected from compaction by vehicles during construction by a three dimensional cellular confinement system infilled with clean angular aggregate and topped with tarmac or heavy duty mats to accommodate the likely loading as detail 2.0, or by specialist 'Trackway' system.

Finished surface to access drive within root protection zones to be of 'no dig construction' final surface to be laid on a three dimensional cellular confinement system infilled with clean angular aggregate with no dig pegged timber or proprietary edgings as typical detail 3.0 to engineers details.

POROUS PAVING: parking and footpaths within root protection zones to be porous paved and of 'no dig' construction to engineers details.

SERVICES CORRIDOR: site drainage corridor from Lower Wokingham Road into the site outside of construction exclusion zone. Where trenching is required within existing RPAs the trench is to be excavated using Trenchless options using directional drilling or 'Air Spade' and excavated material removed using a 'Vac-Ex'. See AMS

DEMOLISHED BUILDING FOOTPRINT

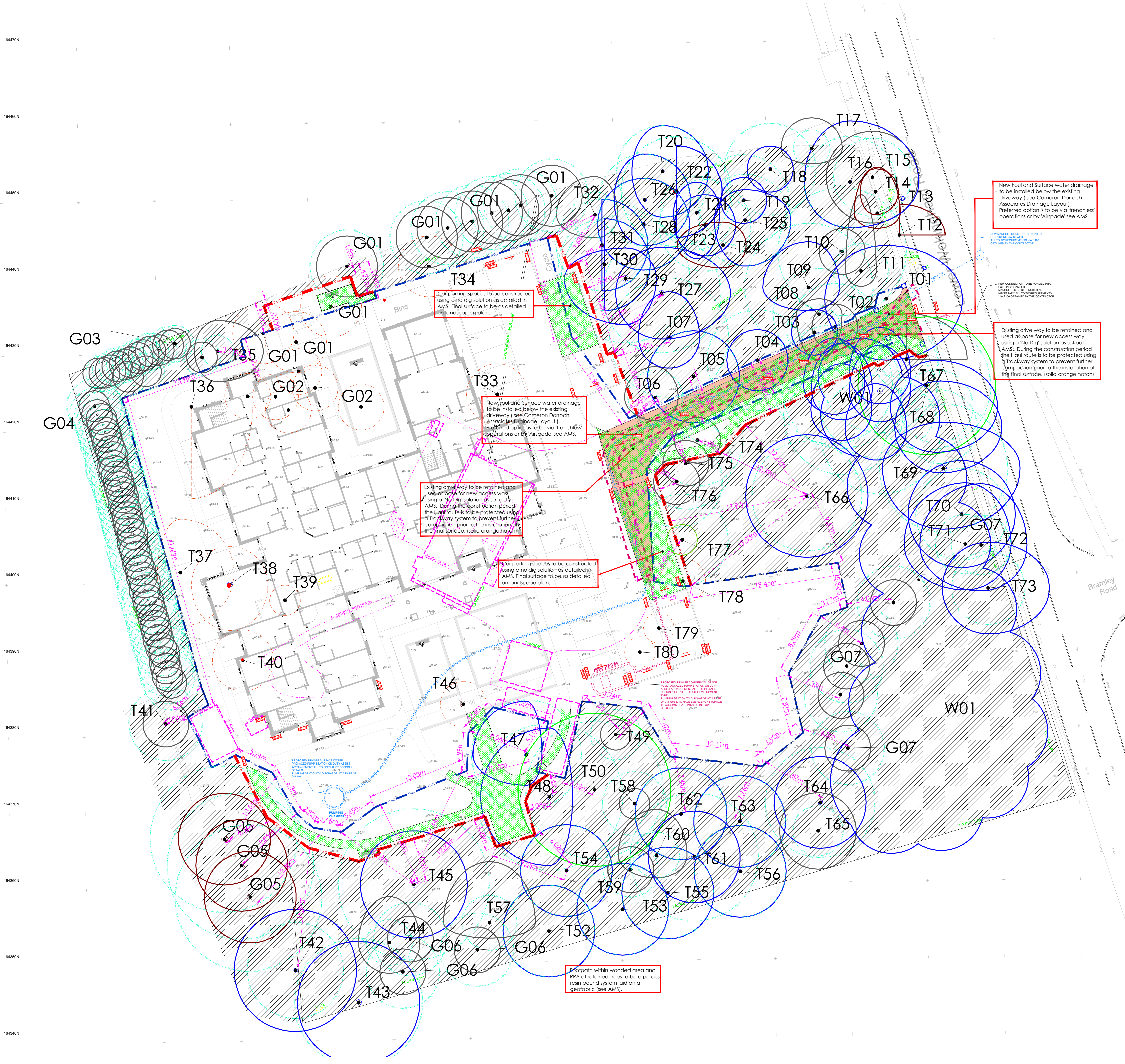
DIMENSIONS: setting out dimensions from the existing fence line. Phase 2 fencing to be erected prior to removal of Phase 01 fencing.

LEVELS: proposed levels.

DIRECTIONAL DRILLING: proposed location and route of the Foul and Surface Water pumped mains. Pipes to be minimum of 600mm below existing surface to avoid tree roots.

TREE REMOVAL: trees to be removed to enable construction.

ARBORICULTURAL METHOD STATEMENT: refer to the Arboricultural Method Statement (2394 / TGW / AMS002) for more detailed information.



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Refer any query to office of origination.

rev	date:	amendments:	alt:
P02	12.11.2025	Updated Site layout	TGW

cdm 2015: designers residual risk information

In addition to the risks & hazards normally associated with the type of work detailed on this drawing the following residual risks should be noted:

Construction:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

Maintenance:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

It is assumed that works will be carried out by competent contractor working, where appropriate to an approved method statement.



client:

Barchester Healthcare

project:

Oak Dale, Crowthorne

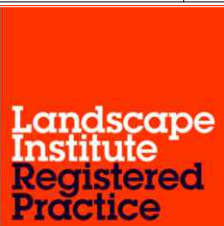
title:

Tree Protection & Removal plan

status:

Planning

date:	drawn:	number:
08/2020	TGW	BEA-2394-C-02
scale@A1:	checked:	revision:
1:250	(-)	P02



Bea Landscape Design Ltd
132A The Westlands, Compton Road,
Wolverhampton, WV3 9AB
T: 01902 424 950 / 01902 425 001
E: info@bealandscape.co.uk
W: www.bealandscape.co.uk

Planting Schedule

Proposed Tree planting									
Nr	Key	Plant Name	Form	Ht(cm)	Girth(cm)	CStem(cm)	Root	Cntr	
3	T1	Betula utilis Jaquemontii	Multistemmed	450-500	-	-	C	90L	RB
3	T2	Liquidamber styraciflua 'Worplesdon'	EHS	-	18-20	200	-	-	RB
1	T3	Carpinus betulus 'Frans Fontaine'	Feathered	450-500	-	-	C	90L	RB
1	T4	Prunus avium 'Plena'	EHS	-	18-20	200	-	-	RB
1	T5	Prunus serrula 'Tibetica'	EHS	Multistemmed	450-500	-	C	90L	RB

Proposed Shrub and herbaceous planting.

Nr	Key	Species	Ht(cm)	Root	Cntr
Density(nr/m2)					
101	De	Dryopteris erythrosora	20-30	C	3L 5
20	AT	Achillea 'Tenuosata'	30-45 C	3L	5
95	Bc	Bergenia cordifolia 'Purpurea'	30-40	C	3L 4
60	CoE	Carex oshimensis 'Everillo'	15-20	C	3L 4
115	CSS	Carex 'Silver Sceptre'	15-20	C	3L 4
205	CMF	Cornus 'Midwinter Fire'	60-90	C	3L 4
50	HpP	Hebe pinguifolia 'Paget'	30-40	C	3L 5
95	HaR	Hebe abicans 'Red Edge'	30-40	C	3L 5
120	HJS	Hebe 'James Sterling'	30-40	C	3L 5
200	HW	Hedera helix 'White Ripples'	30-40	C	3L 5
715	EJ	Eunonymus japonicus 'Green Spire'	40-60	C	2L 5-8
24	EM	Euphorbia 'Martini'	40-60 C	2L	5-8
10	HP	Heuchera 'Palace Purple'	20-30	C	3L 5
56	MA	Mahonia aquifolium 'Apollo'	90-120	C	3L 4
56	LH	Lavendula 'Hidcot'	30-40	C	3L 5
5	PB	Perovskia 'Blue Spire'	30-40	C	3L 4
38	Pa	Pennisetum alopecuroides 'Goldstrich'	30-40	C	3L 4
20	PaR	Pennisetum avena 'Rubrum'	90-120	C	3L 4
45	PSmC	Philadelphus maculatus 'Sweet Clare'	45-60	C	3L 4
12	PBB	Phorurn 'Bronze Baby'	45-60	C	5L -
18	Sn	Salvia nemorosa 'Caradonna'	30-40	C	5L 4
33	Vb	Verberna bonariensis	30-40	C	9cm 5

Proposed hedge planting.

Nr	Key	Plant Name	Ht(cm)	Root	Cntr
Hedge planting. Double staggered rows @ 5nr per linear metre					
995	Cb	Carpinus betulus	90-120	C	2

Proposed specimen shrubs.

Nr	Key	Species	Ht(cm)	Root	Cntr
9	Al	Amelanchier lamarkii	60-80	C	15L
14	Ic	Ilex crenata 'Ball'	40-45dia.	C	15L
3	CIS	Choisy ternata Sundance	90-120	C	15L
	HA	Hydrangea 'Annabelle'	90-120	C	15L
24	LS	Laurus nobilis 'Sphere'	30dia	C	15L
6	PRR	Photinia 'Red Robin'	90-120	C	15L
7	PIT	Pittosporum tenuifolium 'Tom Thumb'	40-45dia.	C	15L
11	PS	Pittosporum tenuifolium 'SilverBall'	90-120	C	15L
33	TA	Thymus 'Aureus'	45-60	C	2L 5
3	SnB	Sambucus nigra 'Black Lace'	45-60	C	10L
3	Vr	Viburnum rhytidophyllum	90-120	C	15L

Proposed Herbs.

Nr	Key	Species	Ht(cm)	Root	Cntr	Density(m2)
43	SP	Salvia officinalis 'Purpureascent'	20-30	C	2L	5
33	APC	Artemisia 'Powis Castle'	20-30	C	2L	5
33	HGG	Rosmarinus 'Green Ginger'	20-30	C	2L	5
33	TA	Thymus 'Aureus'	20-30	C	2L	5
33	MC	Mentha x piperita 'Chocolate'	15-20	C	2L	5

Proposed Wildflower plug planting (suitable for Clay soils)

Planted @ approx 5no. per m2 in equal proportions:

Yarrow, Common Knapweed, Lady's bedstraw, Meadow Cranesbill, Meadow Vetchling, Rough hawkbit, Oxeye daisy, Birds-foot trefoil, Ragged robin, Cowslip, Meadow Buttercup, Common Sorrel, Betony, Devilsbit scabious, Wild Red clover.

PLANTING NOTES:

Topsoil should generally be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil to be to BS3882:2007

Herbicide and cultivation: Existing Topsoil is to be treated with selected, non-residual, translocated herbicide prior to planting or screeded to remove unwanted Vegetation, removing from site. All planting areas to then have 50mm depth planting compost spread evenly over surface and worked into top 150mm, removing all stones greater than 50mm dia. roots and other debris. Ensure subsoil is free-draining, if necessary carrying out ripping to a suitable depth, although avoid areas beneath existing protected trees. Trees: To be planted in pits 900x900x600mm or dimensions of rootball, whichever is greater, with a addition 25L planting compost. All trees to be underground- guyed.

Mulch: Immediately following planting, areas are to be watered to field capacity and mulched with 50mm depth pulverised bark.

Grass: All turf/seeded areas to be cultivated to a fine tilth and levelled , removing any stones greater than 25mm dia, together with any other debris. Pre-seeding fertilizer applied at 35gms per m2 to ornamental turfed areas. Prior to hand over areas are to be managed to create a uniform and dense sward, free of weeds. All planting areas are to be maintained reasonably free of weed growth and litter, with all dead, dying and otherwise defective plant material to be replaced prior to handover.

FOR PLANNING/TENDER.

PDP Ltd. Landscape architecture and urban design.

Popeshead Court Offices, Peter Lane, York, North Yorkshire. YO1 8SU.
Tel. 07921 663628. chris.dykes@pdpland.com
www.pdplandscapeandurbandesign.co.uk

Client

Barchester Healthcare Ltd.

Project Crowthorne Care Home
Lower Wokingham Road
Finchampstead, Crowthorne
RG45 6BX

Drawing Title

Landscape proposals

Scale 1:200 @ A1
Date May. 2025

Drawn by
CD

Job No.	Drawing No.	Rev.
CCH	CCH L1	A.

LANDSCAPE KEY.

	Proposed specimen trees Rootballbed contained/nised. Species and size as scheduled.
	Proposed specimen shrubs. Generally 90-120cm high/ spread. Contained/nised, minimum 12 L pot. Spots planted at approx. 1m centres within ground cover in groups of 3/5. Species as scheduled.
	Proposed Groundcover shrub planting. 20-35cm ht/ spread. Minimum 3L pot. Planted at 4-5no. per m2 in minimum groups of 10 no. Species as scheduled.
	Proposed Herbaceous planting and Grasses, spot planted into ground cover. Species as scheduled.
	Proposed Box-type hedge planting. 40-60cm high. Contained/nised 3L pot. Planted at 5-6no per metre. consist of Eucynurus Greenpiper.
	Proposed single species Hornbeam hedging. 90-120cm high, 2l pots. Planted at 5no per metre in staggered rows. Species to consist of the following: 100% Carpinus betulus.
	Proposed Wildflower plug planting @ 5nr per m2. Species as scheduled.
	Proposed ornamental grade Turf.
	Tegula paving 175 and 140x140 wide 50mm thick to pedestrian areas. Colour Slate. Edged with 190x160x100 thick Kerbstone system laid flush, colour Charcoal.
	Brett Paving Omega Flow permeable (subject to Engineers spec) block paving. 200x100x60 thick to car parking bays in Herringbone. Colour: to be Burnt Oak with Natural colour blocks to demarcate bays.
	Invicta block paving from Brett Paving. 300x100 wide 60mm thick laid to Terrace areas in Herringbone bond. Colour Pearl. Brett Melrose kerb flat top edge as restraint 91x150x50.
	Patios to consist of Chaucer paving slabs from Brett Paving, colour Charcoal. 600x600x35. Stack bond Outer slabs to be mortared into place to make secure without pin kerbs.
	Marshall's Saxon paving trim, 900x300x50, colour Natural, laid on sand/cement bed.
	Resin-bound gravel. 1-3mm dia Buff coloured aggregate, Autumn gold or similar. Everedge or similar metal edging to footpaths. Consideration given to a no-dig construction with RPA's including use of EcoGrid panels.
	Rounded beach pebbles 20-30 dia. 50mm thick on Geotextile. Tonalised timber edge where abutting soft areas.
	Windsor Teak 6ft Garden Bench from Corido Ltd.
	The Gabriel Ash Grow and Store half shed- half greenhouse available from enquiries@gabrielash.com. Installed, and made secure, in accordance with suppliers instructions onto paved area. To have shelving and staging. Also to have Cedar-clad water butt to corner. Access position as shown.
	2 nr. Meridian Gazebos to consist of Yardistry 12 x 16ft (3.7 x 3.7m) Cedar Gazebos with Aluminium Roof. One to have rear and sides to have panels for privacy, one to be open.
	Raised Timber Planters from WoodBlock Ltd. Assembled/installed to suppliers recommendations. All to have 100 depth drainage layer and 600 depth proprietary Compost. 1 nr. P1. Wheelchair Accessible Raised Bed 1.5 x 1.125 x 0.85m. 1 nr. P2 Allotment Raised Bed 2.025 x 1.2 x 0.45m. 1 nr. P3 Planter 0.75 x 0.75 x 0.75m.
	Proposed raised Masonry planters, either 750 or 450 overall height. With drainage layer 200 deep with Geotextile membrane. I
	Double timber Pergola systems from Jacksons Fencing Ltd. to consist of 2.745x1.83 system2 (2 bays total) installed 2m above ground. Painted Seagrass.

Date	Revision	
A	14.05.25	Planting details added.
		CD

DO NOT SCALE FROM THIS DRAWING

SURFACE WATER DRAINAGE MANHOLE SCHEDULE					
MANHOLE REF.	BASE INVERT LEVEL	C.L.	DEPTH	DA (MIN SIZE)	MIN. COVER SIZE & GRADE
S1	67.200	68.100	0.900	600mm DA POLYPROPYLENE	C250 (800x600)
S2	67.125	68.100	0.975	1200mm DA PCC RINGS	C250 (800x600)
S3	67.350	68.100	0.750	450mm DA POLYPROPYLENE	B125 (600x400)
S4	67.350	68.100	0.750	450mm DA POLYPROPYLENE	C250 (800x600)
S5	66.500	67.800	1.300	1200mm DA PCC RINGS	C250 (800x600)
S6	66.820	68.180	1.360	1200mm DA PCC RINGS	C250 (800x600)
S7	66.530	68.230	1.700	1200mm DA PCC RINGS	C250 (800x600)
S8	67.330	68.130	0.800	450mm DA POLYPROPYLENE	C250 (800x600)
S9	67.330	68.130	0.800	450mm DA POLYPROPYLENE	B125 (400x300)
S10	66.300	67.000	0.700	1200mm DA PCC RINGS	C250 (800x600)
S11	66.275	68.100	1.825	1200mm DA PCC RINGS	C250 (800x600)
S12	67.060	68.130	1.070	1200mm DA PCC RINGS	C250 (800x600)
S13	67.000	68.130	1.130	1200mm DA PCC RINGS	C250 (800x600)
S14	66.775	68.120	1.345	1200mm DA PCC RINGS	C250 (800x600)
S15	65.300	68.100	2.800	1200mm DA PCC RINGS	C250 (800x600)
S16	66.630	67.800	1.170	1200mm DA PCC RINGS	C250 (800x600)
S17	67.260	68.200	1.000	1200mm DA PCC RINGS	C250 (800x600)
S18	66.800	70.300	1.400	1200mm DA PCC RINGS	C250 (800x600)
S19	66.140	70.340	1.200	1350mm DA PCC RINGS	C400 (800x600)

WHERE INDICATED MANHOLES ARE TO BE PROVIDED WITH FABRICATED RECESSED COVER AND FRAME TO ACCEPT SURROUNDING FINISHES. COVERS MUST ACHIEVE LOAD CLASS SPECIFIED

LD1 - ACO M1000 LINEAR DRAINAGE CHANNEL (OR SIMILAR APPROVED) WITH INTERNAL FALL & D400 GRATING.

OL - DRAINAGE CHANNEL OUTLET WITH SILT TRAP.

IC - 450mm DIA. POLYPROPYLENE LEVEL INVERT INSPECTION CHAMBER WITH 600x600mm RECESSED COVER & FRAME WHERE REQUIRED TO ACCEPT SURROUNDING FINISHES. IL 67.475 UNLESS NOTED OTHERWISE.

RE - RODDING EYE. 600mm DP. UNLESS NOTED OTHERWISE.

(RA) - RODDABLE ACCESS TO BE FITTED TO SVP ABOVE FLOOR LEVEL.

ALL MANHOLES & INSPECTION CHAMBERS WITHIN PAVED AREAS TO HAVE RECESSED COVERS TO RECEIVE SURROUNDING SURFACING. LOAD CLASS SPECIFIED ABOVE TO BE ACHIEVED IN ALL CASES.

SVP REST BEND INVERT LEVEL TO BE 67.275 UNLESS NOTED OTHERWISE.

POSITIONS & SETTING OUT OF ALL RWP'S TO BE TAKEN FROM ARCHITECTS DRAWINGS.

FOUL WATER DRAINAGE SUBJECT TO CONFIRMATION OF ALL SVP, GULLIES & FOUL POP-UP POSITIONS FROM ARCHITECT/ME CONTRACTOR. SETTING OUT OF ALL POP-UPS TO BE TAKEN FROM & BE STRICTLY IN ACCORDANCE WITH ARCHITECTS DRAWINGS

FOUL WATER DRAINAGE MANHOLE SCHEDULE					
MANHOLE REF.	LL	C.L.	DEPTH	DA (MIN SIZE)	MIN. COVER SIZE & GRADE
F1*	67.115	68.130	1.015	1200mm DA PCC RINGS	C250 (800x600)
F2*	67.015	68.130	1.115	1200mm DA PCC RINGS	C250 (800x600)
F3*	66.900	67.950	1.050	1200mm DA PCC RINGS	C250 (800x600)
F4	66.780	68.000	1.220	1200mm DA PCC RINGS	C250 (800x600)
F5	67.050	68.000	0.950	1200mm DA PCC RINGS	C250 (800x600)
F6*	66.880	68.200	1.320	1200mm DA PCC RINGS	C250 (800x600)
F7*	66.600	68.450	1.850	1200mm DA PCC RINGS	C250 (800x600)
F8	66.200	70.300	1.100	1200mm DA PCC RINGS	C250 (800x600)

WHERE INDICATED MANHOLES ARE TO BE PROVIDED WITH FABRICATED RECESSED COVER AND FRAME TO ACCEPT SURROUNDING FINISHES. COVERS MUST ACHIEVE LOAD CLASS SPECIFIED

NEW MANHOLE CONSTRUCTED ON LINE OF EXISTING ROAD SURFACE. ALL TO TW REQUIREMENTS VIA S106 OBTAINED BY THE CONTRACTOR.

NEW CONNECTION TO BE FORMED INTO EXISTING CHAMBER. MANHOLE TO BE REBUILT AS NECESSARY. ALL TO TW REQUIREMENTS VIA S106 OBTAINED BY THE CONTRACTOR.

- DO NOT SCALE FROM THIS DRAWING
- WORK TO ONLY FIGURED DIMENSIONS AND CO-ORDINATES
- ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER IMMEDIATELY
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DRAWINGS SPECIFICATIONS AND DETAILS
- THE CONTRACTOR SHALL CHECK THE LEVELS AND CONDITION OF ALL EXISTING DRAINAGE PRIOR TO THE CONSTRUCTION OF ANY NEW DRAINAGE TO ENSURE THE PROPOSED DESIGN CAN BE ACHIEVED
- COVERS AND INVERT LEVELS, PIPE DIAMETERS AND PIPE RELATIONSHIPS OF EXISTING DRAINAGE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO ENGINEER IMMEDIATELY
- BEFORE EXCAVATION COMMENCES THE CONTRACTOR SHALL ASCERTAIN THE DEPTHS, SIZES AND LOCATION OF ALL SERVICES TO BE CROSSED. ANY CONFLICT IN LEVELS BETWEEN NEW AND EXISTING SERVICES/WORKS TO BE NOTIFIED TO THE ENGINEER
- ALL ADAPTABLE DRAINAGE WORKS TO BE IN ACCORDANCE WITH THE WATER AUTHORITIES REQUIREMENTS AND SERIES FOR ADOPTION 7TH EDITION
- FOR ALL ADOPTED DRAINAGE WORKS THE MAIN CONTRACTOR SHALL USE A SUB-CONTRACTOR APPROVED BY THE LOCAL WATER AUTHORITY TO CARRY OUT THE WORKS
- THE CONTRACTOR IS TO APPLY TO AND LIAISE WITH THE WATER AUTHORITY ENGINEER IN RESPECT OF ANY NEW CONNECTIONS INTO THE EXISTING PUBLIC SEWERS, AFFORDING THEM REASONABLE NOTICE TO INSPECT THE WORKS DURING CONSTRUCTION
- THE CONTRACTOR IS TO COMPLY WITH THE NEW ROADS AND STREET WORKS ACT 1991 FOR ALL WORKS IN THE PUBLIC HIGHWAY
- ALL WORKS IN THE PUBLIC HIGHWAY SHALL BE CARRIED OUT WITH THE PRIOR APPROVAL AND TO THE SATISFACTION OF THE LOCAL AUTHORITY
- ALL PRIVATE DRAINAGE WORKS TO BE IN ACCORDANCE WITH PART 10 OF THE BUILDING REGULATIONS, BS EN 752 AND BS EN 12056
- ALL PREWORK TO BE ERIC REPORTED TO THE SUPERVISOR FOR CONCRETE WITH CLASS B BEDDING. PLASTIC MAY BE USED AS AN ALTERNATIVE. SUBJECT TO PROVISION OF PRODUCT DATA SHEETS & ENGINEERS APPROVAL. ALL TO BE INSTALLED FULLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- ALL BELOW SLAB FOUL DRAINAGE TO BE 100mm EVC OR CONCRETE UPG. ON PLY PLASTIC MAY BE USED AS AN ALTERNATIVE AS FOR NOTE 14 ABOVE
- ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS
- ADOPT HEAVY DUTY MANHOLE COVERS & GULLY GRATES IN ALL TRAFFICED AREAS
- WHERE COVER TO CROWN OF PIPE IS LESS THAN 600mm CONCRETE ENCASEMENT (150mm MIN) IS TO BE PROVIDED TOGETHER WITH COMPRESSIBLE BOARD JOINTS AT EACH SOCKET/LEEVE JOINT FACE
- ALL GULLY LINEAR DRAIN AND RWP CONNECTIONS TO BE 150mm DIA. U.N.O.
- ALL SURFACE & FOUL WATER CONNECTIONS ARE SOFT TO SUPPORT. INCLUDING NEW PIPES ENTERING EXISTING MANHOLES UNLESS NOTED OTHERWISE
- WHERE RWPS, STUB STACKS AND SVPS ARE CONNECTED DIRECTLY TO THE DRAIN, RODDING ACCESS POINTS ARE TO BE PROVIDED AND/OR FINISHED FLOOR/SLAB LEVEL
- ALL MANHOLES DEEPER THAN 1.0m TO HAVE METAL STEP IRONS OR FIXED LADDERS
- ALL BRANCH PIPES FROM BV/STACKS TO BE 110mm DIA. UNLESS NOTED OTHERWISE
- ALL REDUNDANT EXISTING DRAINAGE UNDER THE FOOTPRINT OF THE PROPOSED BUILDING TO BE GROUTED OUT OR FULLY GROUTED AND CAPPED
- ANY BACKDROP CONNECTIONS ON THE FOUL DRAINAGE SYSTEM TO BE 45 DEGREE KINKING BACK DROPS
- ALL INTERNAL MANHOLES TO BE DOUBLE SEALS AND HAVE MECHANICALLY FIXED AIRTIGHT COVERS AND FRAMES
- PROPOSED EXTERNAL MANHOLE COVER LEVELS AND ORIENTATION INDICATED IS SUBJECT TO CONFIRMATION FROM THE ARCHITECT/LANDSCAPE DESIGNER
- IT IS ASSUMED ALL OF IN-SITUITE SHOWER GULLIES ARE TO BE CONNECTED TO THE ADJACENT SVP WITHIN THE DEPTH OF THE FLOOR FINISHES
- ALL FOUL DRAINS WITHIN 300mm OF ENCASUREMENT OF CONCRETE GROUND BEARING SLAB TO BE UNDERSED WITH 150mm CONCRETE CAST INTEGRAL WITH SLAB

PRELIMINARY TENDER

PT	MUC	10/14/23	PRELIMINARY ISSUE
REV	INITIALS	DATE	DETAIL
STATUS			
CAMERON DARROCH ASSOCIATES CONSULTING CIVIL AND STRUCTURAL ENGINEERS			
KESTRE, BUSINESS CENTRE, PRIVATE ROAD No. 2, COLDWICK, NOTTINGHAM NG2 3JF			
TEL: 0115 9400631 FAX: 0115 9400646			
E-MAIL: structures@cameron-engineering.co.uk			
CLIENT	BARCHESTER	JOB NO	CDA-2638
PROJECT	CARE HOME, LOWER WOKINGHAM ROAD, FINCHAMPTON, CROTHORNE.	DRG NO	02
TITLE	PROPOSED DRAINAGE LAYOUT	REVISION	IP1
		SCALE	1:125 @ A0
		DATE	7777 2025
		DRAWN BY	MUC
		CHKD	SEL

LEGEND

- PROPOSED SURFACE WATER DRAIN
- PROPOSED FOUL WATER DRAIN
- EXISTING SURFACE WATER DRAIN
- EXISTING FOUL WATER DRAIN
- PROPOSED PERMEABLE PAVING PERFORATED LINK PIPE
- INDICATES AREAS OF PERMEABLE BLOCK PAVING CONSTRUCTION (NON-INFILTRATION)
- INDICATES AREAS OF 'NO DIG' CONSTRUCTION UTILISING CELLULAR CONFINEMENT SYSTEM (CELLULAR TRP OR SIMILAR APPROVED) WITH PERMEABLE BLOCK PAVED FINISH

0m 2.5m 5m 7.5m 10m 12.5m
SCALE 1:125 @ A0

LEGEND

PROPOSED KINGSPOST RETAINING WALL STRUCTURE - TEAM ELITE OR SIMILAR APPROVED. FINISH TO POSTS & INFILL PANELS TO BE CONFIRMED BY ARCHITECT/CILR.
BOTTOM OF STEEL KINGS POSTS TO BE INSTALLED INTO C30 CONCRETE POCKETS WITH GROUND BEHIND WALL BATTERED TO A SAFE ANGLE AND BEHIND WALL SUBSEQUENTLY BACKFILLED WITH CLEAN GRANULAR SIZE 40MM GRAVEL WRAPPED IN GEOTEXTILE FILTER MEMBRANE ALL IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS & DETAILS.
ALLOW FOR EXISTING GROUND BELOW BOTTOM INFILL PANEL TO BE EXCAVATED TO A DEPTH OF 600mm & BACKFILLED WITH WELL COMPACTED GRANULAR MATERIAL.

EXACT PEDESTRIAN GUARDING REQUIREMENTS & DETAILS TO BE CONFIRMED BY ARCHITECT. ANY GUARDING TO TOP OF WALL TO BE DESIGNED TO ACCOMMODATE A LOAD OF 0.74kN/m ACTING 1.1m ABOVE HIGHEST RETAINED GROUND LEVEL.

 INDICATES AREAS OF PERMEABLE
BLOCK PAVING CONSTRUCTION
(NON-INFILTRATION)

 INDICATES AREAS OF 'NO-DIG' CONSTRUCTION UTILISING CELLULAR CONFINEMENT SYSTEM (CELLWEB TRP OR SIMILAR APPROVED) WITH PERMEABLE BLOCK PAVED FINISH



PRELIMINARY TENDER

P3	11/09/20	ACCESS ROAD LEVELS & NOTES UPDATED TO REFLECT AHS RECOMMENDATIONS
P2	MAC	UPDATED TO SUIT REVISED ARCHITECTS GA
P1	MAC	PRELIMINARY TENDER
REV	INITIALS	DATE
STATUS		
CAMERON DARROCH ASSOCIATES CONSULTING CIVIL AND STRUCTURAL ENGINEERS KESTREL BUSINESS CENTRE, PRIVATE ROAD NO.2, COLNICK, NOTTINGHAM NG2 4JR TEL: 0151 940031 FAX: 0151 940066 E-MAIL: structures@darroch-engineering.co.uk		
CLIENT		JOB NO
BARCHESTER		CDA-2638
PROJECT		DRG NO
CARE HOME, LOWER WOKINGHAM ROAD, FINCHAMPS TEAD, CROWTHORNE		01
TITLE		REVISION
PROPOSED SITE LEVELS		SCALE
		DATE
		DRAWN BY
		CHECKED
		P3
		1:100 (B A0)
		APRIL 2020
		MAC
		SCL

Barchester Healthcare

Oakdale, Crowthorne

TREE SURVEY TO BS 5837:2012



our ref: 2059 / TGW / TR001 Rev B
date: 18/08/2021
prepared by: TGW
checked by: [director]

address: 132A The Westlands, Compton Road, Wolverhampton, WV3 9QB
tel: 01902 424 950 / 01902 425 001
email: info@bealandscape.co.uk
web: www.bealandscape.co.uk

Oak Dale, Crowthorne

1.0 Introduction:

- 1.1 The tree survey for the site at Oak Dale was carried out by Bea Landscape Design on behalf of RE Projects Development Ltd on the 20th August 2020 and revisited on the 29th June 2021 for submission to the local planning authority Wokingham Borough Council.
- 1.2 The tree survey inspection was carried out from ground level only and no invasive diagnostic tools were used. This is a pre-development site inspection prepared in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations' and the report is valid and relevant only as part of the planning process.
- 1.3 It should be noted that tree surveys carried out at specific times of year are subject to seasonal limitations. For example; in spring leaves are not present or are just emerging and fungi are generally not visible (depending on species) which limits the assessment of a trees physiological condition, in summer trees are in leaf which reduces the visibility of the crown and can limit the ability to assess the structural condition with fungi not generally visible (depending on species), in autumn there is a decline in leaf quality / cover affording an improved view of the crown and fungal fruiting bodies can be present, in winter the structure of the crown can be easily assessed however assessment of physiological condition is limited and fungi are generally not visible.
- 1.4 Trees are dynamic natural structures and require frequent monitoring if predictable failures are to be identified. As such the trees should be re-inspected within at least a two year period from the date of this report or when changes occur to the trees (such as appearance of fungal growths, splits in branches etc.) or changes in their immediate environment occur. Any recommendations for action should also be carried out within this period unless identified in the report as requiring immediate action.
- 1.5 Some tree failures are not predictable such as those occurring during 'freak weather' conditions and those without external symptoms, these types of failure are not covered by this report.
- 1.6 The tree survey schedules document 2059-TGW-TS001 and survey drawing 20-59-01 are included within this report. The tree survey is based on the topographical survey carried out by Usk Land Survey in October 2019.
- 1.7 In accordance with British Standard 5837: 2012 the survey records the tree common names (refer to Appendix A for a key to scientific names), height, stem diameter and branch spread and existing height above ground level of the canopy or first significant branch including life stage, general observations (such as structural, physiological condition and/or preliminary management recommendations) and the estimated remaining contribution in years.
- 1.8 Each tree is also awarded a category grading based on Table 1 'Cascade Chart for Tree Quality Assessment' of the British Standard as included within Appendix C.

The following are an explanation of the terms used to describe the life stage, physiological condition and sizes referred to within the tree survey schedule.

Life Stage

<i>Young</i>	A tree in the first third of its expected life span.
<i>Semi-mature</i>	A tree within the second third of its expected life span.
<i>Mature</i>	A tree within the final third of its expected life span.
<i>Over mature</i>	A tree in natural decline.
<i>Veteran</i>	A tree with habitat features such as wounds, decay in the branches, root or hollowing in the trunk with cavities or rot holes where limbs have broken off or bark is damaged. Wood decay fungal fruiting bodies and often evident. The trees have significant amount of deadwood with many dead limbs or branches (larger than 200mm in diameter) in the crown or fallen. A veteran tree is a survivor that has developed some of the features found on an ancient tree but not necessarily as a consequence of time, but of its life or environment.
<i>Ancient</i>	An ancient tree has great aesthetic appeal and is defined by the following characteristics; a small canopy exhibiting stag headedness following crown retrenchment, (gradual dieback and branch loss in which the area of foliage and root system are rebalanced with each other through the aging process); with a very wide hollowing trunk relative to other trees of the same species and one or more openings to the outside exhibiting the fruiting bodies of heart rot fungi.

Physiological condition

<i>Good</i>	The tree appears to have no obvious defects.
<i>Fair</i>	The trees condition is slightly compromised and considered to be remediable.
<i>Poor</i>	The trees condition is significantly compromised and considered non-remediable. Significant defects.

Sizes:

<i>Minor</i>	A diameter of less than 25 millimetres.
<i>Moderate</i>	A diameter of between 25 to 50 millimetres.
<i>Major</i>	A diameter of greater than 50 millimetres.

- 1.9 This report does not consider any potential influence that trees may have upon load bearing soils beneath existing or proposed structures through abstraction of water by their roots (i.e. soil shrinkage and expansion and subsequent building subsidence and heave). The advice of a structural engineer should be sought with regard to appropriate foundation depths for new buildings with reference to NHBC standards Chapter 4.2 (NHBC, 2011).

2.0 Context:

- 2.1 The site is located to the west of Lower Wokingham Road in the Crowthorne area of the Wokingham Borough district as identified in Figure 01. Location Plan.

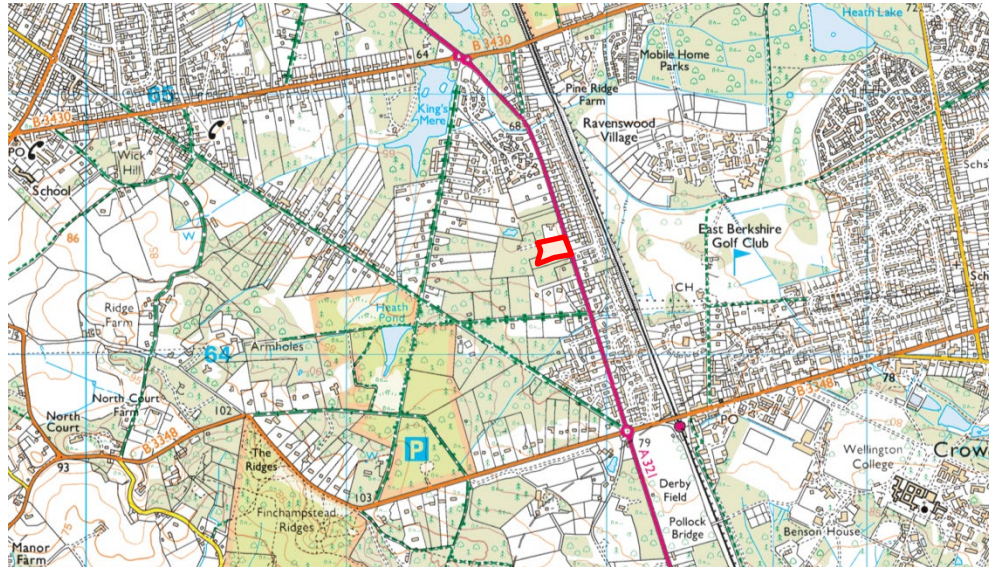


Figure 01. Location Plan

- 2.2 The area surveyed is currently occupied by a residential development including associated outbuildings and garden (refer to Figure 02. Aerial Photograph).



Figure 02. Aerial Photograph

- 2.3 The topography of the site is one that is relatively level but with a gentle slope from east to west with a high point of 70 AOD at the entrance to 67 AOD on the western boundary.

3.0 Tree Survey Summary:

- 3.1 The site is situated on an area of shallow and poor soil, which has a major influence on the species of trees present. It is not clear if the trees are part of a former naturally occurring woodland or part of a planting scheme.



Photo of the woodland adjacent to the eastern boundary and the main road

- 3.2 The existing residential property is located within the centre of the site with younger and more ornamental species set within a lawned area. The other trees form woodland blocks to the periphery of the site and are dominated by more native species, in particular Scots Pine.



Photo of the internal ornamental species

- 3.3 Due to the nature of the trees in the woodland areas and the existing density few of the trees are of an individual quality deserving of an A Category although they do have a life expectancy of potentially 40 years plus. Due to their collective effect these woodland blocks are of Moderate Quality and as such are given a category of B2



Photo of the W01 showing the lack of undergrowth and suppressed trees.

- 3.4 The more ornamental species are of less merit and are potentially shorter lived and thus are given a category of C being of lower quality.
- 3.5 To the north western corner, and western boundary of the site are two Leylandii hedges. These two are of less merit and only given a C category, being of Low Quality.



Photo of the Leylandii hedge on the northern boundary.

- 3.6 On the eastern boundary of the site, adjacent to the main road, the trees are of a more mixed variety with lime, oak, pine and sweet chestnut all being present. Two of the oak trees extend over the highway and have unbalanced crowns with extensive deadwood. As such these trees are identified for removal to reduce potential risks on the highway.



Photo of the trees overhanging/leaning over the main road.

- 3.7 There are within the woodland areas some trees that are suppressed and indeed some that have died and as part of any proposed management these should be thinned out. In the north west corner is a large willow tree that has collapsed but due to the species is continuing to survive.



Photo of collapsed willow in north west corner of the site.

- 3.8 To the south west corner is a line of old sweet chestnut trees. These are in severe decline but do offer very valuable habitats. On looking at the site there is a degree of waterlogging and changes in water table levels and it might be this that has helped cause the demise of the sweet chestnuts especially the crown dieback. These could be pollarded to try and rejuvenate them or just left as valuable habitats but due to their condition they have be given a U category.



Photo of the sweet chestnuts on the western boundary.

- 3.9 Where trees have been given greater space to mature there are two trees, both oaks, that have been given an A category being of High quality.

4.0 Tree Preservation Orders & Conservation Areas

- 4.1 On the 6th October 2022, Wokingham Borough Council created and implemented a Tree Preservation Order 1898/2022, on trees within and adjacent to the site. This order created two separate Orders, a Woodland Order that covers the sweet chestnut trees that are located just outside side of the site and an Area Order that covers all of the trees within the Site.

5.0 Protected Species

- 5.1 The Wildlife & Countryside Act 1981 forms the legislative basis for protecting Britain's flora and fauna, together with its 1985 and 1991 amendments, the subsequent variations to the schedule of orders, and strengthening amendments made within the Countryside & Rights of Way Act 2000.
- 5.2 Nesting birds are afforded statutory protection by the Wildlife & countryside Act 1981. The bird nesting season is officially from February until August with the busiest time for nesting birds from the 1st March until the 31st July according to species.
- 5.3 As such, consideration should be given to the presence of nesting birds when clipping hedges, pruning or removing trees or removing ivy or other climbing plants during the bird nesting season. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged. Hedges provide valuable nesting sites for a wide range of birds and clipping should therefore be avoided during the months of March to July.
- 5.3 In Britain all bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended) and under Schedule 2 of the Conservation (Natural Habitats) Regulations 1994 (as amended). In England, under current legislation, it is an offence to:
- Deliberately capture, injure or kill a bat;
 - Deliberately disturb in a way that would significantly affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
 - Damage or destroy a bat roost (note – this is an 'absolute' offence whereby intent or recklessness does not have to be proved).
 - Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat;
 - Intentionally or recklessly disturb at bat roost; and
 - Intentionally or recklessly obstruct access to a roost.

- 5.4 In this respect it should be noted that bats utilise tree cavities, cracks and dense ivy as roosts and trees such as G05 were noted to have such features. It is also possible that unidentified bat habitat features may be located high up in the tree crowns and all personnel subsequently carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present. If any bats roosts are identified during tree works then it is essential that the works are halted immediately and an ecologist investigate them prior to works continuing.

6.0 Felling Licences

- 6.1 The Forestry Act (1967), as amended, requires that a 'Felling Licence' is obtained for the felling of growing trees subject to certain exemptions. Felling licences are administered by the Forestry Commission and the contravention of the associated controls can incur substantial penalties. Conditions, such as replanting requirements, may be attached to a licence. When processing a licence application the Forestry Commission generally consult the local planning authority and other statutory authorities.
- 6.2 Under these controls a Felling Licence is not required to fell up to five cubic meters of timber in any calendar quarter, providing that no more than two cubic meters of said timber are sold.
- 6.3 It should, however, be noted that a Felling Licence is not needed for the felling of trees where their removal is immediately required for the purpose of carrying out a development authorised by detailed planning permission granted under the Act (1990), or for felling trees within a garden, an orchard, churchyard or a designated open space.

8.0 Tree Surgery & Removal:

- 8.1 The following trees are scheduled to be felled, or removed due to their poor condition, being dead or structurally dangerous and unsuitable for retention; T12, T14, T15, T27, and T36.
- 8.2 The preliminary tree management works and tree removal are to be carried out by an Arboricultural Association accredited tree surgeon in accordance with BS 3998: 2010 'Tree Work - Recommendations' with particular care to be taken where trees are in confined spaces or adjacent to highways.
- 8.3 Where the existing or future use of the site is considered to be at risk from the retention of large mature trees identified within the survey it is recommended that a Tree Risk Assessment and Hazard Evaluation is carried out in addition to this survey to assess the need for any further tree works.

9.0 Root Protection Area

- 9.1 In order to inform the future retention of existing trees the root protection area has been calculated for each tree in accordance with BS 5837:2012 Annex D, Table D.1 – Root Protection Area and using the two calculation methods as detailed within clause 4.6.1. The root protection areas are illustrated on the Tree Constraints Plan 20-59-02.
- 9.2 Where pre-existing site conditions (i.e the presence of retaining walls) or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area had been illustrated
- 9.3 All trees that are being retained on site should be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. These 'Construction Exclusion Zones' are to be protected by barriers and ground protection in accordance with section 6.2 of BS 5837:2012 and as specified and indicated on an approved Tree Protection Plan to be prepared by the project arboriculturalist.
- 9.4 Of particular importance on sites where there are significant level changes it should be noted that existing ground levels are to be retained within the RPA. Intrusion into soil (other than for piling) within the RPA is generally not acceptable, and topsoil within it should be retained in situ and any re-grading works or the location of retaining features should take this into account. The advice of an arborist should be sought where underground structures are present within the RPA are, or will become, redundant. In general it is preferable to leave such structures in situ, as their removal could damage adjacent tree roots.
- 9.5 Where construction operations are proposed and permitted within the Root Protection Area precautions should be taken and specified within an Arboricultural Method Statement prepared by the project arboriculturalist to maintain the condition and health of the root system in accordance with Section 7 'Demolition and construction in proximity to existing trees' of BS 5837:2012.

- 9.6 Where permanent hard surfacing within the RPA is considered unavoidable, site-specific and specialist arboricultural and construction design advice should be sought to determine whether it is achievable without significant adverse impact on trees to be retained. As a general guide new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

10.0 Above Ground Constraints

- 10.1 In addition to the condition of the tree the probable impact on proposed buildings or development of trees considered for retention should be assessed to take into account the root protection areas, shadow patterns, species characteristics, maintenance requirements and allowances for space and future tree growth.

Shading:

- 10.2 In order to assess any unreasonable obstruction of sunlight or daylight to any proposed development tree shadow patterns are also illustrated on the Tree Constraints Plan 20-59-02.

- 10.3 The survey includes species that are evergreen such as scots pine, cypress and leylandii, some have typically dense canopies such as cypress and Leylandii and further consideration should be given in respect of these shading characteristics. The ultimate height and spread of the tree (as noted below) will also affect the shading of the site in the future.

Species Characteristics:

- 10.3 Trees are living organisms and exhibit structural and seasonal characteristics that may give rise to conflicts in proximity to buildings, footpaths and hard standing areas.
- 10.4 Beech are large, slow growing and long lived deciduous trees with a spreading habit and dense canopies. With a shallow root system they are naturally susceptible to root decay and suffer from leader failure in old age due to weight and decay.
- 10.5 Silver birch are short lived trees intolerant of hard pruning. They are prone to branch failures on dense branch ends and stem and branch failures due to wood decay and weak wood. Sensitive to fungal pathogens and storm damage from snow, ice and wind.
- 10.6 *Juniper* Branch breakage due to snow/ice accumulation. Soil/root failure due to dense crown and susceptibility to root decay.
- 10.7 Lime and Sycamore are trees that are susceptible to aphids that secrete honeydew which can be damaging to surfaces and vehicles.
- 10.8 Willow are large spreading deciduous tree species that have a propensity for branch drop or failure particularly in high winds. This can result in increased maintenance requirements to surfaces and possible damage to structures located in the immediate vicinity. Pollarded Willow and Poplar species will require regular tree surgery and management.

- 10.9 Oak trees are typically a large, wide spreading and long lived tree species (over 500 years) that are important for biodiversity and provide habitats for a variety of species including Bats with veteran Oak trees being important for saproxylic insects. Oak trees are resistant to decay and often exhibit fungal fruiting bodies, crown dieback and deadwood within the canopy, typically developing hollow trunks and other veteran tree features without there being a significant effect on longevity.
- 10.10 Pine Stem and root failures due to low live crown ratios. Branch failures due to snow/ice accumulation.
- 10.11 Leyland cypress trees are evergreen trees often planted as hedges to the boundaries of gardens due to their fast growth rate. With an ultimate height of up to 35 metres they require annual maintenance to maintain the hedge at an appropriate height and scale. The trees are high water demand and can affect building foundations and suppress other trees and vegetation from growing in close proximity.
- 10.12 Yew leaves and seeds are toxic and can cause fatal poisoning to livestock and although fatal poisoning in humans is very rare careful consideration should be given to the use of surrounding land.
- 10.13 The following trees species are identified within the NHBC Standards Chapter 4.2 as of high water demand and therefore impacting significantly on foundation design on high shrinkability soils; Cypress, Elm, Eucalyptus Hawthorn, Oak, Poplar and Willow.

Ultimate Height and Spread:

- 10.14 Where surveyed trees are classified as young to semi mature their future growth in terms of predicted height and canopy spread at maturity (refer to Appendix B) should be considered to prevent direct potential damage to structures or buildings, minimise future pressure for removal and increase the effect of shading as described above.

Appendix A: Scientific Names

<i>Common names:</i>	<i>Scientific Name</i>
Common alder	<i>Alnus glutinosa</i>
Crab apple	<i>Malus sylvestris</i>
Common ash	<i>Fraxinus excelsior</i>
False acacia	<i>Robinia pseudacacia</i>
Silver birch	<i>Betula pendula</i>
Downy birch	<i>Betula pubescens</i>
Common beech	<i>Fagus sylvatica</i>
Wild cherry	<i>Prunus avium</i>
Bird cherry	<i>Prunus padus</i>
Cherry plum	<i>Prunus cerasifera</i>
Horse chestnut	<i>Aesculus hippocastanum</i>
Sweet chestnut	<i>Castanea sativa</i>
Cypress	<i>Chamaecyparis cultivar</i>
Leyland cypress	<i>Cupressus x leylandii</i>
Lawson cypress	<i>Chamaecyparis lawsoniana</i>
Douglas fir	<i>Pseudotsuga menziesii</i>
Common hawthorn	<i>Crataegus monogyna</i>
Common hornbeam	<i>Carpinus betulus</i>
Holly	<i>Ilex aquifolium</i>
Laburnum	<i>Laburnum anagyroides</i>
Small leaved lime	<i>Tilia cordata</i>
Common lime	<i>Tilia x europaea</i>
Large leaved lime	<i>Tilia platyphyllos</i>
European larch	<i>Larix decidua</i>
Field maple	<i>Acer campestre</i>
Norway maple	<i>Acer platanoides</i>
Sycamore	<i>Acer pseudoplatanus</i>
Common oak	<i>Quercus robur</i>
Sessile oak	<i>Quercus petraea</i>
Holm oak	<i>Quercus ilex</i>
Pear	<i>Pyrus communis</i>
Scots pine	<i>Pinus sylvestris</i>
Aspen poplar	<i>Populus tremula</i>
Lombardy poplar	<i>Populus italica</i>
Hybrid black poplar	<i>Populus x canadensis</i>
London plane	<i>Platanus x hispanica</i>
Norway spruce	<i>Picea abies</i>
Rowan	<i>Sorbus aucuparia</i>
Whitebeam	<i>Sorbus aria</i>
Wild service tree	<i>Sorbus torminalis</i>
Crack willow	<i>Salix fragilis</i>
Goat willow	<i>Salix caprea</i>
White willow	<i>Salix alba</i>
Weeping willow	<i>Salix babylonica</i>
Yew	<i>Taxus baccata</i>

Appendix B: Predicted Tree Height & Canopy Spread

<i>Common name</i>	<i>Height (m)</i>	<i>Canopy Spread (m)</i>
Common alder	25	10
Crab apple	9	7
Common ash	30	20
False acacia	25	15
Silver birch	25	10
Downy birch	20	10
Common beech	25	15
Wild cherry	20	10
Bird cherry	15	10
Cherry plum	10	10
Horse chestnut	25	20
Sweet chestnut	30	15
Cypress	15-40	2-5
Leyland cypress	35	5
Lawson cypress	15-40	2-5
Douglas fir	25-50	6-10
Common hawthorn	10	8
Common hornbeam	25	20
Holly	25	8
Laburnum	8	8
Small leaved lime	25	15
Common lime	35	15
Large leaved lime	30	20
European larch	30	4-6
Field maple	10	8
Norway maple	25	15
Sycamore	30	25
Common oak	35	25
Sessile oak	30	25
Holm oak	25	20
Pear	15	10
Scots pine	15-30	6-9
Aspen poplar	20	10
Lombardy poplar	30	5
Hybrid black poplar	35	20
London plane	30	20
Norway spruce	20-40	6
Rowan	15	7
Whitebeam	10-25	10
Wild service tree	20	12
Crack willow	15	15
Goat willow	10	8
White willow	25	10
Weeping willow	12	12
Yew	10-20	8-10

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
TREES UNSUITABLE FOR RETENTION				
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 U category trees (i.e. 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. <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
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)	LIGHT GREEN
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	MID 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.	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	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	GREY

Appendix D: Root Protection Area

Single stem diameter <i>mm</i>	Radius of nominal circle <i>m</i>	Root Protection Area (RPA) <i>m²</i>
75	0.90	3
100	1.20	5
125	1.50	7
150	1.80	10
175	2.10	14
200	2.40	18
225	2.70	23
250	3.00	28
275	3.30	34
300	3.60	41
325	3.90	48
350	4.20	55
375	4.50	64
400	4.80	72
425	5.10	81
450	5.40	92
475	5.70	102
500	6.00	113
525	6.30	124
550	6.60	137
575	6.90	150
600	7.20	163
625	7.50	177
650	7.80	191
675	8.10	206
700	8.40	222
725	8.70	238
750	9.00	255
775	9.30	272
800	9.60	290
825	9.90	308
850	10.20	327
875	10.50	346
900	10.80	366
925	11.10	387
950	11.40	408
975	11.70	430
1000	12.00	452
1025	12.30	475
1050	12.60	499
1075	12.90	519
1100	13.20	547
1125	13.50	573
1150	13.80	598
1175	14.10	625
1200	14.40	652
1225	14.70	679
1250	15.00	707

Appendix E: Technical Definitions

Access Facilitation Pruning:	One off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Impact Assessment	An evaluation of the direct and indirect effects of the proposed design on the trees identified within the Tree Survey, where necessary recommending mitigation or amendments to the design.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained.
Construction Exclusion Zone	An area based on the root protection area from which access is prohibited for the duration of a project
Root Protection Area (RPA)	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is considered a priority
Tree Protection Plan	A scale drawing informed by descriptive text where necessary, based upon finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

Disclaimer:

This report is issued to the client for their sole use and for the intended purpose as stated in the agreement between the client and Bea Landscape Design Limited under which this work was completed, or else as set out within this report. This report may not be relied upon by any other party without the express written agreement of Bea Landscape Design Limited. The use of this report by unauthorised third parties is at their own risk and Bea Landscape Design accepts no duty of care to any such third party.

Bea Landscape Design has exercised due care in preparing this report. It has not, unless specifically stated, independently verified information provided by others. No other warranty, express or implied, is made in relation to the content of this report and Bea Landscape Design assumes no liability for any loss resulting from errors, omissions or misrepresentation made by others.

Any recommendation, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that Bea Landscape Design performed the work. The content of this report has been provided in accordance with the provisions of the BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Nothing in this report constitutes legal opinion. If legal opinion is required the advice of a qualified legal professional should be secured. Observations relating to ecology and the condition of built structures have been made from an arboricultural point of view and, unless stated otherwise, do not constitute structural or ecological advice.

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T01	Oak	20	70	7	10	8	8	4	Over mature	Fair	Restricted root environment. Moderate pruning wounds. Moderate deadwood snags. Moderate branch socket cavity. Random past pruning / surgery. Decay entry points present.	Suspended or broken limb. Remove/reduce by deadwood.	40+	B1	2
T02	Scots pine	25	480	3	3	3	3	15	Over mature	Poor	Restricted root environment. Moderate pruning woundfs. Moderate deadwood snags. Crown dieback. Supressed Crown.	No works required	20+	C2	104
T03	Picea	15	300	3	3	3	3	5	Mature	Fair	Restricted root environment. Moderate pruning wounds. Minor deadwood snags. Moderate bark wound. Supressed Crown.	No works required	20+	B2	41
T06	Picea	20	290 300	4	3	3	4	5	Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Twin stemmed. Codominant stems @ 0.5 m. Random past pruning / surgery.	No works required	20+	C2	0

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T08	Scots pine	23	490	2	3	6	3	8	Over mature	Poor	Minor pruning wounds. Moderate deadwood snags. Moderate bark wound. Minor branch socket cavity. Ivy or climbing plant. Suppressed Crown. Unable to fully examine due to Ivy.	Sever Ivy.	20+	C2	109
T09	Scots pine	25	700	6	4	3	6	10	Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Ivy or climbing plant.	No works required	20+	B2	222
T10	Scots pine	28	700	3	3	3	3	15	Over mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Crown dieback.	No works required	20+	C2	222
T11	Oak	15	290	10	2	2	2	5	Mature	Poor	Minor pruning wounds. Minor deadwood snags. Major bark wound. Moderate branch socket cavity. Unbalanced / suppressed Crown. Bark crack/split. Trunk defect present / suspected. Basal decay/basal sweep. Decay entry points present. Eccentric growth.	Remove/reduce by deadwood. Reshape and rebalance as feasible.	20+	C2	38

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T12	Oak	15		4	6	0	0	5	Over mature	Poor	Restricted root environment. Ivy or climbing plant. Eccentric growth. Trunk lean. Unbalanced/supressed Crown. Overhanging main road. Unable to fully examine due to Ivy.	Remove to ground level.	10+	U	0
T13	Sweet chestnut	15	230	6	3	2	3	10	Mature	Poor	Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Eccentric growth. Trunk lean. Unbalanced/supressed Crown.	Remove to ground level.	10+	U	24
T14	Scots pine	25	500	3	3	3	2	15	Over mature	Poor	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Ivy or climbing plant. Crown dieback. Unable to fully examine due to Ivy.	Remove to ground level.	10+	U	113
T15	Oak	20	430	6	6	6	6	10	Mature	Poor	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Ivy or climbing plant. Codominant stems @ 3m. Unable to fully examine due to Ivy.	Remove to ground level. Remove/reduce by deadwood.	20+	C2	84

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T16	Oak	30	500	8	9	6	6	7	Mature	Fair	Minor pruning wounds. Minor deadwood snags.	No works required.	40+	B2	113
T17	Oak	10	210	4	4	2	4	3	Semi mature	Fair	Unbalanced/supressed Crown.	No works required.	40+	C2	20
T18	Scots pine	25	500	3	3	3	3		Over mature	Fair	Ivy or climbing plant. Unable to fully examine due to Ivy.	Sever Ivy or climbing plants.	40+	B2	113
T19	Scots pine	25	500	3	3	3	3	10	Over mature	Fair	Ivy or climbing plant. Unable to fully examine due to Ivy.	Sever Ivy or climbing plants.	40+	B2	113
T20	Scots pine	8									DEAD				0
T21	Scots pine	25	410	4	3	6	3	10		Fair	Ivy or climbing plant. Unable to fully examine due to Ivy.	Sever Ivy or climbing plants.	40+	B2	76
T22	Scots pine	28	600	6	6	6	0	10	Mature	Fair	Ivy or climbing plant. Unable to fully examine due to Ivy.	Sever Ivy or climbing plants.	40+	B2	163
T23	Scots pine	25	500	4	4	4	4	10	Mature	Fair	Ivy or climbing plant. Unable to fully examine due to Ivy.	Sever Ivy or climbing plants.	40+	B2	113
T24	Scots pine	12	260	3	3	3	6	4	Over mature	Poor	Ivy or climbing plant. Unable to fully examine due to Ivy. Eccentric growth. Unbalanced/supressed Crown.	Remove to ground level.	10+	U	31
T25	Scots pine	30	500	4	6	6	4	15	Mature	Fair	Minor pruning wounds. Minor deadwood snags.	No works required	40+	B2	113
T26	Scots pine	30	500	6	6	6	4	10	Mature	Fair	Minor pruning wounds. Minor deadwood snags.	No works required	40+	B2	113
T32	Sweet chestnut	15	240	5	3	3	5	4	Semi mature	Fair	Minor deadwood snags. Unbalanced/supressed Crown.	No works required.	20+	C2	26
T33	Cherry	6	370	4	4	4	4	1.5	Over mature	Fair	Codominant stems@ 2m.	No works required.	10+	C3	62

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T34	Scots pine	14	300	4	4	4	4	4	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Eccentric growth. Compression fork. Codominant stems @ 2m.	No works required.	40+	C2	41
G01	Picea (3)	15	400	4	4	4	4	2	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Typical for species.	No works required.	20+	C2	72
G02	Leylandi / Cypress / Juniper / Japanese cedar		200	3	3	3	3	0	Over mature	Poor	Overgrown ornamental plant bed.	Remove to ground level.	<10	U	18
T35	Oak	8	180	4	6	4	3	3	Semi mature	Fair	Corrected/trunk lean. Unbalanced/supressed Crown.	No works required.	40+	C2	15
G03	Leylandi (10)	8	200	2	2	2	2	1	Mature	Fair	Typical for species.	No works required.	20+	C2	18
T36	Weeping willow		500	0	8	12	0	0	Over mature	Poor	Moderate deadwood snags. Major bark wound. Major branch socket cavity.	Remove to ground level.	<10	U	113
G04	Leylandi	12	300	2	2	2	2	0			Typical for species.	Keep height at required level to maintain screen.	20+	C2	41
T37	Weeping willow	6	350	7	7	7	3	1	Over mature	Fair	Moderate deadwood snags.	No works required.	10+	C2	55
T38	Scots pine	21	650	5	5	6	5	10	Good		Minor pruning wounds. Minor deadwood snags.	No works required.	40+	B2	191
T39	Leylandi	15	500	2	2	2	2	0	Mature	Fair	Codominant stems @ 1m. Typical for species.	No works required.	20+	C2	113

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T40	Oak	10	200 70	4	4	4	4	2	Semi mature	Fair	Twin stemmed. Eccentric growth. Codominant stems. Unbalanced/supressed Crown.	No works required.	40+	C2	#####
T41	Birch	15	400	3	3	3	3	3	Over mature		Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Corrected/trunk lean. Codominant stems @ 3m.	No works required.	10+	C2	72
G05	Sweet chestnut (5)	7	800	6	6	6	6	2	Vet / Anct	Poor	Major pruning wounds. Major deadwood snags. Major bark wound. Major branch socket cavity. Corrected/trunk lean. Crown dieback. Bark crack. Unbalanced / supressed Crown. Trunk defect present / suspected. Basal decay / basal sweep. Topped / storm damage. Decay entry points present. Internal decay present / suspected.	Reshape and rebalance as feasible. Retain for biodiversity.	<10	U	290
T42	Oak	24	530	8	8	8	8		Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Codominant stems @ 8m.	No works required.	40+	B2	127

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T43	Scots pine	30	700	8	8	8	8	15	Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	222
T44	Sycamore	25	250 200	6	4	4	4	10	Semi mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Twin stemmed. Codominant stems. Supressed Crown,	No works required.	20+	C2	#####
G06	Cypress (6)		400	3	3	3	3	4	Mature	Fair	Massive ant hill at base.	No works required.	20+	C2	72
T45	Oak	22	820	7	7	7	7	4	Over mature	Fair	Moderate pruning wounds. Moderate deadwood snags. Moderate branch socket cavity. Codominant stems @ 5m.	No works required.	40+	B2	304
T46	Abies	14	800	3	3	3	3	3	Mature	Poor	Major pruning wounds. Minor deadwood snags. Major bark wound. Random past pruning / surgery. Topped @ 14m. Decay entry points present.		10+	U	290
T47	Oak	20	600	7	2	4	7	4	Over mature	Fair	Major pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity. Unbalanced / supressed Crown.	No works required.	40+	B2	163

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T48	Oak	25	800	9	3	9	9	4	Over mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	290
T49	Abies	18	280	2	2	2	2	1	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Typical for species.	No works required.	20+	C2	35
T50	Oak	22	750	10	10	10	10	4	Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	A2	254
T52	Scots pine	30	500	6	6	6	6	15	Mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	113
T53	Scots pine	30	500	6	6	6	6	15	Mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	113
T54	Scots pine	30	500	6	6	6	6	15	Mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	113
T55	Scots pine	30	500	6	6	6	6	15	Mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	113

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T56	Scots pine	30	500	6	6	6	6	15	Mature	Fair	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Minor branch socket cavity.	No works required.	40+	B2	113
T57	Sycamore	20	300	8	6	2	6	8	Mature	Fair	Unbalanced/supressed Crown.	No works required.	20+	C2	41
T58	Abies	25	350	2	2	2	2	3	Over mature	Poor	Minor pruning wounds. Moderate deadwood snags. Minor branch socket cavity. Crown dieback. Very weak Crown.	No works required.	20+	C2	55
T59	Abies	25	300	3	3	3	3	4	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Ivy or climbing plant.	Sever Ivy or climbing plants.	20+	C2	41
T60	Robinia	18	250	6	4	3	5	5	Semi mature	Fair	Minor deadwood snags. Corrected/trunk lean. Unbalanced/supressed Crown.	No works required.	20+	C2	28
T61	Scots pine	2	700	6	6	6	6	8	Over mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor branch socket cavity.	No works required.	40+	B2	222
T62	Scots pine	28	500 300	6	6	6	6	10	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Codominant stems. Unbalanced / supressed Crown.	No works required.	40+	B2	#####

Tree Survey in accordance with BS5837:2012

Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T63	Scots pine	28	500 300	6	6	6	6	10	Mature	Fair	Minor deadwood snags. Minor branch socket cavity. Codominant stems. Unbalanced / supressed Crown.	No works required.	40+	B2	#####
T64	Scots pine	28	600	6	6	6	6	15	Mature	Fair	Minior pruning wounds. Minor deadwood snags.	No works required.	40+	B2	163
T65	Sweet chestnut	18	280	5	5	5	5	7	Semi mature	Fair	Minor deadwood snags. Supressed Crown.	No works required.	20+	C2	35
G07	Cypress (6)	18	400	3	3	3	3	1	Mature	Fair	Unbalanced/supressed Crown.	No works required.	20+	C2	72
T66	Oak	23	600	8	8	8	8	5	Mature	Fair	Moderate pruning wounds. Minor deadwood snags. Minor bark wound. Minor/mod branch socket cavity. Unbalanced / supressed Crown.	No works required.	40+	B2	163
T67	Oak	12	350	6	8	0	0	3	Mature	Poor	Minor pruning wounds. Moderate deadwood snags. Minior bark wound. Corrected / trunk lean. Unbalanced / supressed Crown.	No works required.	20+	C2	55
T68	Oak	25	700	9	9	9	9	6	Mature		Minor pruning wounds. Moderate deadwood snags. Codominant stems @ 5m.	No works required.	40+	A2	222

Tree Survey in accordance with BS5837:2012

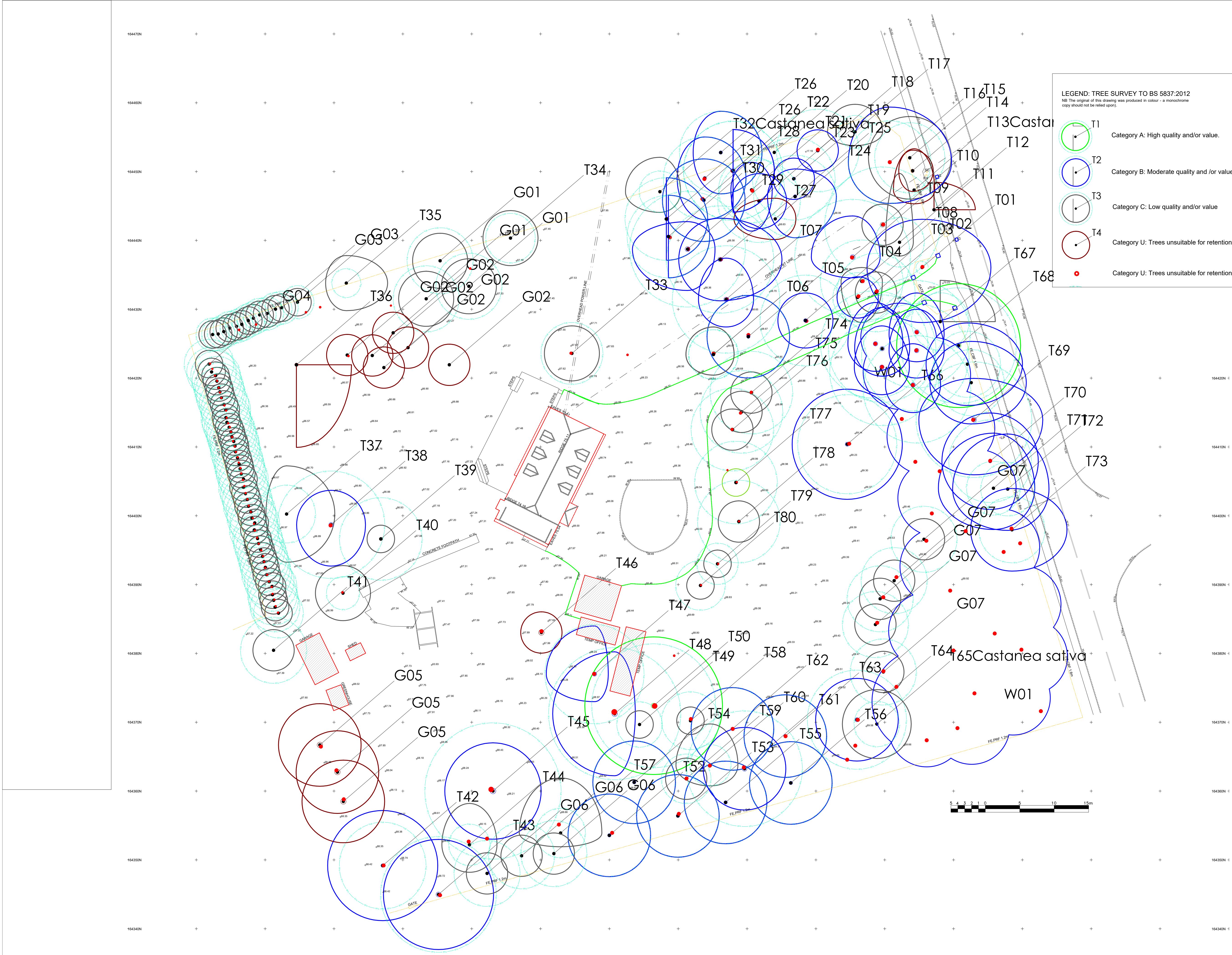
Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T69	Oak	25	700	6	10	8	8	6	Over mature	Fair	Moderate pruning wounds. Major deadwood snags. Moderate bark wound. Moderate branch socket cavity. Overhanging main road.	Remove/reduce by deadwood. Reduce overhanging branches.	40+	B2	222
T70	Oak	25	500	7	7	7	7	8	Over mature	Fair	Minor pruning wounds. Moderate deadwood snags. Moderate bark wound. Moderate branch socket cavity. Overhanging road.	Remove/reduce by deadwood. Reshape and rebalance as feasible. Reduce overhanging branches.	40+	B2	113
T71	Lime	18	280 320	8	6	6	8	3	Mature	Fair	Minor deadwood snags. Minor bark wound. Corrected / trunk lean. Overhanging main road.	Remove/reduce by deadwood. Reshape and rebalance as feasible. Reduce overhanging branches.	40+	B2	#####
T72	Lime	18	280 320	8	6	6	8	3	Mature	Fair	Minor deadwood snags. Minor bark wound. Corrected / trunk lean. Overhanging main road.	Remove/reduce by deadwood. Reshape and rebalance as feasible. Reduce overhanging branches.	40+	B2	#####
T73	Oak	28	400	6	8	6	6	10	Mature	Fair	Minor pruning wounds. Minor deadwood snags. Minor bark wound. Minor branch socket cavity. Overhanging main road.	Remove/reduce by deadwood. Reshape and rebalance as feasible. Reduce overhanging branches.	40+	B2	72
T74	Cypress	15	500	3	3	3	3	0	Mature	Fair	Typical for species.	No works required.	20+	C2	113
T75	Picea	15	500	3	3	3	3	2	Mature	Fair	Minor deadwood snags. Minor branch socket cavity.	No works required.	20+	C2	113

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Tree / Group Number	Common Name	Height (m)	Stem(s) Diameter (mm)	Branch Spread (m)				Canopy Height (m) / First Significant Branch	Life Stage	Physiological Condition	Structural Condition	Preliminary Management Recommendations	Remaining Contribution (years)	Category Grading	Root Protection Area (m2)
				N	E	S	W								
T76	Cypress	15	500	3	3	3	3	0	Mature	Fair	Typical for species.	No works required.	20+	C2	113
T77	Cypress	12	500 400	22	2	2	2	0	Mature		Codominant stems @ 6m. Typical for species.	No works required.	20+	C2	#####
T78	Cypress	15	500	3	3	3	3		Mature	Fair	Typical for species.	No works required.	20+	C2	113
T79	Larch	12	250	2	2	2	2	7	Mature	Fair	Minor deadwood snags. Minor branch socket cavity.	No works required.	20+	C2	28
T80	Cypress	12	300	2	2	2	2	0	Mature	Fair	Typical for species.	No works required.	20+	C2	41
W01	Pine, Oak, Holly, Hawthorn, Sweet Chestnut, Beech, Lime	15-30	150-700	6	6	6	6	3	Mature	Fair	This is a mixed woodland that has not been thinned. Canopy is dominated by scots pine with very little understorey.	Selective thinning would help in prolonging longevity of certain trees allowing for future growth.	40+	B2	#####



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Refer any query to office of origination.

rev	date:	amendments:	alt:
A	23.07.2021	On site check of T68 and trees along the existing driveway	TGW
B	26.07.2021	Updated topo added	TGW
C	18.08.2021	Updated due to revisit	TGW
D	21.09.2021	Updated topo information	TGW

cdm 2015; designers residual risk information

In addition to the risks & hazards normally associated with the type of work detailed on this drawing the following residual risks should be noted:

Construction:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

Maintenance:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

It is assumed that works will be carried out by competent contractor working, where appropriate to an approved method statement.

client:

RE Projects Development

project:

Oak Dale, Crowthorne

title:

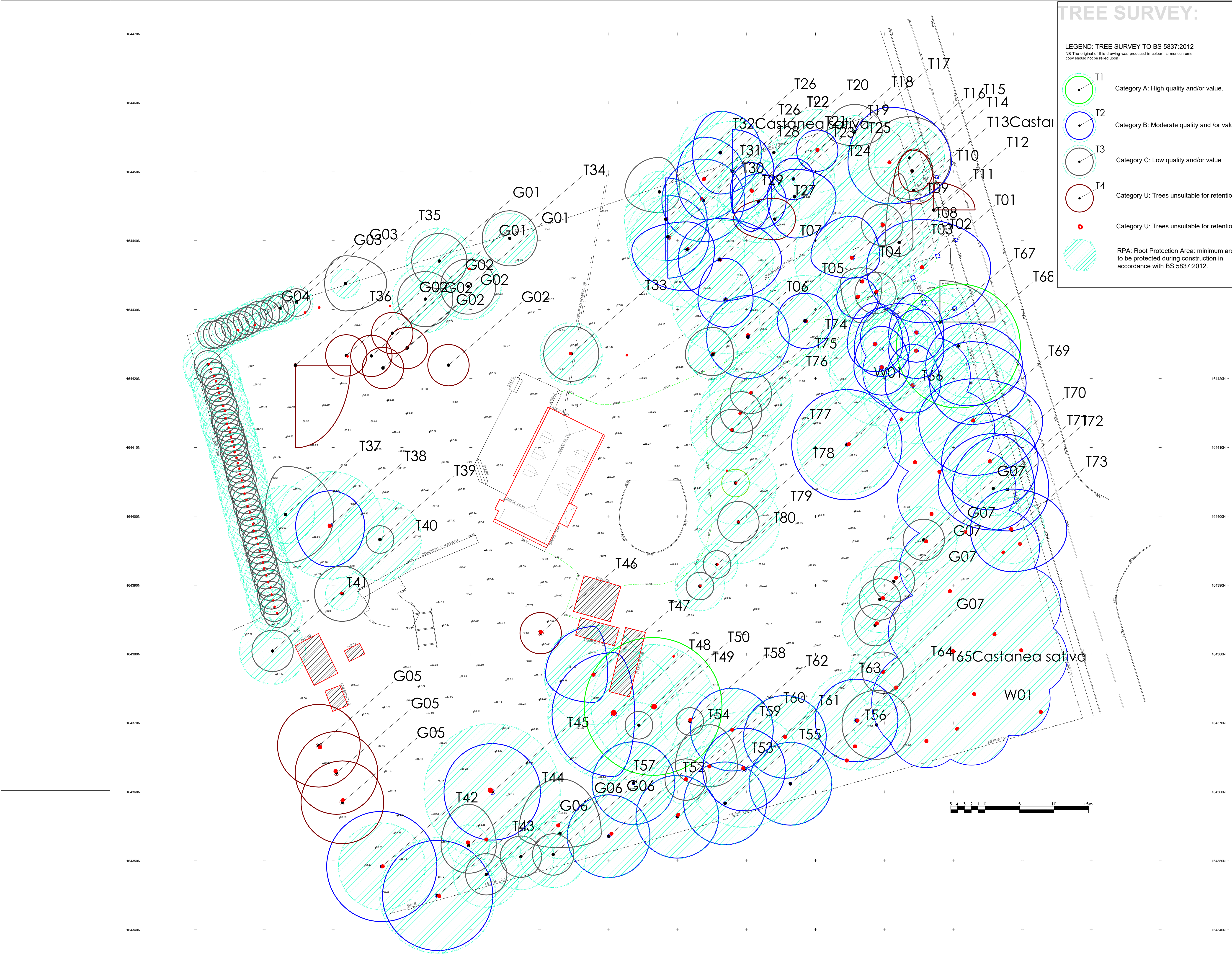
Tree Survey to BS 5837 :2012

status:

Planning

date:	drawn:	number:
08/2020	TGW	20-59-01
scale@A1:	checked:	revision:
1:250	(-)	D

Bea Landscape Design Ltd
132A 'The Westlands', Compton Road,
Wolverhampton, WV3 9QB
T: 01902 424 950 / 01902 425 001
E: info@bealandscape.co.uk
W: www.bealandscape.co.uk



TREE SURVEY:

LEGEND: TREE SURVEY TO BS 5837:2012
NB The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

- T1 Category A: High quality and/or value.
- T2 Category B: Moderate quality and /or value
- T3 Category C: Low quality and/or value
- T4 Category U: Trees unsuitable for retention
- Category U: Trees unsuitable for retention
- RPA: Root Protection Area: minimum area to be protected during construction in accordance with BS 5837:2012.

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Refer any query to office of origination.

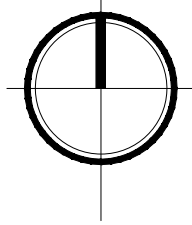
rev	date:	amendments:	alt:
/			

cdm 2015: designers residual risk information
In addition to the risks & hazards normally associated with the type of work detailed on this drawing the following residual risks should be noted:

Construction:
Standard Soft Landscape Works Only. No Additional Identifiable Risks.

Maintenance:
Standard Soft Landscape Works Only. No Additional Identifiable Risks.

It is assumed that works will be carried out by competent contractor working, where appropriate to an approved method statement.



client:
RE Projects Development

project:
Oak Dale, Crowthorne

title: Tree Constraints (Root Protection Areas) to BS 5837:2012

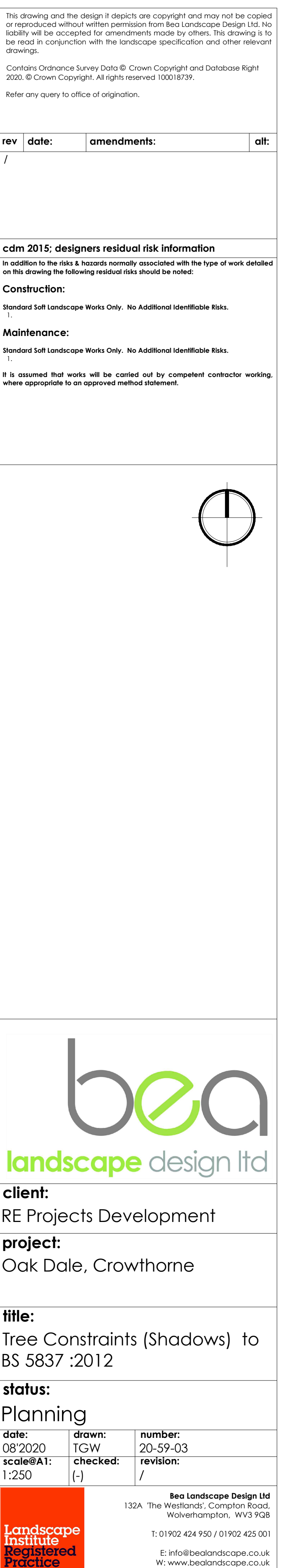
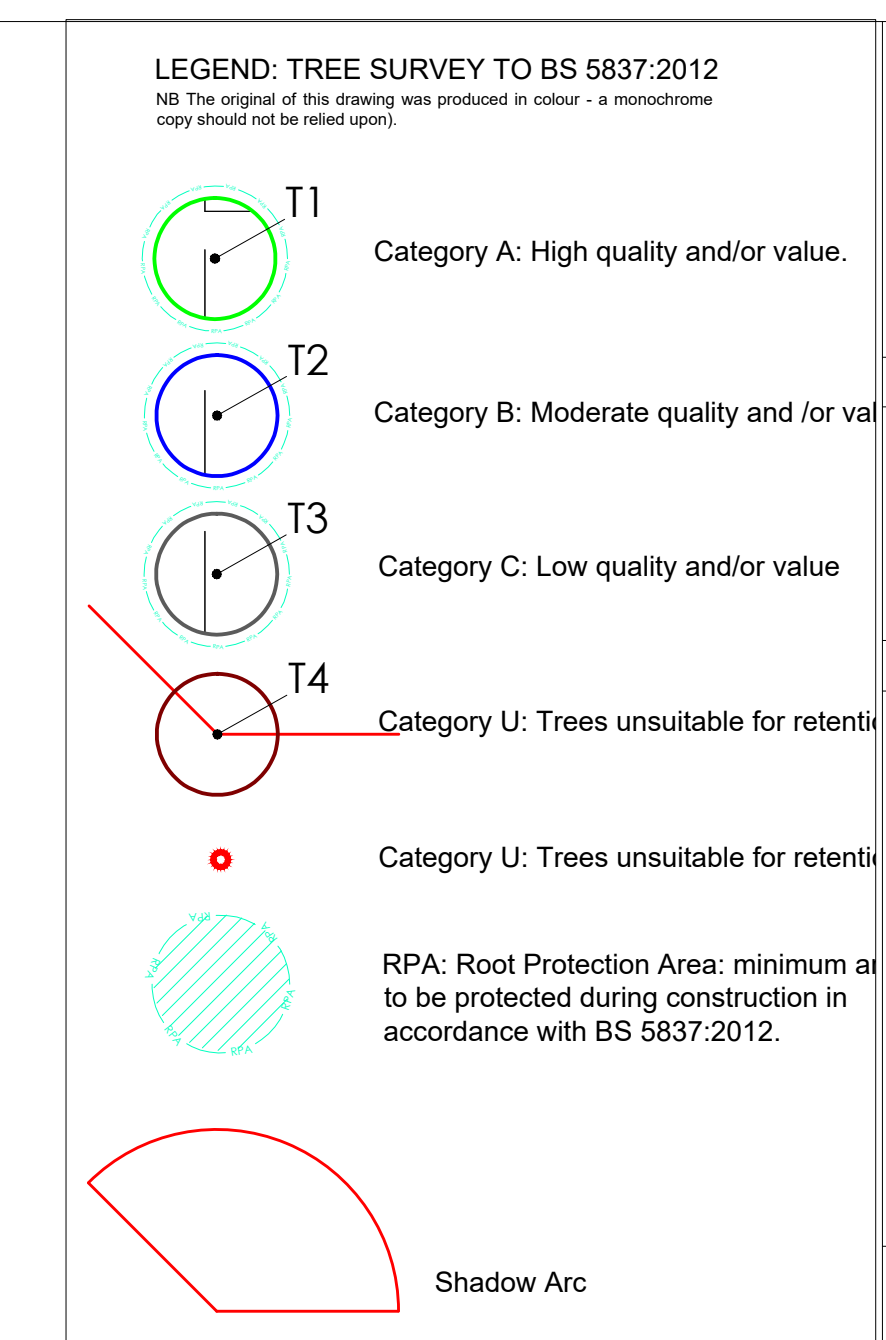
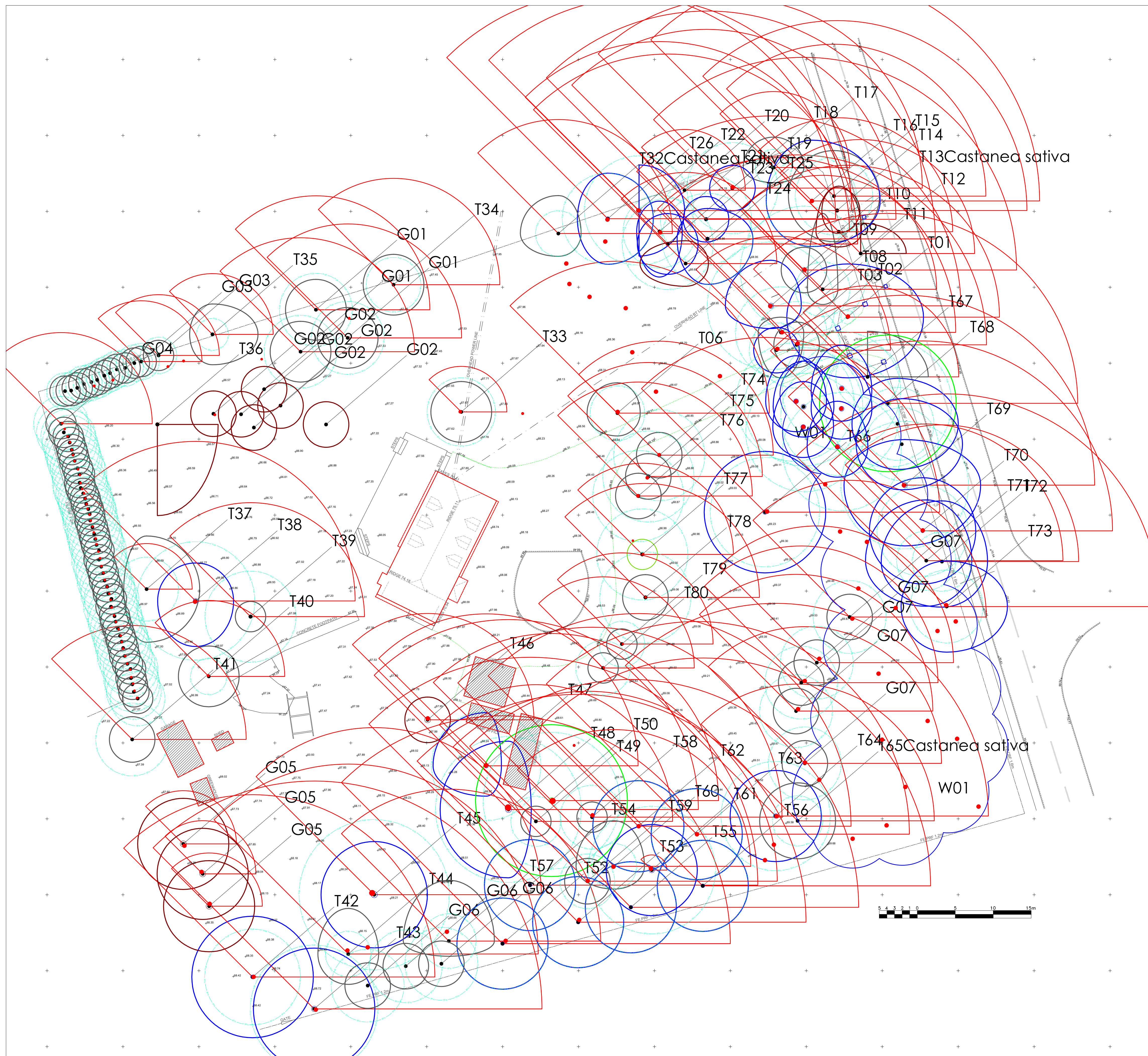
status:
Planning

date:	drawn:	number:
08/2020	TGW	20-59-02

scale@A1:	checked:	revision:
1:250	(-)	/

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T: 01902 424 950 / 01902 425 001
E: info@bealandscape.co.uk
W: www.bealandscape.co.uk

Landscape Institute Registered Practice



Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 6th October 2022
My ref.: CR/TPO/1898/2022



WOKINGHAM
BOROUGH COUNCIL

Owner/Occupier
OAK DALE,
LOWER WOKINGHAM ROAD,
CROWTHORNE,
RG45 6BX

Place and Growth
Development Management Team
P.O. Box 157

Shute End, Wokingham

Berkshire RG40 1WR

Tel: (118) 974 6000

Dear Sir

TREE PRESERVATION ORDER 1898/2022

Trees at Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX

The Tree Preservation Order is a legal document, which takes away your rights to deal with protected trees on or overhanging property. Works to any tree, including pruning to branches or roots, can only be carried out with prior written permission from the Council (certain exemptions apply).

- Please look at the schedule and the map to identify the protected trees.
- Please read the Formal Notice which gives you the reasons why the order was placed, and tells you how to make comments or objections to it.
- The first page of the Requisition for Information is for your records: please fill in the second page indicating your interest in the land affected by the Order, i.e., whether you are the owner, or a neighbour and return it within 14 days, either by post or scanned to the email above. If you are aware of anyone else owning or having an interest in the land, I should be grateful for their name and address so that a copy of the Order may be sent to them.
- Some explanatory guidance on tree preservation orders is given in Protected Trees: A Guide to Tree Preservation Orders, produced by the Department for Communities and Local Government. Available on line at www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas. Please contact WBC if you would like a paper copy.

If you have any questions, comments or objections please contact the Tree and Landscape Officer via development.control@wokingham.gov.uk or write to the above address, please reference the TPO number.

Yours sincerely

Chris Hannington
Tree and Landscape Team Manager



Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Public Information that can be seen and used by everyone inside and outside the Council.

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

FORMAL NOTICE OF THE MAKING OF TREE PRESERVATION ORDER 1898/2022

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

**THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF FINCHAMPSTEAD)**

TREE PRESERVATION ORDER NO. 1898/2022

This is a **FORMAL NOTICE** to let you know that on **6th October 2022** the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms it prohibits anyone from cutting down, topping, lopping or uprooting any of the trees described in the Schedule attached to the Order and shown on the map, without the Council's consent.

Some explanatory guidance on tree preservation orders is given in Tree Preservation Orders and trees in conservation areas, available on www.gov.uk.

WOKINGHAM BOROUGH COUNCIL (PARISH OF FINCHAMPSTEAD) TREE PRESERVATION ORDER 1898/2022

Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX

Wokingham Borough Council made Tree Preservation Order (TPO) 1898/2022 on trees of all species in an area and a woodland demarcation in response to a reported change of use of the land which would negatively impact the trees. The impact on trees from such an extensive change of use in this area of High Landscape Quality (WBC Landscape Character Assessment) is considered by the Council to be harmful to the amenity. The potential harm contributes to the expediency for a TPO.

Tree Preservation Order 1898/2022 can be used to ensure the trees are protected. As the trees are located in Countryside that infers increased amenity. The trees feature as part of a sylvan forefront and backdrop along local and arterial roads. They contribute ecologically and visually and have existing and potential future cultural value as part of the location's green infrastructure and so contribute to the Council's climate change agenda.

There are specific public views of the trees variously from the Green Route of Lower Wokingham Road and Bramley Grove.

Serving this TPO will ensure that the trees are adequately considered and incorporated into any future planning proposals or changes of land use. This TPO can also be used to ensure that only appropriate work is undertaken to a protected tree for the duration of the TPO, so that the tree can only be removed following written consent of the Borough Council. It will also enable the Council to ensure that appropriate replacement planting is undertaken when a protected tree is removed. In this way significant trees can be protected and retained to make a positive long-term contribution to mature tree cover in the area.

The making of this TPO is in accordance with the NPPF guidance points 131, and 174, Wokingham Borough MDD /Local Plan Policy CC03: Green Infrastructure (Trees and Landscaping) Wokingham Borough Core Strategy Development Plan Document policy CP11: Proposals outside Development Limits (including countryside) which show a commitment to retain and enhance trees as part of the Borough's green infrastructure.

The Order takes effect, on a provisional basis, on **6th October 2022**. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first.

The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please make sure we receive them in writing by **4th November 2022**. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made. The Council will write to you again when that decision has been made.

Dated: 6th October 2022

Signed.....

Chris Harrington

.....

Development Management & Regulatory Services,
Trees and Landscape
Wokingham Borough Council Offices,
PO Box 157, Shute End
Wokingham, RG40 1WR

**COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

Objections and representations

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph

(1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

INFORMATIVE:

For more information on the Tree Preservation Order Legislation including a copy of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 go to the Communities and Local Government Website www.communities.gov.uk and search under Tree Preservation Order.

REQUISITION FOR INFORMATION

6th October 2022

FROM

Wokingham Borough Council
Development Management Team
Trees and Landscape
P.O. Box 157, Shute End
WOKINGHAM
RG40 1WR
TandL_specialist@wokingham.gov.uk

TO

Owner/Occupier
OAK DALE,
LOWER WOKINGHAM ROAD,
CROWTHORNE,
RG45 6BX

Trees at Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX

Tree Preservation Order Number: **1898/2022**

In accordance with the provisions of Section 16 of the Local Government (Miscellaneous Provisions) Act 1976, the Council hereby requires you to state in writing:-

- 1) The nature of your interest in the above land or premises;
- 2) The name and address of any other person, known to you as having an interest in the land or premises, as freeholder, mortgagee, lessee or who receives rent for the land.

This information is required for the Council to perform its function as the Local Planning Authority, conferred on it by the Town and Country Planning Act 1990.

NOTE

Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 provides as follows:-

- 1) Where, with a view to performing a function conferred on a local authority by any enactment, the authority considers that it ought to have information connected with any land, the authority may serve on one or more of the following persons, namely
 - a) the occupier of the land; and
 - b) any person who has an interest in the land either as freeholder, mortgagee or lessee or who directly or indirectly receives rent for the land; and
 - c) any person who, in pursuance of an agreement between himself and a person interested in the land, is authorised to manage the land or to arrange for the letting of it, a notice specifying the land and the function and the enactment which confers the function and requiring the recipient of the notice to furnish to the authority, within a period specified in the notice (which shall not be less than fourteen days beginning with the day on which the notice is served), the nature of his interest in the land and the name and address of each person whom the recipient of the notice believes is the occupier of the land and of each person whom he believes is, as respects the land, such a person as is mentioned in the provisions of paragraphs b and c of this subsection.
- 2) A person who -
 - a) fails to comply with the requirements of a notice served on him in pursuance of the preceding subsection; or
 - b) in furnishing any information in compliance with such a notice makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular, shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 5 on the Standard Scale of fines (currently £5,000) subject to alteration by Order.

Dated: **6th October 2022**

Signed.....

Chris Hannington

Chris Hannington
Tree and Landscape Team Manager

This Sheet must be returned to the Wokingham Borough Council within 14 days from the date of service of the notice. The other sheet is for your records.

TO

Wokingham Borough Council
Development Management
Trees and Landscape
P.O. Box 157, Shute End
WOKINGHAM
Berkshire. RG40 1WR
TandL_specialist@wokingham.gov.uk

FROM

Owner/Occupier
OAK DALE,
LOWER WOKINGHAM ROAD,
CROWTHORNE,
RG45 6BX

Return of information required to be given under s.16 of the Local Government (Miscellaneous Provisions) Act 1976.

In reply to notice dated **6th October 2022**, I hereby declare that the following information is correct to the best of my knowledge and belief.

Signed.....

Tree Preservation Order Number **1898/2022**

Trees at Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX

My interest in the land is as (ie. Neighbour)	
Name (in full) and address of occupier (Please write in capitals and indicate the title by which you wish to be addressed)	
Name (in full) and address of person to whom rent is paid (if applicable) If he/she is Agent for another person state name (in full) and address of such person.	
Name (in full) and address of Freeholder	
Name (in full) and address of Leaseholder	
Name (in full) and address of any other person having an interest in the premises State nature of such interest.	

6th October 2022

Town and Country Planning Act 1990

**Town and Country Planning
(Tree Preservation) (England) Regulations 2012**

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1898/2022

**(Order made in accordance with
Section 198 of the Act)**

Trees at Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 1898/2022

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1898/2022

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 1898/2022

Interpretation

2. - In this Order “the authority” means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this SIXTH day of OCTOBER in the year two thousand and twenty two.

Signed on behalf of the Wokingham Borough Council

Chris Harrington

.....

Authorised by the Council to sign on that behalf

SCHEDULE
Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

NONE

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

A1	Trees of all species	Located at Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX
----	----------------------	--

Groups of trees

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

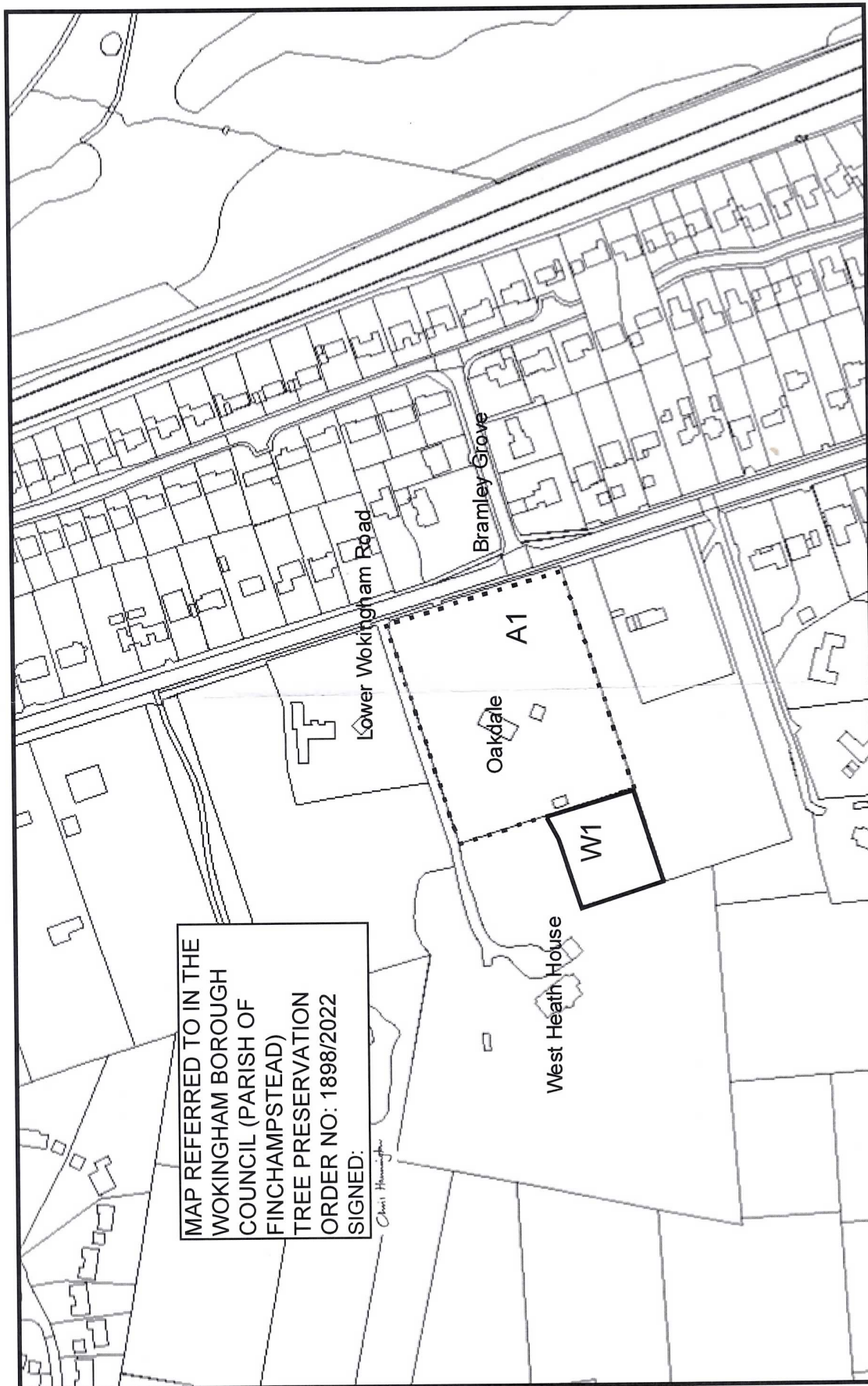
NONE

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-----------------------------	--------------------	------------------

W1	Trees of all species	Located towards the rear of Oakdale, Lower Wokingham Road, Crowthorne, RG45 6BX
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MAP REFERRED TO IN THE
WOKINGHAM BOROUGH
COUNCIL (PARISH OF
FINCHAMPSTEAD)
TREE PRESERVATION
ORDER NO: 1898/2022
SIGNED:

Chris Houghton

Scale: 1:2,500
Date: 06/10/2022

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landscape architects - arboricultural consultants
urban designers - environmental assessors



address:

132A The Westlands
Compton Road
Wolverhampton
WV3 9QB

tel: 01902 424 950

email: info@bealandscape.co.uk

web: www.bealandscape.co.uk