

Barchester Healthcare

Oakdale, Crowthorne

TREE SURVEY TO BS 5837:2012



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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.

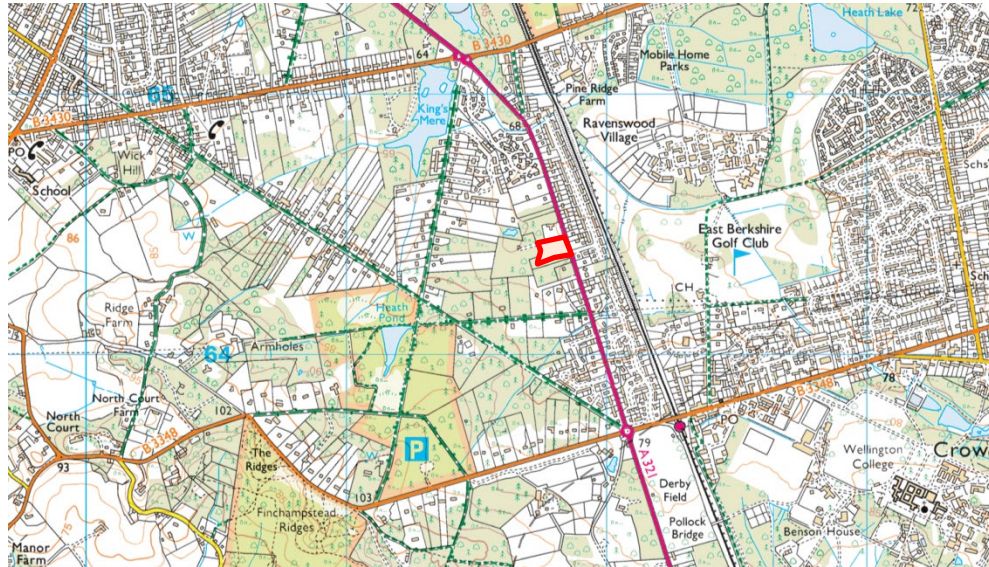


Figure 01. Location Plan

- 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.

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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. Suppressed 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 / suppressed 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 / suppressed Crown.	No works required.	40+	B2	#####
T64	Scots pine	28	600	6	6	6	6	15	Mature	Fair	Minor 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. Suppressed Crown.	No works required.	20+	C2	35
G07	Cypress (6)	18	400	3	3	3	3	1	Mature	Fair	Unbalanced/suppressed 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 / suppressed Crown.	No works required.	40+	B2	163
T67	Oak	12	350	6	8	0	0	3	Mature	Poor	Minor pruning wounds. Moderate deadwood snags. Minor bark wound. Corrected / trunk lean. Unbalanced / suppressed 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

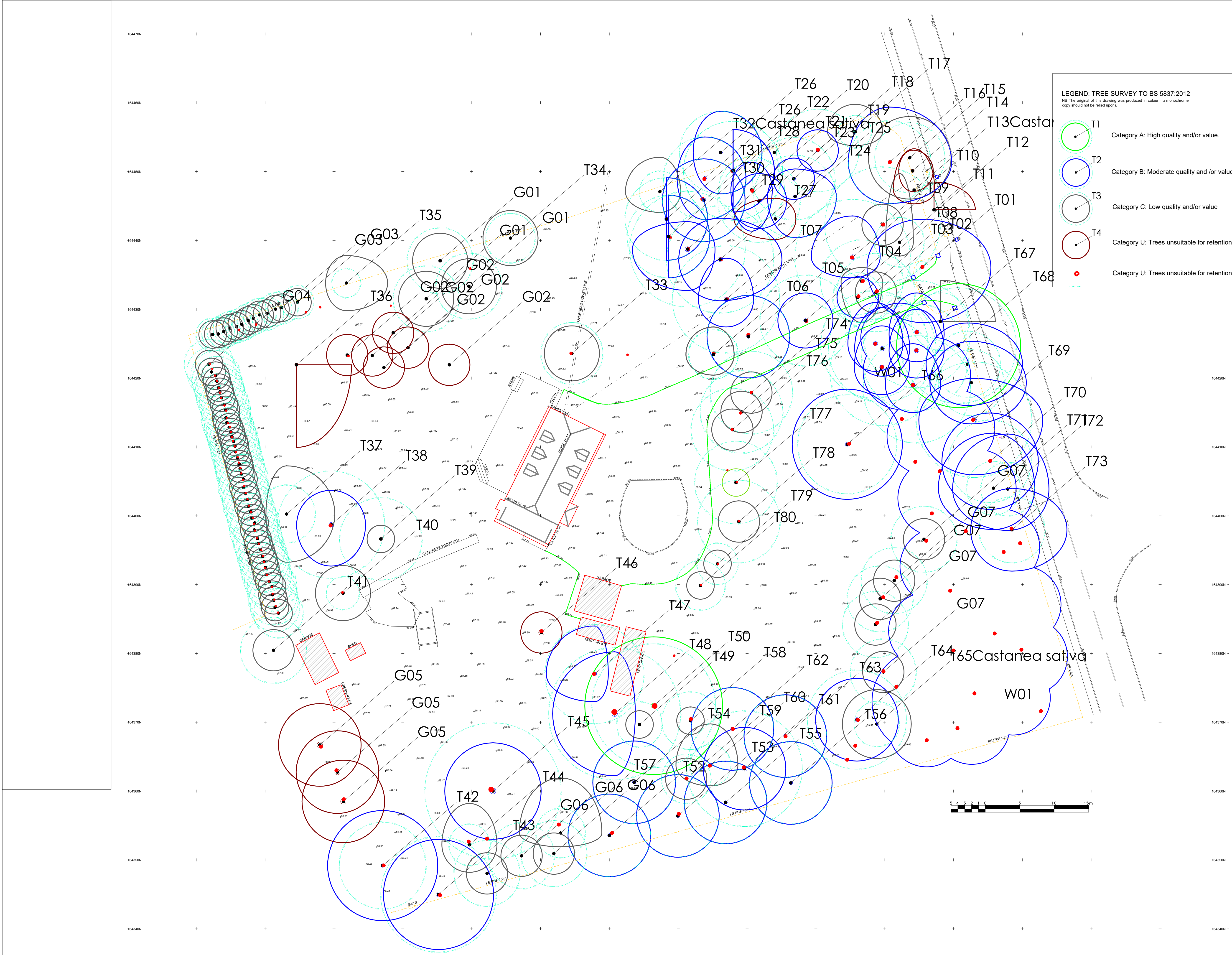
Estimated dimensions (for offsite or otherwise inaccessible trees where accurate data cannot be recovered).

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

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								
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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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:

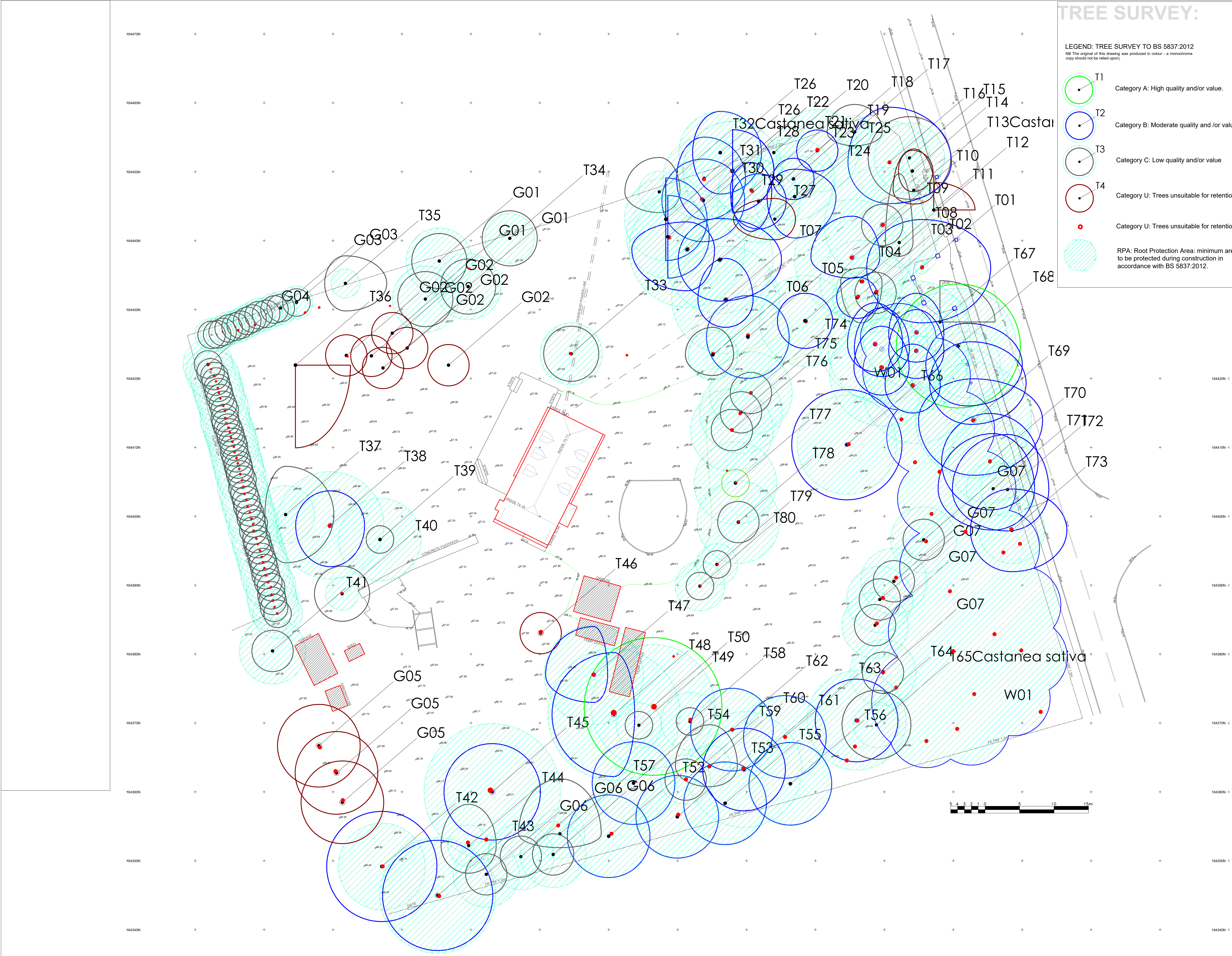
Tree Survey to BS 5837 :2012

status:

Planning

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

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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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rev	date:	amendments:	alt:
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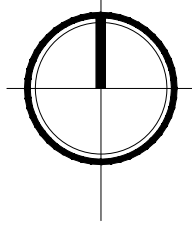
cdm 2015: designers residual risk information

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

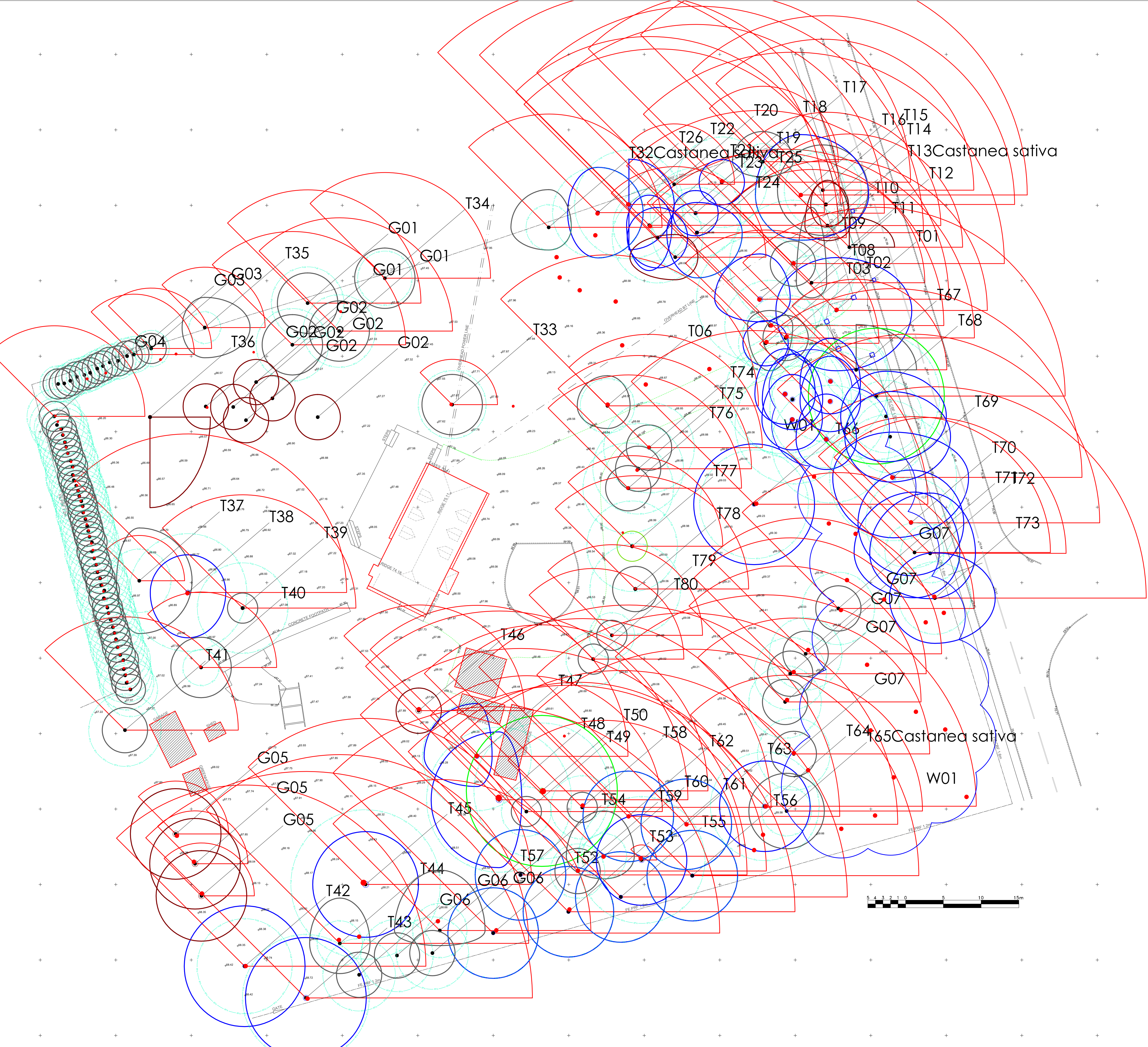
title: Tree Constraints (Root Protection Areas) to BS 5837:2012

status:
Planning

date:	drawn:	number:
08/2020	TGW	20-59-02
scale@A1:	checked:	revision:
1:250	(-)	/

Landscape Institute Registered Practice

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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.

Shadow Arc

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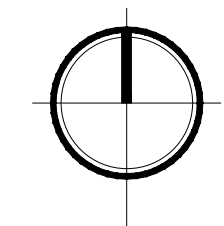
rev	date:	amendments:	alt:
/			

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 (Shadows) to BS 5837 :2012

status:
Planning

date:	drawn:	number:
08/2020	TGW	20-59-03

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



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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
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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 Hamington

.....

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

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
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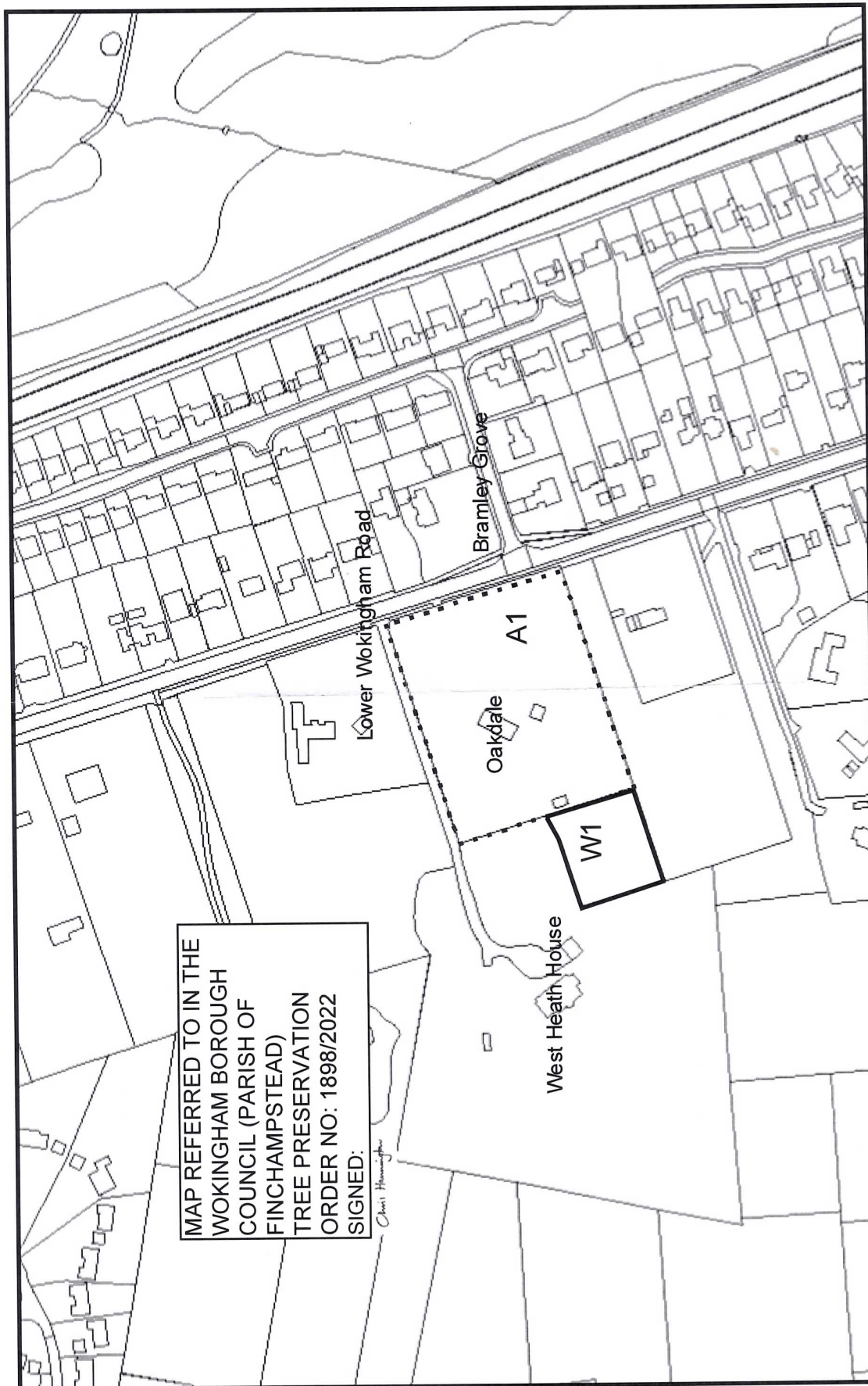
NONE

Woodlands

(within a continuous black line on the map)

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

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

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landscape architects - arboricultural consultants
urban designers - environmental assessors



address:

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Compton Road
Wolverhampton
WV3 9QB

tel: 01902 424 950

email: info@bealandscape.co.uk

web: www.bealandscape.co.uk