



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,
RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert
(ArborA), RCArborA. (Operations)

Arboricultural Technical Note
Application to vary condition 5 of planning
consent ref. 232333 at
Land East of Croft House
Croft Road
Spencers Wood



April 2026

Ref. SJA ten 26144-01

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Calcot Developments Ltd. to visit Land east of Croft House, Croft Road, Spencers Wood, Reading and to survey the trees growing on or immediately adjacent to this site.

1.1.2. We are further asked to assess the implications of the proposed amendment to the foul drainage route on these specimens, and to advise how they should be protected from unacceptable damage during the proposed works.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany an application to be submitted to Wokingham Borough Council, and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposal comprises the submission of a Section 73 application to vary Condition no. 5 of the approved planning application ref. 23233, specifically to amend the location of the foul drainage connection and attenuation tank associated with the approved dwelling.

1.2.3. The scope of this submission is limited to detailing how the proposed relocation of the foul drainage route will impact the trees in the surrounding area, including the TPO trees in the land to the east of Jardine Meadows.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees which have been surveyed (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), and those which might incur root damage that might threaten their viability (Section 6). A summary and conclusions, with regard to local planning policy, are presented in Section 7.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Tom Hovell on 9th April 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

1.4. Site description

1.4.1. The site is 0.14ha in size and is located on the north side of Croft Road, as shown at **Figure 1** below. The west and north boundaries adjoin boundaries of residential properties on Jardine Meadows and Cobham Drive. The east boundary runs through the open land at the east end of Jardine Meadows, and the south boundary abuts the highways edge of Croft Road.



Figure 1: Site location shown on Google Earth image

1.4.2. The area for the proposed foul drainage connection runs through the adjacent open area to the east of No. 5 Jardine Meadows, and is under the ownership of the applicant. The area comprises level ground that steps down by 1.4m along its eastern edge adjacent to a drainage feature along the west side of Hyde End Lane where it merges with Croft Road, and currently comprises an open area of soft ground with established trees along the north and eastern boundaries of the site.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of River Terrace deposits – sand and gravel above a bedrock of London clay formation – clay, silt and sand.

1.5.2. The class of soil in this area is recorded on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a loamy soil with naturally high groundwater. The class of soil and the indications of the British Geological Survey map suggest that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. The majority of the surveyed trees are covered by a tree preservation order (TPO), this includes TPOs nos. 1605 of 2017 and 1958/2024 made by Wokingham Borough Council that protect 39 individual trees on or immediately adjoining the site. The trees protected by TPO 1958/2024 which covers the trees located upon the site are identified within our tree survey schedule at **Appendix 2** and on the tree protection plan at **Appendix 3**.

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

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

2. METHODOLOGY

2.1. Previous planning applications

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for development, the most recent being that to which this S73 application pertains.

2.1.2. Application ref. 233039 (September 2023) for the proposed erection of a 4no. bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Approved.

2.1.3. Application ref. 251458 (July 2025) for the proposed erection of 2no. detached 4-bedroom dwellings, access and associated landscaping. Refused.

2.2. Local policy context

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

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

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

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

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

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

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

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

2.3. Neighbourhood policy context

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

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

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

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

2.4. Tree survey and baseline information

2.4.1. We surveyed individual trees with trunk diameters of 75mm and above¹, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows² growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

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

2.4.3. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.4.4. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally³. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.4.5. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

¹ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

² Ibid, 4.4.2.7

³ Ibid, 4.4.2.3

2.4.6. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

2.5. Tree constraints

2.5.1. The 'Root Protection Areas' (RPAs)⁴ of the trees on the site were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

2.6. Arboricultural impact assessment and tree protection plan

2.6.1. We assessed the arboricultural impacts of the proposed works for the foul drainage connection and produced the tree protection plan (TPP) presented at **Appendix 3**. This is based on the proposed site layout, drawing no. 251533/11 A.

2.6.2. The TPP shows how trees will be protected from damage during the proposed works, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.6.3. All measurements for percentage estimates of RPA incursions have been calculated using AutoCAD software.

2.6.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 6 below.

⁴ The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." BS 5837, paragraph 3.7.

2.6.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁵

⁵ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We attended site and surveyed those trees in proximity to the proposed drainage excavations. This comprised re-surveying 12 individual trees within the area east of no. 5 Jardine Meadows (nos. 89, 93, 95-98 and 109-114). We also surveyed those individuals along the south boundary with Croft Road, and north of the approved dwelling as detailed in the original full application. This comprised trees nos. 71, 72 and 117-120, and group G5. Full survey details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is characterised by the dense belts of trees growing on the southern, eastern and northern boundaries of both the application site and the open ground the east of Jardine Meadows. The belts run adjacent to Croft Road and Hyde End Lane to the south and east, and the housing development along Cobham Drive to the north. These are dense in character and predominantly comprised of native broad-leaved species. The open ground to the east of Jardine Meadows is comprised of scattered specimens of both coniferous and broad-leaved species, with ash being the most prevalent.

3.1.3. Six individual trees (nos. 74, 78, 84, 89, 96 and 97) have been assessed as category 'U'. These are trees that are unsuitable for retention, on the basis of them being in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Category 'U' trees are indicated on the accompanying tree locations and protection plans by **bracketed red** numbers.

3.1.4. There are no category 'A' trees and 17 category 'B' specimens. The remaining 25 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To facilitate the proposed foul sewer connection, no individuals or groups of trees are to be removed.

4.2. Assessment

4.2.1. As no trees require removal to facilitate the proposal, there will be no change to the arboricultural character of the site or surrounding area, or the conclusions as detailed in the submitted and approved arboricultural impact assessment for application ref. 232333 (Ref. Barrell 1933-AA2-PB).

4.2.2. All existing arboricultural features which contribute to the site and local landscape will be retained, in accordance with Policy TB21 of the Local Plan.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No trees are to be pruned to facilitate the proposed foul water connection.

5.2. Assessment

5.2.1. There is adequate clearance between the canopies of existing trees and the location of the proposed excavation to install the proposed foul sewer connection. Ash no. 97, which is the closest specimen to the proposed excavation area has a crown clearance of 4.5m on its west side, giving adequate working height for the proposal.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Parts of the proposed excavation will encroach within the RPAs of one of the trees to be retained, details of which are shown in **Table 2** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA
97	Ash	Excavation for proposed foul drain	1.4m ²	2.7%

Table 2: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursion by the proposed excavation into the RPA of ash no. 97 is 2.8m from the trunk at its closest point.

6.2.2. Ash no. 97 is currently in a state of significant, immediate and irreversible overall decline, with symptoms suggestive of the cause being from an advanced colonisation of *Hymenoscyphus fraxineus*, or 'ash dieback disease'. This specimen has been assessed as category 'U' in our survey, due to having an expected lifespan of less than ten years. The proposed excavation within this small portion of its RPA will not have any appreciable impact on the tree's rate of decline.

6.2.3. Nevertheless, in the interest of best practice excavation for the proposed foul water drain will be carried out under the direct on-site supervision of an arboricultural consultant, to ensure no over-dig occurs, and that any roots encountered are treated appropriately.

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

6.2.5. Accordingly, subject to implementation of the above measures, no significant or long-term damage to the root systems or environments of existing trees will occur as a result of the proposed excavation.

7. CONCLUSIONS

7.1. Summary

7.1.1. Our assessment of the impacts of the proposed excavation on the existing trees concludes that no trees are to be removed. The proposals will therefore create no alteration to the overall arboricultural character of the site, and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

7.1.2. No pruning of existing trees will be required in order to facilitate the proposed excavation.

7.1.3. The incursion into the Root Protection Area of ash no. 97 is minor, and will have no appreciable impact on the tree's current rate of decline.

7.2. Compliance with national planning policy

7.2.1. As the proposals will retain all of the main arboricultural features of the site, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraph 130 of the National Planning Policy Framework.

7.2.2. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

7.3. Compliance with local planning policy

7.3.1. As the proposed excavation will retain all existing trees, including those which represent landscape features, it complies with Policy CC03 of the Wokingham Borough Council Local Plan.

7.3.2. As the proposed excavation will retain the condition, character and features that contribute to the landscape, it complies with Policy TB21 of the Local Plan.

7.4. Compliance with neighbourhood planning policy

7.4.1. As the location of the proposed service layout retains all existing landscape features, it complies with Policy 2 of the Shinfield Parish Neighbourhood Plan.

7.5. Conclusion

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

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during the proposed excavation, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

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

A1.2.2. No excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.3. Tree protection fencing

A1.3.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "TREE PROTECTION ZONE - KEEP OUT" or similar notices will be attached with cable ties to every third panel.

A1.3.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other works-related activities which could have a detrimental effect on their root systems.

A1.3.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.3.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.4. Ground protection

A1.4.1. The compacted gravel driveway shall act as ground protection over the RPAs of those trees located at the entrance to the site from Croft Road, as was the case in the approved application ref. 232333.

A1.5. Manual excavation within RPAs

A1.5.1. The first 750mm depth of excavation required within the RPA of the ash no. 97 (as shown by **bold yellow lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, in order to safeguard against the possibility of unacceptable root damage being caused to this specimen. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 2

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,
RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)
(Operations)

Tree Survey Schedule

**Land east of Croft House, Croft Road, Spencers
Wood**

April 2026
SJA tss 26144-01

Tree Survey Schedule: Explanatory Notes

Land east of Croft House, Croft Road, Spencers Wood

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJA trees (the trading name of Simon Jones Associates Ltd.), on Wednesday 14th June and Wednesday 20th September 2023 and updated on the 19th of February 2025.

An update was carried out on specific trees by Tom Hovell on 9th April 2026. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "71".

2. TPO no.

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

3. Species.

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

4. Height.

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

5. Trunk diameter.

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

6. Radial crown spread.

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

7. Crown break.

Height and direction of growth of first significant live branch.

8. Crown clearance.

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

9. Age class.

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

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

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

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

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

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

10. Physiology.

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

11. Structure.

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

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

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

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

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

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

12. Comments.

Where appropriate comments have been made relating to:

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

13. Category.

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

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

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

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

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

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

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

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

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

TREE SURVEY SCHEDULE

Land east of Croft House, Croft Road, Spencers Wood

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
71-72	G2 1958/2024	Common lime	19m 19m	495mm 510mm ivy	N 5m E 4m S 5.5m W 6m NW 5m	4m	N 4m	Mature	Average	Moderate	Off-site trees; historically topped at 13m; contributes to boundary screening; significant components of group in which they stand; in keeping with the character of the area; line the edge of Croft Road. April 2026 - #72 established epicormic growth forms lower crown, reducing clearance on NE side; #72 heavily ivy-covered up to 13m.	B (12)
73	n/a	Purple plum	11m	4 stems @ 200mm est. 180mm est.	N 4.5m E 5m SE 4m S 5.2m W 4m	2m	E 3m	Mature	Average	Indifferent	Off-site tree; closed board fence impedes base inspection; contributes to boundary screening; inessential component of the landscape; hidden in long direct public views.	C (12)
74	n/a	Sycamore	17m	320mm est.	N 0.5m E 3.5m S 2.5m W 3.5m	4m	S 6m	Semi-mature	Low	Indifferent	Off-site tree; in significant, immediate & irreversible overall decline; unremarkable tree of very limited merit.	U
75	n/a	Horse chestnut	17m	585mm	N 5.5m E 4.25m S 4.5m W 4.25m	3m	S 1m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; no evidence of dysfunction, decay or fungal activity at base; significant component of group in which it stands.	B (12)
76	G8 1605/2017	Corsican pine	24m	680mm	N 4.5m E 4m S 3.5m W 3m	7m	8m	Semi-mature	Average	Indifferent	Off-site tree; tree of moderate visual importance, forming part of a linear group and feature with development to N, and from Hayes End Lane; aerodynamic meshing crown providing companion shelter.	B (12)
77	G8 1605/2017	Corsican pine	23m	635mm	N 5m E 2.5m S 3.5m W 5.5m	7m	S 8m	Semi-mature	Average	Moderate	Off-site tree; single trunk; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands.	B (12)
78	n/a	Scots pine	16m	330mm	N 0m E 3m S 2m W 1m	6m	6m	Semi-mature	Dead	Poor	Off-site tree; dead tree.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
79	n/a	Hornbeam	16.5m	365mm	N 4.5m E 3.5m S 4.25m W 4.25m	2m	S 1m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; aerodynamic meshing crown providing companion shelter; contributes to boundary screening.	B (2)
80	G8 1605/2017	Corsican pine	21m	555mm	N 8m NE 2m E 2.75m S 2.5m W 7.75m	6m	S 9m	Semi-mature	Average	Indifferent	Off-site tree; asymmetrical one-sided crown as suppressed by adjacent specimens; significant component of group in which it stands; contributes to boundary screening; tight compression fork with evidence of included bark, N side at 6m.	B (2)
81	G8 1605/2017	Scots pine	19.5m	430mm	N 4m E 2m S 0.5m W 2.5m	9m	S 9m	Semi-mature	Average	Indifferent	Off-site tree; member of a group of trees forming a feature of the site; inessential component of the group in which it stands; asymmetrical crown as suppressed by adjacent specimens.	B (2)
82	G1 1958/2024	Ash	10m	180mm	N 2m E 2.25m S 2.75m W 2.5m	3.5m	2m	Semi-mature	Average	Moderate	Of moderate quality, but currently of low value due to small size; single trunk; inessential component of the group in which it stands; visible in glimpses from Hayes End Lane; small self-seeded specimen.	C (1)
83	G1 1958/2024	Ash	10m	265mm ivy	N 1m E 4.5m S 2.25m W 1m	3m	E 3.5m	Semi-mature	Average	Indifferent	Small self-seeded specimen; canopy entirely offset from base; contributes to boundary screening; readily visible from Road; inessential component of wider landscape.	C (12)
84	G1 1958/2024	Lawson cypress	12m	335mm	N 2m E 1.5m S 3m W 2.5m	3m	3m	Semi-mature	Low	Indifferent	Moribund specimen	U
85	G1 1958/2024	Scots pine	20m	575mm	N 4.25m E 6.5m S 3.5m W 2.5m	8m	8m	Mature	Average	Indifferent	Prominent buttress root S; helical/tortional reaction wood ribs from ground to 2m; asymmetrical crown NE as suppressed by adjacent specimens; significant component of group in which it stands; contributes to arboricultural infrastructure; however, inessential component of the wider landscape.	B (12)
87	G1 1958/2024	English oak	22m	805mm	N 9.5m NE 11.5m E 11m SE 8.5m S 7.75m SW 7.25m W 4m	4m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots W and SW, damaged on upper side for approx. 500mm, internal heartwood exposed, lack of occlusion wood present; single trunk; asymmetrical crown E and N as suppressed by adjacent specimens; essential component of the group in which it stands; contributes to boundary screening; readily visible from development to N; in keeping with the character of the site and local area.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
88	G1 1958/2024	Ash	16.5m	250mm	N 6.75m E 2.75m S 3m W 2m	NE 6.5m	N 2.5m S 8m	Semi-mature	Average	Indifferent	Self-seeded specimen; asymmetrical crown N as suppressed by adjacent specimens; lateral limb has taken dominance forming developing canopy to N; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands.	C (1)
89	G1 1958/2024	Scots pine	18m	520mm	N 3.5m E 2.75m S 2.75m W 2.25m	8m	8m	Semi-mature	Dead	Poor	Standing dead tree; animal cavities on trunk. April 2026 - Extensive boring insect activity evident around lower trunk; large area of bark delamination at 7m S side.	U
90	G1 1958/2024	Scots pine	15m	430mm	N 2.5m E 1.75m S 2.5m W 3.25m	7m	7m	Semi-mature	Average	Indifferent	Single trunk; asymmetrical, meshing crown providing companion shelter; significant component of group in which it stands; no evidence of dysfunction, decay or fungal activity at base; contributes to boundary screening.	B (12)
91	G1 1958/2024	Ash	15.5m	2 stems @ 275mm ivy est.	N 2m E 2m S 3m SW 4m W 7.25m	3m	3m	Semi-mature	Average	Poor	Twin-stemmed from 1m; heavily ivy-covered; asymmetrical one-sided crown as suppressed by adjacent specimens; inessential component of the group in which it stands and wider landscape; unremarkable tree of very limited merit.	C (1)
92	G1 1958/2024	Ash	18.5m	130mm ivy 310mm ivy	N 1.5m E 1m S 1.5m W 4m	3m	4m	Semi-mature	Average	Poor	Twin stemmed from base with acute yet tensile union; wounding at base; heavily ivy covered; drawn up and suppressed; hidden in long direct views; inessential component of the landscape.	C (12)
93	G1 1958/2024	Ash	18.5m	345mm	N 1m E 1m S 1.5m W 6.75m	3m	W 1m	Semi-mature	Average	Indifferent	Self-seeded specimen; wounding at base; tall, drawn-up and suppressed; ivy-covered; asymmetrical crown W as suppressed by adjacent specimens; hidden in direct public views; inessential component of the wider landscape. April 2026 - Single trunk, showing 20° lean to the W; heavily ivy-covered up to 10m; minor dieback at branch tips, suggestive of 'ash dieback disease'.	C (12)
94	G1 1958/2024	Ash	14m	200mm	N 3m E 3.5m S 3m W 2m	6m	6m	Semi-mature	Average	Indifferent	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands; hidden in all direct public views.	C (12)
95	G1 1958/2024	Ash	13m	220mm ivy	N 3m E 12m W 3.5m S 4m	2m	1m	Semi-mature	Below average	Indifferent	Small self-seeded specimen; heavily ivy covered; sparsely foliated; inessential component of the group in which it stands; unremarkable tree of very limited merit. April 2026 - Single trunk, showing 10° lean to the NW	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
96	G1 1958/ 2024	Ash	17.5m	245mm ivy	N 2m E 3m S 1m W 1m	6m	6m	Semi-mature	Dead	Poor	Sparsely foliated; in significant, immediate & irreversible overall decline, showing symptoms consistent with "ash die-back disease"; inessential component of the landscape; hidden in direct public views. April 2026 - Standing dead tree.	U
97	G1 1958/ 2024	Ash	20m	370mm	N 2m E 4.5m S 3.75m W 4.5m	5m	4m	Semi-mature	Low	Indifferent	In significant, immediate & irreversible overall decline, showing symptoms consistent with "ash die-back disease"; above average dead wood in crown; hidden in majority of direct public views; unremarkable tree of very limited merit; however, glimpsed in narrow views from Hyde End Lane; contributes to density of boundary screening. April 2026 - Moribund, with only epicormic growth remaining as crown.	U
98	G1 1958/ 2024	Norway maple	13m	345mm	N 4.25m E 4.75m S 4m W 3m	4m	W 2m	Semi-mature	Below average	Indifferent	Bark wound and delamination W side from ground up to 2m; internal heartwood exposed; significant dieback at branch tips in E canopy quadrant; inessential component of the group in which it stands; hidden in direct public views; unremarkable tree of limited merit. April 2026 - Single trunk, showing 15° lean to the SE; multiple limb failures resulting in majority of SE crown quadrant being missing.	C (1)
99	G1 1958/ 2024	Common lime	13m	185mm	2.5m	4m	3m	Semi-mature	Average	Moderate	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; hidden in direct public views; inessential component of the group in which it stands.	C (1)
100	G1 1958/ 2024	Horse chestnut	13.5m	230mm	N 2.25m E 2.75m S 3.25m W 3.75m	2m	1m	Semi-mature	Average	Moderate	Prominent buttress roots; small self-seeded specimen; of moderate quality, but currently of low value due to small size; inessential component of the group in which it stands.	C (1)
101	G1 1958/ 2024	Ash	12m	365mm ivy	N 5.25m E 4.75m S 2.5m W 4m	4m	E 3m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; asymmetrical one-sided crown as suppressed by adjacent specimens; contributes to boundary screening; mechanical wounding on trunk at 3m E side; internal heartwood exposed; evidence of being historically 'topped'; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
102	G1 1958/ 2024	Ash	13.5m	270mm	N 2m E 4m S 1m W 1m	4m	4m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands; evidence of being historically 'topped'; unremarkable tree of very limited merit; heavily ivy-covered.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
103	G1 1958/2024	Ash	14.5m	255mm	N 1m E 3.25m S 3.5m W 2m	3m	3m	Semi-mature	Average	Indifferent	Ownership unclear; small self-seeded specimen; asymmetrical one-sided crown as suppressed by adjacent specimens; heavily ivy-covered; evidence of being historically 'topped'; inessential component of the group in which it stands; contributes to boundary screening; readily visible from Road.	C (12)
104	G1 1958/2024	Crack willow	19m	590mm	N 8m E 8m S 4m W 1m	6m	7m	Mature	Average	Poor	Single trunk; fungal fruiting bodies on mid to upper trunk; crown has been heavily reduced; "topped" or "pollarded" at 6m in past; resurgent stems approx. 13m long at risk of future failure; significant tear-out wounds on trunk; significant component of group in which it stands; contributes to boundary screening; inessential component of the wider landscape.	C (12)
105	G1 1958/2024	Crack willow	19.5m	550mm 380mm 455mm 580mm	N 11m E 9.5m S 12.5m W 4m NW 4m	8m	7m	Mature	Average	Poor	Evidence of historic root plate movement; multi-stemmed from base; crown has been heavily reduced; "topped" or "pollarded" at 6m in past; regrowth at risk of future failure; significant tear-out wound in upper crown; recent failure of upper W canopy stem from topping point; impacting and damaging Group G1 Cherry Laurel; contributes to boundary screening; inessential component of the landscape; of short-term potential. April 2026 - Stem of ø455mm on SE side with 25° lean to the SE showing sheer crack of up to 50mm width from 0.3m to 2.5m above ground; regenerative growth of up to ø100mm from historical pollarding point at 6m; branch extents overhanging Croft Road by up to 2.5m.	C (12)
106	G1 1958/2024	Crack willow	18m	305mm	N 0m E 0.5m SE 6.5m S 9.5m SW 6m W 0.5m	4m	6m	Mature	Average	Poor	Self-seeded specimen; evidence of historic root plate movement; heavily leaning trunk; contributes to boundary screening; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
107	G1 1958/2024	Horse chestnut	15.5m	400mm	N 4.5m E 4.25m S 3.25m W 4m	2.75m	1.25m	Semi-mature	Average	Moderate	Exposed surface roots on all sides; ornamental tree; prominent buttress roots; single trunk; twin-stemmed from 5m with tensile union; significant component of group in which it stands; contributes to boundary screening.	B (1)
108	G1 1958/2024	Horse chestnut	11m	290mm	N 3.5m E 2.5m S 3.5m W 4m	3m	0.75m	Semi-mature	Average	Indifferent	Prominent buttress roots; much epicormic growth on trunk up to 2m; asymmetrical crown as suppressed by adjacent specimens; suppressed crown as overtopped by adjacent specimens; inessential component of the group in which it stands; hidden in direct public views; unremarkable tree of very limited merit; contributes to boundary screening.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
109	n/a	Norway maple	13.5m	265mm	N 1m E 4.25m S 6.25m W 3.5m	2.5m	S 3m	Semi-mature	Average	Indifferent	Small self-seeded specimen; swept stem S; slightly leaning trunk; canopy entirely offset from base; inessential component of the wider landscape; contributes to boundary screening; unremarkable tree of very limited merit. April 2026 - Trunk bifurcates at 3m, showing tensile union; visible from Croft Road, but within silhouette of adjacent larger specimens.	C (1)
110	G1 1958/ 2024	English oak	18.5m	670mm ivy	N 6m E 6.75m S 7m SW 6m W 2m	4m	N 8m S 6m	Mature	Below average	Indifferent	Prominent buttress roots; single trunk; drainage feature 4m to NE; ivy-covered; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated; notably reduced shoot extension growths; significant component of group in which it stands; contributes to boundary screen and green infrastructure; hidden in long direct public views; upper canopy glimpsed from Marlow Place to S; in keeping with the character of the site and local area. April 2026 - Inner structure heavily ivy-covered up to top of crown; readily visible from Croft Road.	B (2)
111	G1 1958/ 2024	Horse chestnut	19m	595mm ivy	N 6.5m E 2.25m S 3.75m W 6m	5m	N 3m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands; upper canopy glimpsed from Marlow Place to S; contributes to boundary screening and green infrastructure; in keeping with character of the site and local area. April 2026 - Trunk ivy-covered up to 15m; readily visible from Croft Road.	B (12)
112	G1 1958/ 2024	Norway maple	17.5m	430mm	N 3m E 5.5m S 7.25m W 3.75m	3m	N 4m	Semi-mature	Average	Indifferent	Shallow surface roots visible on all sides up to 3m from trunk; damaged on upper surfaces within internal heart wood exposed; prominent buttress roots; single trunk; asymmetrical crown S as suppressed by adjacent specimens; significant component of group in which it stands; hidden in direct public views; inessential component of the wider landscape; contributes to boundary screening. April 2026 - No significant changes.	B (2)
113	G1 1958/ 2024	Common lime	14m	260mm	N 3.5m E 2.25m S 3m W 3m	2m	0.2m	Semi-mature	Average	Moderate	Small self-seeded specimen; of moderate quality, but currently of low value due to small size; hidden in direct public views; inessential component of the landscape. April 2026 - Significant basal epicormic growth, typical of species; established epicormic growth forms lower crown.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
114	G1 1958/2024	Norway maple	12m	255mm	N 3.75m E 4m S 2.25m W 3.5m	3m	NW 2m	Semi-mature	Low	Indifferent	Prominent buttress root E; 30mmø bleed on SW side of trunk, dry; minor epicormic growth on trunk; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated; suppressed crown as overtopped by adjacent specimens; inessential component of the landscape; unremarkable tree of very limited merit. April 2026 - much epicormic growth on trunk; majority of crown dead.	C (1)
116	G1 1958/2024	Norway maple	15m	365mm ivy	4.5m	3m	2m	Semi-mature	Average	Indifferent	Small self-seeded specimens; drawn-up and suppressed; asymmetrical crown; heavily ivy-covered; animal damage in upper canopy; contributes to boundary screening, inessential component of wider landscape.	C (1)
117	G2 1958/2024	Yew	9m	250mm est. 3 stems @ 120mm est.	N 3.25m E 3.5m S 3.5m W 3.25m	2.5m	2.5m	Semi-mature	Below average	Indifferent	Single trunk; forks into multiple codominant stems at 1.5m; tight compression forks with bark to bark contact; slightly sparsely foliated in upper canopy extents; contributes to boundary screening with Croft Road; inessential component of the wider landscape. April 2026 - foliage of average size, density and colour; crown glimpsed from Croft Road but mostly obscured by adjacent lower quality specimens.	C (12)
118		Yew	9m	220mm 270mm	N 4.5m E 4m S 3.5m W 5m	N 3m	N 4.5m	Semi-mature	Below average	Indifferent	Twin-stemmed from 1m, showing acute union with external evidence of included bark; multiple pruning wounds of up to ø40mm on N side, over driveway; crown density reduction of 40%; inessential component of the group in which it stands; crown glimpsed from Croft Road but mostly obscured by adjacent lower quality specimens.	C (1)
119		Norway maple	12m	360mm	N 6m E 6m S 6.5m W 5.5m	N 5m	N 3m	Semi-mature	Average	Moderate	Prominent buttress roots; single straight trunk; tensile unions throughout crown, where visible; of form and habit typical of age and species; significant component of group in which it stands; readily visible from Croft Road.	B (12)
120		Sweet gum	12m	350mm est.	N 4.5m E 4.5m S 4.5m W 4.5m	N 5m	N 3m	Semi-mature	Average	Moderate	Off-site tree, survey conducted at a distance; single straight trunk; of form and habit typical of age and species; glimpsed in narrow view from Croft Road but obscured in majority of public views.	C (1)
G1	n/a	Cherry Laurel	8m	Max 350mm est.	6m	0.2m	0.1m	Semi-mature	Average	Indifferent	Low level under storey shrubbery; recently impacted by failed crack willow limb; damage to stems with splits, cracks and internal heartwood exposed; contributes to boundary screening; inessential component of the landscape.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G2	n/a	Ash	14m	Max 325mm ivy	4m	3m	3m	Semi-mature	Average	Poor	Row of closely growing specimens (x4), forming a hedge or screen; evidence of numerous apical failures and snap outs with resurgent growth being etiolated and at risk of future failure; some stems of individuals within group effective monoliths; heavily ivy-covered; inessential component of the landscape; unremarkable trees of very limited merit.	C (1)
G3	n/a	Various	16.5m	Min 110mm Max 180mm	3m	3m	2m	Semi-mature	Average	Poor	Approx. 25 individuals; spp. Inc crack willow, ash, common lime, English elm; collection of self seeded drawn up and mutually suppressed specimens; contributes to boundary screening with roads; however, inessential components of wider landscape and unremarkable specimens of limited merit; of ultimately short-term potential; ash colonised by "ash dieback disease".	C (1)
G4	n/a	Various	Max 7m	Max 100mm est.	2.25m	1.5m	0.1m	Semi-mature	Average	Indifferent	Small area of understory scrub; primarily colonised by self-seeded ash, cherry laurel, holly and box; ash are tall drawn-up, notably asymmetrical canopies as suppressed by adjacent trees and overtopped; understory colonised by dense laurel; box multistemmed from base; contributes to boundary screening in narrow view from Hyde End Lane; inessential components of wider landscape.	C (12)
G5	G2 1958/2024	Various	Max 8m Avg. 4m	Max 180mm est.	3m	0.5m	0.1m	Semi-mature	Average	Indifferent	Group of trees forming part of belt growing along N side of Croft Road; species comprise yew, Norway maple, laurel and hawthorn; of scrubby character; provides screening for properties to the N; readily visible from Croft Road.	C (12)
W1	n/a	Various	Min 5m Max 20m	Min 110mm Max 800mm	5m	2m	2m	Semi-mature	Average	Indifferent	Collection of native and naturalised species within E half of site; evidence of some historic ornamental planting as well as self-seeded and drawn-up specimens; many show shallow rooting with surface roots and prominent buttress roots; numerous standing and failed uprooted dead trees throughout wooded area; understory overgrown with cherry laurel in SE/E areas of site; forms a significant collection of established and maturing individuals in keeping with the character of the local area; although ultimately, hidden in long direct public views and of little visual contribution to the wider locality; of moderate quality and medium-term potential .	B (2)

Root Protection Areas (RPAs)

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

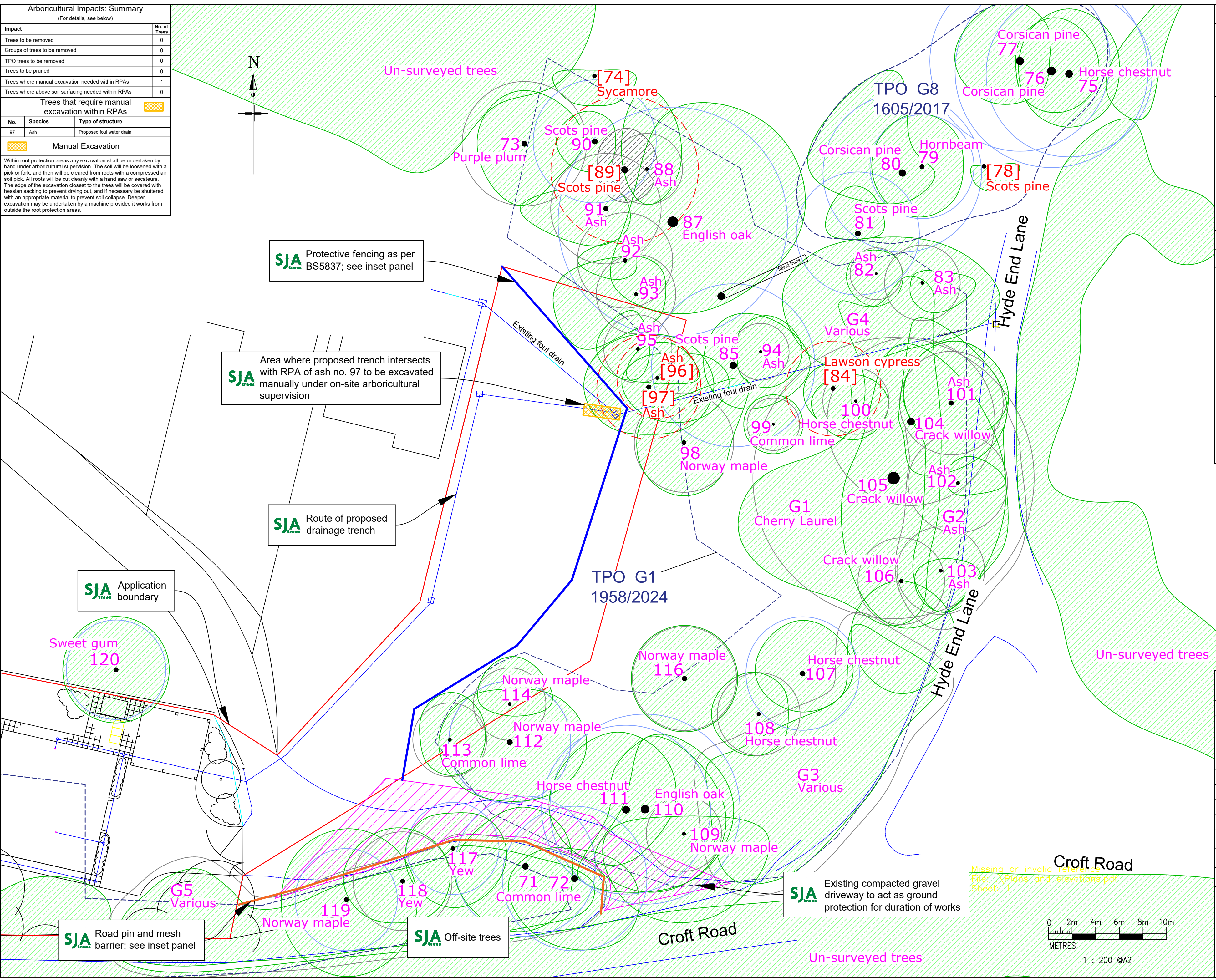
Tree No.	Species	RPA	RPA Radius
71-72	Common lime	110.8m ² 117.7m ²	5.9m 6.1m
73	Purple plum	87.0m ²	5.3m
74	Sycamore	46.3m ²	3.8m
75	Horse chestnut	154.8m ²	7.0m
76	Corsican pine	209.2m ²	8.2m
77	Corsican pine	182.4m ²	7.6m
78	Scots pine	49.3m ²	4.0m
79	Hornbeam	60.3m ²	4.4m
80	Corsican pine	139.4m ²	6.7m
81	Scots pine	83.7m ²	5.2m
82	Ash	14.7m ²	2.2m
83	Ash	31.8m ²	3.2m
84	Lawson cypress	50.8m ²	4.0m
85	Scots pine	149.6m ²	6.9m
87	English oak	293.2m ²	9.7m
88	Ash	28.3m ²	3m
89	Scots pine	117.7m ²	6.1m
90	Scots pine	83.7m ²	5.2m
91	Ash	68.4m ²	4.7m
92	Ash	51.1m ²	4.0m
93	Ash	35.5m ²	3.4m
94	Ash	18.1m ²	2.4m
95	Ash	26.1m ²	2.9m
96	Ash	31.8m ²	3.2m
97	Ash	61.9m ²	4.4m
98	Norway maple	55.4m ²	4.2m
99	Common lime	15.5m ²	2.2m
100	Horse chestnut	23.9m ²	2.8m
101	Ash	60.3m ²	4.4m
102	Ash	33.0m ²	3.2m
103	Ash	29.4m ²	3.1m
104	Crack willow	157.5m ²	7.1m
105	Crack willow	443.9m ²	11.9m
106	Crack willow	42.1m ²	3.7m
107	Horse chestnut	72.4m ²	4.8m
108	Horse chestnut	38.1m ²	3.5m
109	Norway maple	31.8m ²	3.2m
110	English oak	203.1m ²	8.1m
111	Horse chestnut	152.2m ²	7.0m
112	Norway maple	83.6m ²	5.2m
113	Common lime	28.3m ²	3m
114	Norway maple	30.6m ²	3.1m
116	Norway maple	60.3m ²	4.4m

117	Yew	61.1m ²	4.1m
118	Yew	54.9m ²	4.2m
119	Norway maple	58.6m ²	4.3m
120	Sweet gum	55.4m ²	4.2m
G1	Cherry Laurel	55.4m ²	4.2m
G2	Ash	47.8m ²	3.9m
G3	Various	14.7m ²	2.2m
G4	Various	7.1m ²	1.5m
G5	Various	14.7m ²	2.2m
W1	Various	289.5m ²	9.6m

APPENDIX 3

Tree Protection Plan

Arboricultural Impacts: Summary		
(For details, see below)		
Impact	No. of Trees	
Trees to be removed	0	
Groups of trees to be removed	0	
TPO trees to be removed	0	
Trees to be pruned	0	
Trees where manual excavation needed within RPAs	1	
Trees where above soil surfacing needed within RPAs	0	
Trees that require manual excavation within RPAs		
		
No.	Species	Type of structure
97	Ash	Proposed foul water drain
		
Manual Excavation		
Within root protection areas any excavation shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.		



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

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

Road Pin & Mesh Barrier

To be erected prior to the commencement of works on site, and retained in place throughout construction. To comprise 1m tall 'Orange Barrier Fencing Mesh' secured in place with steel fencing/road pins with a "shepherds crook top". The mesh shall be continuous or joined together at appropriate intervals with additional fencing pins which should be uniformly spaced throughout the mesh to maintain it in place. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached at appropriate intervals.

TREE PROTECTIVE Orange Barrier Fencing Mesh and Road Pins.

ARBORICULTURAL PLANNING CONSULTANTS

Project:		Croft Road, Shinfield	
Client:		Calcot Developments Ltd.	
Drawing: TREE PROTECTION PLAN			
Drawing No:		SJA TPP 26144-041	Revision No: n/a
Based On: 251533/11 A			
Drawn By: TSH		Date: Apr 2026	Scale: 1:200 @ A2
Checked by: NHK		Tel:(01737) 813058	sjatrees.co.uk
Tree nos.:	● 87	Category 'U' trees:	● [84]
Category 'B' RPA:	○	Category 'C' RPA:	○
Protective fencing:	—	Road pin & mesh barrier:	—
		Ground protection:	▨

For further information refer to the SJATrees Tree Survey Schedule

Do not scale from this drawing please check all dimensions on site, and notify us of any discrepancies. SJATrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026

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