

ARBORICULTURAL REPORT

Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames, RG9 3EX



Arboricultural Method Statement

Date: April 2025

Amended: June 2025

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1. INSTRUCTION AND TERMS OF REFERENCE

Arboricultural services relative to development proposals at Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames, RG9 3EX. Following input of arboricultural services to the earlier stages of the project, Consulting with Trees Ltd (CwT) received instruction from Mr Richard Cutler of Cutler Architects on behalf of the site owners, Mr and Mrs Lyndon, to provide an Arboricultural Method Statement (AMS) to support the current approved development plans and address the relevant planning conditions as detailed in Wokingham Borough Council planning decision notice ref. 221887 as amended by applications 242664 and 250235. A copy of the S73 application ref. 242664, confirming the current planning conditions is attached at appendix 2. Production of the AMS is based on the AIA report produced for the original approved development and the original brief which is provided below. The tree survey detail and the AIA report were updated in May 2024 to accurately reflect the current treescape of the site, which has then informed the findings and recommendations of these reports. The original AMS was produced in accordance with the following brief:

Arboricultural Method Statement (AMS): The AMS is limited to the trees located on and immediately adjacent to the site as detailed in CwT arboricultural impact assessment (AIA) dated May 2024. As such, the AIA will inform the AMS and the two documents should be read in conjunction with each other. A copy of the AIA is therefore attached at appendix 3. Compilation of the AMS will comprise:

- prescribe tree protection measures required to address development proposals detailed in the approved plans relevant to the planning decision notice referenced above
- overlay Tree Constraints Plan (TCP), Tree Protection Plan (TPP) and the Rory Andrews Landscape Design 'Hard & Soft Landscaping Scheme' drawing ref. 24.LYN.502 onto the approved layout plans, detailing proposed fencing and ground protection measures necessary to enable successful implementation of the AMS
- the AMS will specify where there is a need to employ specific construction specifications to mitigate impact of development on retained trees and will provide guidance on the objectives of such detail to enable compilation of appropriate specifications by the relevant professional such as a structural engineer
- outline operational detail and methodology, including site management and arboricultural supervision necessary to successfully protect existing trees from the development operations.

Amended AMS June 2025: Following dialogue with the LPA in relation to discharge of condition application ref. 250875, the AMS has been amended to enable a phased discharge of condition no.9 of the decision notice referenced above, as recommended by the LPA. The AMS will therefore address tree protection measures required to ensure protection of the existing treescape from construction activity for the duration of the development. Details of the proposed landscaping and woodland planting will be submitted subsequently along with any additional protection measures and/or methodology required to protect existing trees and/or woodland environment from such activity. **As such, it is agreed that no landscape and/or woodland management related activity will take place within the Ancient Semi Natural Woodland (ASNW) buffer zone (See Tree Protection Plan at appendix 1) until such time as condition nos.9, 10 and 11 have been fully discharged.**

2. INTRODUCTION AND OVERVIEW

This Arboricultural Method Statement (AMS) has been produced in line with the current edition of BS 5837 'Trees in relation to design, demolition and construction - Recommendations' to aid the successful retention of trees on the proposed development site known as Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames, RG9 3EX.

No further development activity, including demolition and/or site clearance, shall take place on the site until this document has been submitted to and approved in writing by the local planning authority.

The AMS seeks to address the tree protection requirements necessary to facilitate the proposed development as detailed in the approved plans of Wokingham Borough Council planning application ref. 221887 as amended by applications 242664 and 250235. A copy of the S73 application ref. 242664, confirming the current planning conditions is attached at appendix 2.

NB. A phased discharge of condition no.9 of the decision notice referenced above has been agreed with the LPA. This AMS will therefore address tree protection measures required to ensure protection of the existing treescape for the duration of the construction project. **No landscape and/or woodland management related activity will take place within the Ancient Semi Natural Woodland (ASNW) and/or the associated buffer zone (See Tree Protection Plan at appendix 1) until such time as condition nos.9, 10 and 11 have been fully discharged.** Further details of these constraints are provided in section 4 below.

This document sets out the methodology for all proposed development related activity that has the potential to affect trees on and adjacent to the site. Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document must be available on site for inspection at all times and all site operatives will be briefed as to its purpose, content and relevance to their work. The retained arboriculturist will be instructed by the site manager to provide the briefings and 'toolbox talks' as necessary to ensure accurate and effective interpretation of the AMS.

All trees identified for retention will be protected by barriers and/or ground protection as detailed in the following sections of this document. Any tree requiring protection measures will have a Construction Exclusion Zone (CEZ), the area of which will be indicated on the Tree Protection Plan (TPP) showing protection by barriers and/or ground protection measures. In this instance, due to the ASNW status of the majority of the treescape, more extensive protection measures are required, taking account of the Natural England and Forestry Commission 'standing advice' which advises a 15m buffer zone around the boundary of an ASNW. However, as identified in the AIA, there are areas of the buffer zone that have been historically compromised and/or which have comprised part of the domestic curtilage of the existing dwellings for many years. The tree protection measures have taken the existing and historic site use and current landscape type/status into account and the AMS will seek to utilise areas such as the existing access and hard standing within the historic garden curtilage, to aid practical implementation of the development whilst ensuring appropriate protection of all retained trees and the ASNW environment. See TPP at appendix 1 and AIA at appendix 3 for details of these constraints and prescribed protection measures.

The Rory Andrews Landscape Design 'Hard & Soft Landscaping Scheme' drawing ref. 24.LYN.502, has been incorporated as baseline data within the TPP providing outline detail of the landscape proposals in relation to construction activity. However, as stated above, no landscape works will be implemented within the ASNW buffer zone until further detailed drawings and supporting tree protection measures have been produced and have been submitted to and approved by the LPA. As such, this AMS is not applicable to any such works.

Vertical barriers will be erected and ground protection installed before any materials or machinery are brought onto the site and before any demolition, development, excavation or stripping of soil commences. Once installed, barriers and ground protection will be regarded as sacrosanct, and will not be removed or altered without prior approval of the retained arboriculturist and/or the local planning authority (LPA).

NB. Whilst this document seeks to ensure appropriate protection of all trees identified for retention, it is important that other environmental and ecological constraints are taken into account as part of the overall project management plan. This AMS should be cross referenced with the following documents which form part of the of the compliance requirements specified in the planning conditions attached to the decision notice referenced above, a copy of which is attached at appendix 2:

- Construction Environmental Management Plan (Ecology by Design Ltd - March 2023)
- WML-CL47 Bat Earned Recognition Class Licence issued by Natural England on 01/08/2023.
- Surface Water Drainage Strategy (Simpson TWS, issue no.3) and the accompanying Surface Water Drainage Strategy Plan (no. SK101 Rev.P3).

3. TREE PROTECTION MEASURES

The client, project manager, main contractor, local authority tree officer, structural engineer and project arboriculturist will liaise on all aspects of the project that affect existing trees to ensure full understanding of this document, its scope and its purpose prior to commencement of the development project. Information on the required protection measures will be provided at all site induction sessions and a copy of the AMS will be retained in the site office.

Following the pre-commencement meetings and briefings, any clarifications or amendments will be copied to all site personnel. Once the retained arboriculturist is satisfied that there is full understanding of all tree matters, they shall delegate responsibility for the day to day management of the tree protection to the site/project manager. The site manager shall be clear that their role is to ensure the retention and maintenance of all tree protection and to contact the retained arboriculturist whenever they have a query or problem pertaining to the trees on the site and/or the protection measures that have been installed.

The tree protection measures have been designed to enable practical implementation of the development whilst ensuring appropriate levels of tree protection and this includes amendments to the protection measures to facilitate certain aspects of the development project as it progresses e.g. construction of the new access drive where this encroaches the RPA of retained trees. The project manager must therefore liaise closely with the retained arboriculturist and ensure they are kept informed of the project plan schedule and any need to amend the tree protection measures. **No amendments or adjustments will be made to the protection measures without the approval of the retained arboriculturist.**

3.1 Protective Barrier Specification

All protective barriers are to comply fully with the current edition of BS5837 default barrier specification and any supplementary information issued by the relevant planning authority. Refer to Figure 1 below for barrier details, which are to be erected in the positions indicated on the TPP. Regular checks are to be carried out to ensure that the barriers remain in place, effective and functional.

Should site conditions prevent the default specification being applied e.g. the existing hard surfacing may not facilitate the vertical scaffold being driven into the ground to a minimum depth of 0.6m, then an alternative specification will be provided by the retained arboriculturist and approval sought from the LPA.

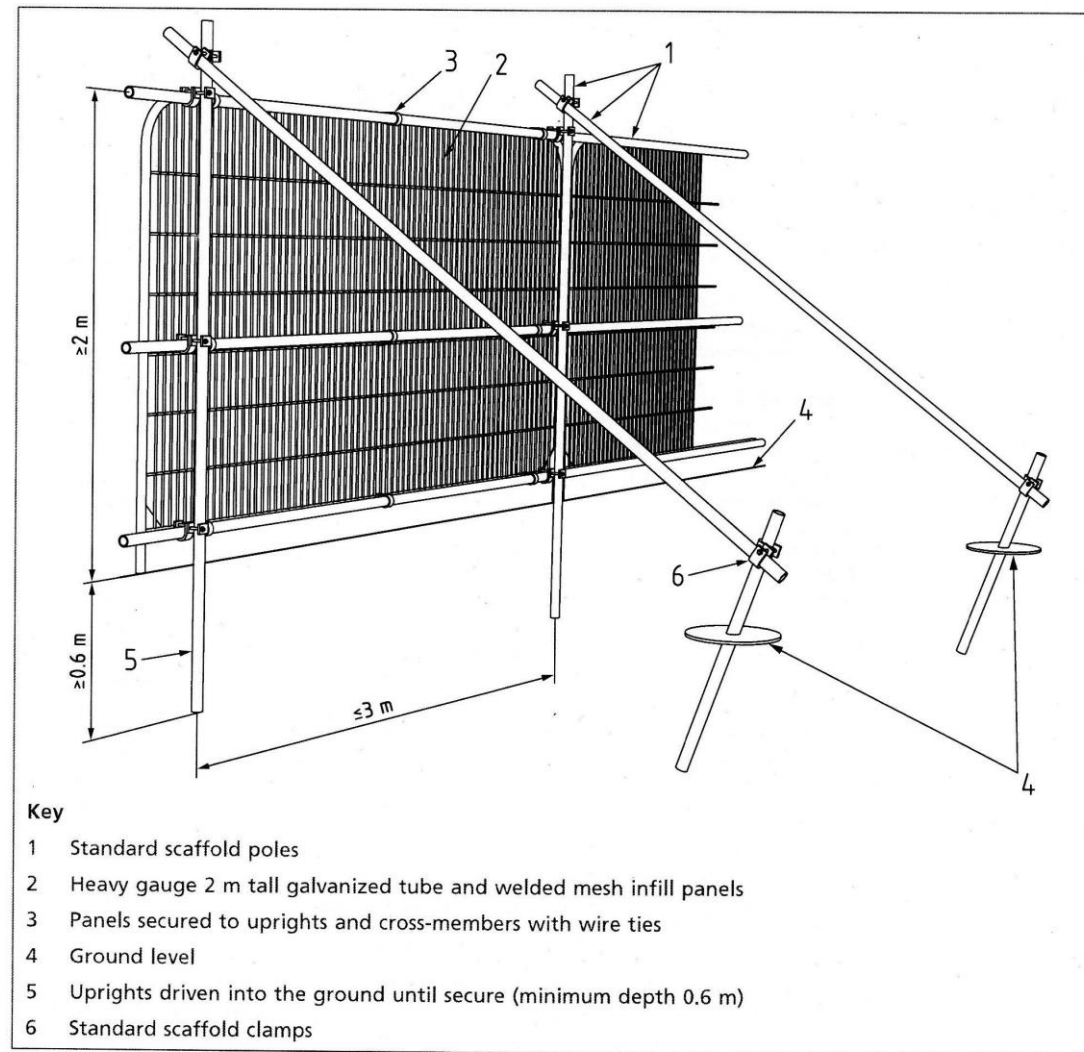


Fig.1: Extract from BS5837:2012 showing default specification for protective barrier

Once the protective barriers have been installed signage will be attached advising the status and purpose of the barrier. Refer to Figure 2 below for signage details



Fig.2: Example of signage to be attached to protective barriers

3.2 Ground Protection Specification

3.2.1 Where temporary ground protection is specified for **pedestrian traffic**, this must be capable of supporting pedestrians without being distorted or causing compaction of the underlying soil and is to be installed as part of the implementation of physical tree protection measures prior to work starting on site. Such protection will normally comprise either, a lightweight specification of the track board system specified in para. 3.2.2 below, or inter-linked ground protection boards e.g. cross braced scaffold boards or marine ply, placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip) and laid onto a geotextile membrane in the area shown for ground protection on the TPP.

3.2.2 For wheeled or tracked **vehicular construction traffic** movements within the RPA, ground protection will normally involve the use of temporary or permanent cellular confinement systems (CCS), reinforced concrete slabs, or track board systems as appropriate for the envisaged loading, details of which are to be approved by the project manager, structural engineer and retained arboriculturist before any development activity commences.

In this instance, there will be a limited element of construction activity within the RPA of retained trees and/or the ASNW buffer zone, resulting in the need for a variety of ground protection measures, both temporary and permanent, relating to both pedestrian and vehicular traffic movements and potentially to parking, material storage and general site activity. However, the large majority of this activity will be restricted to areas beyond the tree protection areas and/or areas of existing hard standing, reducing the need for and specification of, temporary ground protection, subject to confirmation of the loading that the area will be subjected to. Where ground protection is required, the following specifications will be required:

- An appropriate grade of CCS be used for the 'no dig' construction and porous surfacing specification required for the new access drive as this will be a permanent installation. Temporary sections of track board may also be required to create a work area either side of the new drive to facilitate its construction
- Where loading is envisaged to exceed the capacity of existing surfacing, albeit temporarily, an appropriate grade of CCS could be used to reinforce the load bearing capacity and this would be laid onto the existing hard standing
- An element of track board ground protection may be required to provide temporary protection in some areas e.g. where there is a need to assess and potentially upgrade the existing septic tank

The flexibility of the track board system means that ground protection can be adjusted as works progress and then removed once the works are completed, ensuring appropriate ground protection is provided throughout the build process. Regular checks are to be carried out to ensure that all ground protection remains in place, effective and functional. **The combination and specification of ground protection measures and the extent and timing of any adjustments to the ground protection is to be agreed between the site manager, structural engineer and the retained arboriculturist, prior to commencement of any site works.**

Where ground protection is specified, the ground beneath any of the protection measures will be left undisturbed and will be protected with a porous geotextile fabric where appropriate. Examples of ground protection measures are provided in figures 3 and 4 below.



Fig.3: Example of cellular confinement system (CCS) – specification i.e. depth of cell, will be dependent on the loading to which it will be subject.



Fig.4: Examples of track board ground protection system – grade will depend on loading to which it will be subject.

4. METHODOLOGY

The table below details the specific elements of the development, as identified in section 7 of the AIA, that may prevent standard tree protection fencing being used to prevent construction activity in the root protection areas. As such, the construction activity associated with these elements will require adherence to bespoke constructions specifications and methodology so as to ensure the generic principles as detailed in BS5837:2012, can be complied with.

The provision of and compliance with each element of the bespoke AMS will be scheduled in the project management plan to ensure the retained arboriculturist is given appropriate notice of the timing of these operations so as to enable the scheduling of an arboricultural supervision and monitoring programme.

All trees identified for retention, as prescribed within the Tree Schedule and annotated on the Tree Constraints Plan within the AIA (See appendix 3), will be protected in accordance with best practice. Details of the prescribed protection measures are provided on the TPP at appendix 1.

Tree (s)	Type of impact	Bespoke protection measures and methodology
All surveyed trees	Facilitation tree works	The tree works required to facilitate the development were implemented in 2023 as part of the previous approved development proposals. As such, there are no pre-commencement tree works prescribed as part of this document. NB. The AIA tree schedule (see appendix 3) recommends that the hedgerow vegetation comprising hazel coppice (G1), be re-coppiced to enable its future management as a boundary hedge. It is suggested that this work should be implemented in advance of the new access being constructed.
All retained trees	Tree protection installation	The type and extent of tree protection specified for this project, particularly the ground protection, requires construction activity within the RPA of retained trees to implement its installation. Details of the specifications, extent and location of the protection measures are provided in section 3 above and on the TPP at appendix 1: • The retained arboriculturist will liaise with the site manager and oversee the procurement and implementation of the tree protection measures • All works within the RPA of retained trees will be subject to arboricultural supervision and monitoring, a schedule for which will be agreed between the site manager and the retained arboriculturist prior to commencement of such works • All temporary ground protection will adhere to a 'no dig' specification as prescribed in section 3.2 above • Installation operatives will work from any existing hard surfacing where possible and subsequently from the ground protection they have laid so as to minimise any pedestrian activity on the soft landscape areas within the RPA of retained trees and to avoid any ground compaction • Installation of the protective barriers that surround the ground protection, will also be undertaken from the areas of existing hard standing and/or temporary ground protection so as to minimise any pedestrian activity on the soft landscape areas within the RPA of retained trees and avoid any ground compaction • any machinery associated with the installation of the tree protection measures must be confined to the areas outside the RPA of retained trees and/or areas of existing hard standing and/or the temporary ground protection and the ground protection must be of an appropriate specification for the loading to which it will be subject • on completion of installation, the retained arboriculturist will be asked to inspect the protection measures and confirm their approval (or otherwise) before any other site activities are commenced • the retained arboriculturist will report to the LPA once the protection measures have been approved.

All retained trees	Site clearance and preparatory groundworks	Again, much of the site clearance and preparatory groundworks, including the demolition, were implemented in 2023 as part of the previous approved development proposals. However, there are still elements of existing hard standing and hard landscape features, as well as some proposed groundworks that will require construction activity within and/or within close proximity to the tree protection areas and such works will require bespoke methodology and arboricultural supervision to avoid adverse impact to trees in line with the following procedures: • All prescribed tree protection measures will be installed prior to commencement of any site clearance and/or groundworks works and any ground protection must be of an appropriate specification for the loading to which it will be subject • The retained arboriculturist will be on site to supervise initial stages of such works and ensure compliance with agreed procedures • The movement and use of plant and machinery will be restricted to areas outside the RPA and/or buffer zone of retained trees and machinery and operatives will be fully briefed on any such restrictions • The need for additional reinforcement of existing hard surfacing and/or temporary ground protection for specific operations and or machinery use will be assessed prior to commencement of such operations • Selection of appropriate machinery and operating procedures will take account of the proximity of tree stems and the height of overhanging canopies and operations must avoid any contact with any part of the existing trees • Where present within the designated tree protection areas and specified for removal, existing hard standing and/or foundations will be carefully broken up using a manually operated jack hammer ensuring that the chisel does not penetrate the ground beneath the construction detail and the arisings will then be carefully removed using a toothless bucket of a 360 excavator or grab loader operating from outside the tree protection areas and/or on appropriate ground protection and/or areas of existing hardstanding and avoiding any scraping, compaction or excavation of the ground beneath • No activity (mechanical or pedestrian) is to take place on the area of ground beneath the hard standing once the construction detail has been removed • On completion of these works additional ground protection and/or adjustment of the installed protection measures may be required, the extent and specification of which will be prescribed by the retained arboriculturist • No amendments will be made to the tree protection measures without prior approval of the retained arboriculturist • All works within the designated tree protection areas will be subject to arboricultural supervision and monitoring, a schedule for which will be agreed between the site manager and the retained arboriculturist prior to commencement of any such works (see section 8 below) • It is recommended that the project landscape designer and project ecologist be consulted as part of the site planning and organisation so as to ensure that existing areas of soft landscape proposed for re-landscaping, are not unnecessarily damaged or compacted.
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T1 and G1	Construction of new access	It is envisaged that construction of the new access will be one of initial elements of the project to be implemented so as to maximise the access facilities for other development activity. The timing of installation will determine the construction specification which will include the following: • Having first been agreed between the project manager, structural engineer and retained arboriculturist, adopt a 'no dig' construction specification such as a CCS (see para 3.2 above), to be constructed onto existing ground levels and/or existing hard surfacing to create the subbase for the main access drive • A permeable wearing course will be required for all permanent areas of CCS within the RPA of retained trees and/or hedges (a temporary wearing course may be required during the development, before installing the final permanent wearing course on completion of construction activity) • Appropriate construction detail of all hard surfacing within the RPA of retained trees will be agreed between the project architect, structural engineer and the retained arboriculturist prior to implementation • Temporary ground protection will be installed as necessary to facilitate the construction works associated with the access, so as to protect the surrounding ground from construction activity and avoid any unnecessary disturbance and/or compaction • A track board system as shown in fig.4 above is recommended for this temporary protection and will remain in place for the duration of construction activity in this area • Other areas of hard standing such as paths and patios are addressed in the landscape detail below.
All retained trees	Construction activity associated with the new dwelling	The footprint of the proposed dwelling is outside both the RPA of retained trees and the ASNW buffer zone. However, the construction activity and associated groundwork will obviously extend beyond the footprint of the dwelling. The project team have agreed that all associated groundworks and level changes can be excluded from the designated tree protection areas, with the exception of the small areas of the buffer zone that have been historically compromised by previous development. See TPP at appendix 1. As such, there will be no need to adjust the prescribed protection measures in order to implement the construction of the dwelling. • All tree protection measures specified in this document and as shown on the TPP at appendix 1, will have been installed prior to commencement and will remain in place for the duration of these works • No amendments will be made to the tree protection measures without prior approval of the retained arboriculturist • The construction works will be subject to periodic arboricultural monitoring in accordance with an agreed schedule. See section 8 below.
All retained trees	Designated areas for parking, deliveries,	Appraisal of the site and discussions with the project team suggest that there are adequate areas of existing hard standing and open space beyond the designated tree protection areas, to facilitate general site logistics associated with the development whilst avoiding any encroachment of the designated protection areas of retained trees. Any use of the hard standing which currently exists within the tree protection areas (See TPP at appendix 1) will be

	material storage and general site logistics	subject to prior approval of the retained arboriculturist i.e. • Appropriate tree protection measures as detailed in section 3 and annotated on the TPP, will be installed prior to any other site activity • Specific areas will be designated for material storage, site cabins and/or site operative welfare facilities • All vehicular movements including plant and machinery, delivery vehicles and site operative's vehicles will be strictly controlled and all site operatives will be briefed on the designated access routes, parking areas and no-go areas • No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10m of the designated tree protection areas. See section 6 below • All site operatives will be subject to a site induction 'toolbox talk' to be provided by the retained Arboriculturist and which will include details of the tree related site constraints, tree protection measures that are in place, the reasons for those measures and the implications to their work • A copy of this document will be retained on site and a copy of the TPP will be on display in the site office.
All retained trees	Drainage and service runs	Provisional details of additional drainage and/or services requirements have been provided by the relevant disciplines within the project team. Foul and storm water management proposals are detailed in the Simpson TWS Associates 'Surface Water Drainage Strategy' (Simpson TWS, issue no.3) and the accompanying 'Surface Water Drainage Strategy Plan' (no. SK101 Rev.P3). The project team have confirmed that any such requirements will avoid any encroachment of designated tree protection areas and will conform with the following protection measures: • All tree protection measures specified in this document and as shown on the TPP at appendix 1, will have been installed prior to commencement and will remain in place for the duration of these works • No amendments will be made to the tree protection measures without prior approval of the retained arboriculturist • The location and installation method of any additional services, including connection points to, or upgrading of, existing services will first be agreed in consultation with the retained arboriculturist • No excavation and/or construction activity associated with the installation of new and/or amendments to existing drainage and service trenches, soakaways, harvesting tanks, heat source pumps and/or electric car charging points, will be permitted within the designated tree protection areas • Should encroachment be proven to be unavoidable, the retained arboriculturist will be consulted and a bespoke AMS will be produced to ensure that service run installation will adopt trenchless techniques i.e. directional drilling and ensure compliance with National Joint Utilities Group guidelines NJUG 4. The bespoke AMS will be submitted to and approved by the LPA prior to implementation • The construction works will be subject to periodic arboricultural monitoring in accordance with an agreed schedule. See section 8 below.

	Landscaping and woodland management proposals; cultivation and planting of garden and/or woodland edge within the ASNW buffer zone and/or in close proximity to retained trees	As referenced in section 2 above, a phased discharge of condition no.9 of the decision notice has been agreed with the LPA. This AMS will therefore address tree protection measures required to ensure protection of the existing treescape for the duration of the construction project. It does not address any landscaping and/or woodland management proposals within the woodland and/or the ASNW buffer zone. It is critical therefore, that no landscape and/or woodland management related activity will take place within the Ancient Semi Natural Woodland (ASNW) and/or the associated buffer zone (See Tree Protection Plan at appendix 1) until such time as all landscaping and woodland management detail has been agreed with the LPA and condition nos.9, 10 and 11 have been fully discharged. It is envisaged that once agreed, these works will be the subject of a bespoke AMS that will prescribe appropriate specifications and methodology as required to ensure protection and long-term sustainability of the ANSW and its environmental characteristics and value. Any groundworks and/or landscaping and/or general construction activity within the construction site, as defined by the protection barriers shown on the TPP, will be subject to the tree protection measures specified in this AMS.
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The following paragraphs seek to address the more generic elements of tree protection that may not have been addressed above.

5. TREE SURGERY

The tree works recently implemented in association with the extant approved development mean that there are no facilitation tree works associated with this project, other than the recommended re-coppicing of the hazel in G1.

6. MATERIAL STORAGE AND CONSTRUCTION TRAFFIC

The site has areas of existing hard standing which comprise the original access drive and parking areas. In addition, there are significant areas of open space within the garden curtilage which are beyond the designated tree protection areas. This would appear to offer adequate scope for storage of material and on site parking without the need to compromise the protection of the retained trees.

The project/site manager will be responsible for ensuring compliance with the proposed site management protocol including the movement of site traffic and plant so as to avoid any such activity in close proximity to trees and/or the damaging of the installed tree protection measures. It is

recommended that the project landscape designer be consulted as part of the site planning and organisation so as to ensure that existing areas of soft landscape proposed for re-landscaping, are not unnecessarily damaged or compacted.

7. DEMOLITION

The demolition works recently implemented in association with the extant approved development means that there are no demolition works associated with this project. Additional site clearance and groundworks associated with construction are addressed in section 4 above.

8. SUPERVISION AND MONITORING

All works within the designated tree protection areas will be subject to appropriate supervision and monitoring by the retained arboricultural consultant for the project.

Arboricultural monitoring visits will be implemented at regular stages throughout the development and arboricultural supervision will be carried out at critical stages to ensure adherence to the approved method statements. The site manager will be responsible for keeping the retained arboriculturist informed of project progress and providing advanced notice of such critical stages. The retained arboriculturist shall be responsible for implementing and/or supervising the following works;

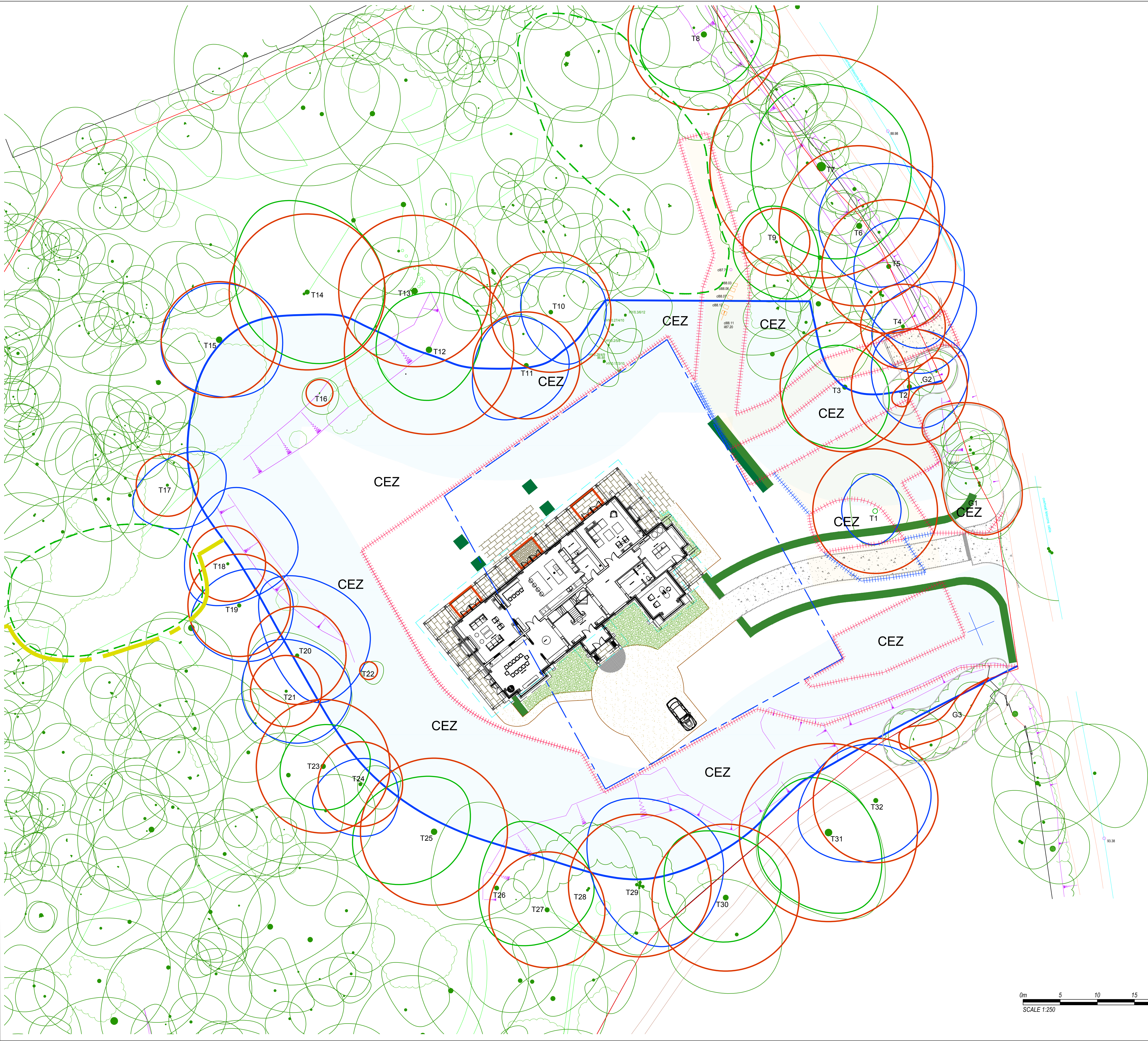
- production of a detailed schedule of tree works management works, where such works are specified in the AIA tree schedule and/or in section 4 above and supervision of procurement and implementation of those works
- inspection and approval of the protective fencing and ground protection installation prior to commencement of any site works related to the development project
- meet with site agent, project team and site operatives to discuss and provide briefings on arboricultural matters as necessary to ensure compliance with the AMS
- provision and explanation of bespoke arboricultural method statements for the specific operations as specified in section 4 above including any additional supervision and monitoring that may be specified within those criteria.
- periodic monitoring in accordance with an agreed schedule and the details specified in the AMS. A record of site visits will be maintained for inspection on site and copies forwarded to the project manager and planning authority where requested or conditioned
- authorise and supervise the removal of the tree protection measures on completion of the project and/or the amendment of such measures during the project to facilitate particular stages of the development as detailed in section 4 above, having first advised the LPA of the intention to do so.

9. GENERAL PRECAUTIONS

- the fencing and ground protection will remain in place until completion of the project and shall not be altered in any way without the prior agreement of the retained arboriculturist and the LPA. It shall only be removed at the completion of the project unless otherwise stated in the AMS
- no materials, chemicals, machinery, vehicles or site huts must be stored within the fenced off areas (CEZ) as shown on the TPP and identified on site by protective fencing
- damage caused to protective fencing or ground protection must be reported to the site supervisor and the retained arboriculturalist to ensure immediate appropriate repair
- any damage to the existing trees must be reported without delay to the site supervisor, the retained arboriculturist and the LPA so that appropriate remedial work can take be implemented immediately
- no materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the designated tree protection areas. In the event of any accident of spillage in or adjacent to the protected trees the contractor is to immediately stop work in the vicinity and inform the retained arboriculturist or the LPA tree officer. Any remedial action required is to be undertaken only following the approval and advice of the LPA tree officer. In the event of spillage the area is to be secured with sandbags on the line of the tree protection area and measures taken to drain/soak any spillage away from the protected area
- no fires will be lit within 10 metres of the designated tree protection areas. Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees
- site huts, toilets etc can define part of the protective fencing where adequate space allows. Where they are proposed to be sited in this manner, their location and installation is to be agreed with the retained arboriculturist

AMS Appendix 1

Tree Protection Plan – CwT-TPP-25-03-02 rev. A



Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

B.S.Tree Category A

B.S.Tree Category B

B.S.Tree Category C

B.S.Tree Category U

G

Crown Spread (Group)

S

Crown Spread (Shrub)

H

Crown Spread (Hedge)

Trees proposed for removal to facilitate development.

Root Protection area's (RPA):

Radial format

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule.

CEZ

Construction Exclusion Zone

Site Boundary

Provisional location of protective fencing, to be amended to facilitate works within RPA. Any amendments to tree protection must first be approved by the retained arboriculturist.

Location of protective fencing in accordance with BS 5837 default specification as detailed in the AMS.

Extent of ground works required to create construction plateau as approved on earlier planning permission and partially implemented as part of earlier demolition works

Area where temporary ground protection and/or bespoke construction specification and/or bespoke methodology required. See AMS for detail.

Ancient woodland 15m buffer zone

Ancient Semi Natural Woodland (ASNW) boundary

Existing glade

Woodland compartment boundary

Proposed hedge planting

16/06/2025 revision A:
Landscape & woodland
planting proposals removed
from ASNW buffer zone

Consulting with Trees

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Job

FOXHAVEN
CHURCH LANE
REMENHAM

Title

TREE PROTECTION PLAN

Scale

1:250 @ A1

Drawing No

CwT-TPP-25-03-02

Date

15.06.2025

Revision

Rev.- A

AMS Appendix 2

Wokingham Borough Council Planning Decision Notice ref. 242664 confirming amended condition detail for application ref. 221887



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Richard CUTLER
Cutler Architecture
43 St. Mary's Street
Wallingford
OX10 0EU

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 242664
Applicant Name: Mr. & Mrs. Mark LYNDON
Site Address: Foxhaven, Remenham Church Lane, Remenham,
Wokingham, RG9 3EX
Proposal: Application to vary condition 2 of planning consent
221887 for the proposed erection of 1 no. 5
bedroom dwelling with associated access and
parking, following demolition of existing 3 no.
dwellings. Condition 2 refers to the approved details
and the variation is to replace the proposed
drawings with those approved under subsequent
planning consent 233130 (as amended by
application 242283).
Date of Decision: 16 January 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

Condition 2 now reads:

2. Approved details - This permission is in respect of the submitted application plans, drawings and documents numbered and titled:

- Spire Ecology Final Bat Survey Report dated June 2022 received on 7 September 2022
- Surface Water Drainage Strategy issue 3 dated 23 September 2022 received on 26 September 2022
- 907.24.3_P001 received on 22 October 2024
- 907.24.3_P002 received on 22 October 2024
- 907.24.3_P003 received on 22 October 2024

- 907.21.3_P005 Rev.A received on 22 October 2024
- 907.21.3_P006 Rev.A received on 22 October 2024
- 907.21.3_P/B01 Rev.Q received on 7 November 2024
- 907.21.3_P/L01 Rev.Q received on 7 November 2024
- 907.21.3_P/S01 Rev.Q received on 7 November 2024

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Condition 3 now reads:

3. External materials - The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the approved drawings and application form unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

Condition 4 now reads:

4. Bat licence - This information was submitted and approved under application ref 223780. All works associated with the development shall be carried out in accordance with these approved details: WML- CL47 Bat Earned Recognition Class Licence issued by Natural England on 01/08/2023.

Reason: To ensure that individuals and the population of protected species Soprano Pipistrelle bat, a material consideration, are not adversely affected by the development.

Condition 5 now reads:

5. Construction Environmental Management Plan - This information was submitted and approved under application ref 223780. All works associated with the development shall be carried out in accordance with these approved details: report titled 'Construction Environmental Management Plan' (Ecology by Design Ltd, March 2023).

Reason: In the protection of ancient woodland located adjacent to the site. Relevant policies: Core Strategy Policy CP7.

Condition 6 now reads:

6. Drainage details - This information was submitted and approved under application ref 232099. All works associated with the development shall be carried out in accordance with these approved details before the development is first brought into use/occupied: report titled 'Surface Water Drainage Strategy' (Simpson TWS, issue no.3) and the accompanying Surface Water Drainage Strategy Plan (no. SK101 Rev.P3).

Reason: To ensure satisfactory drainage of the site and avoid flooding. Relevant policies: Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 8 now reads:

8. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 9 now reads:

9. Protection of trees - a) No further development shall take place until an amended Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. The amended AMS shall show the final layout as approved and any further adjustments as may be required, and include bespoke details of the programme of works for planting and restocking, and an overlay of the landscape design with the tree planting proposals. No development or other operations shall

take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

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

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

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 10 now reads:

10. Hard and Soft Landscape Proposals: Landscaping - to gardens outside of Ancient Woodland Buffer Zone - Prior to the first use or occupation of the

development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority.

These details shall include hard landscape materials and soft landscape proposals including planting schedule and planting specification in liaison with an Arboricultural Consultant.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

Condition 11 now reads:

11. Woodland and Landscape Management Plan - Prior to the first use or occupation of the development an amended woodland and landscape management plan including long term design objectives, management responsibilities, timescales and maintenance schedules for Ancient Woodland and the Ancient Woodland Buffer Zone as well as landscaped areas of the transition zone into the domestic house garden, shall be submitted to and approved in writing by the local planning authority. The management plan will thereafter be implemented as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

All other conditions of planning permission 221887 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 221887.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. As above.

Reason: As above.

3. As above.

Reason: As above.

4. As above.

Reason: As above.

5. As above.

Reason: As above.

6. As above.

Reason: As above.

7. Drainage maintenance - No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development (5 years) which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.
Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

8. As above.
Reason: As above.

9. As above.
Reason: As above.

10. As above.
Reason: As above.

11. As above.
Reason: As above.

12. Electric Vehicle Charging - Prior to the occupation of the development hereby approved, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

13. Cycle parking details required - Prior to the occupation of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.
Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Parking and turning space to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all

times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

15. Access to be provided - No building shall be occupied until the access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

16. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

17. Access to be stopped up - The existing vehicular accesses to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

18. Gates - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 5 metres from the highway boundary and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

19. Ecological Enhancement - Compensation bat roost provision shall be provided as per submitted plan 27 907.2-P018 Level 3 – Roof Plan BAT BOXES and a report demonstrating the installation and provision shall be submitted to the local planning authority within six months of occupation of the replacement dwelling.

Reason: To maintain the favourable conservation status of a European Protected Species.

20. Restriction of permitted development rights - Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area including Green Belt and neighbouring ancient woodland. Relevant policy: NPPF Section 13 (Protecting Green Belt Land), Core Strategy policies CP1, CP3, CP11, and CP12, and Managing Development Delivery Local Plan policy

CC03, TB01 and TB21.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

3. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

5. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

6. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as

required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

7. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 16 January 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LineSearchBeforeUdig \(lsbud.co.uk\)](http://Home-LineSearchBeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

AMS Appendix 3

CwT - Arboricultural Impact Assessment (AIA) – May 2024

ARBORICULTURAL REPORT

Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames, RG9 3EX



Arboricultural Impact Assessment
Date: May 2024

Compiled by:

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APPENDICES

Appendix 1: Tree Schedule

Appendix 2: Tree Constraints Plan (TCP)

TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Consulting with Trees Ltd (CwT) received instruction from Mr Richard Cutler of Cutler Architects on behalf of the site owners, Mr and Mrs Lyndon, to provide arboricultural input to the current development proposals at Foxhaven, Remenham Church Lane, Remenham, Henley-on-Thames, RG9 3EX comprising production of an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) relative to the current proposals as detailed in Wokingham Borough Council planning application ref. 233130. Production of the AIA is based on the AIA report produced for the earlier approved development proposals (planning ref. 221887) and the original brief which is provided below. The tree survey detail has been updated to accurately reflect the current treescape of the site which has then informed the findings and recommendations of the report.

Arboricultural Impact Assessment (AIA): The AIA survey is restricted to trees and hedges located on and immediately adjacent to the development area of the site as indicated on the Cutler Architects 'Block Plan Proposed' drawing ref. P/B01 rev. M provided with our brief;

- visit the site and undertake a detailed inspection of the subject tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site, surrounding structures and consider future compatibility between the trees and any existing and/or proposed structures where such details have been provided with the brief
- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP), impact assessment and any potential, envisaged mitigation measures relative to the development proposals where such details have been provided with the brief
- the proposal assumes that all trees and hedges have been accurately plotted on the drawings provided with your brief and that these can be provided in dwg format. These drawings will be used as the source of baseline data to inform the TCP.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees on or immediately adjacent to the development area of the site where such trees are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 32 individual trees and 3 groups of trees have been included in the report. These trees primarily comprise the woodland edge closest to the development area of the site and their inclusion in the survey was used to help determine the construction exclusion zone (CEZ) required to ensure protection of the woodland beyond.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

All survey data has been collated in the tree schedule which is attached at appendix 1.

The trees are categorised into individual trees, groups and woodlands and additional data was recorded for hedges, shrubs and woody scrub where relevant.

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2 and the annotated tree detail is based on data collated during our site survey. The Siteline 'Site Survey' drawing ref. 126RX01 has been used as a source of baseline data for the TCP.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by (e) in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

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 and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

These trees should not be considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C Those of **low** quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary transient landscape benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT have been appointed as part of the project design phase and as such the findings of the AIA have been used to inform the design prior to submission of the current planning application. The site was the subject of an earlier planning applications ref. 221887 for which CwT also produced an AIA. The original AIA has been updated to address the current treescape of the site. Having assessed the site and extent of proposed development, a total of 32 individual trees and 3 groups of trees have been included in the report.

The Tree Constraints Plan (TCP) at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will require if they are to be successfully retained as part of the development proposals. In this instance an additional protective 'buffer zone' is prescribed due to the designated Ancient Semi Natural Woodland (ASNW) status of the treescape. All development related activity should therefore avoid encroachment of the prescribed protection areas. Where encroachment is found to be unavoidable the feasibility for adequate impact mitigation through the adoption of appropriate specific protection measures, construction specifications and methodology, is considered in sections 5 to 7 below. Where considered feasible, the details of these protection measures should be used to inform production of an Arboricultural Method Statement (AMS). In this instance an AMS has been produced in conjunction with the AIA and it is suggested that implementation of and adherence to the AMS could be secured by appropriate conditions attached to any planning permission.

The AMS must be strictly complied with to ensure that where considered necessary or desirable to retain trees, adequate provision will be made for their protection and successful retention.

As the majority of the treescape of the site comprise part of the ASNW known as Remenham Wood, the Natural England and Forestry Commission 'Standing Advice' will be a 'material planning consideration' and has therefore informed compilation of the AIA. See section 5 below. The significance of the ASNW was embraced in the earlier phases of the development project, resulting in the commissioning of the Woodland Management - Provisional Appraisal (WMPA) in addition to the original AIA. The WMPA was submitted as a supporting document to the original planning application, resulting in the production of a woodland management plan (WMP) being conditioned as part of the approved planning decision notice. It is therefore envisaged that the production of an updated WMP will be initiated and secured by appropriate conditions attached to any planning permission resulting from this current application.

The appraisal will also take account of the categorisation of the subject trees (as prescribed in BS 5837/2012 and detailed in section 2 above) and the feasibility and expedience of their long term retention so as to determine the merits of retaining them as opposed to their

removal and replacement with better quality trees in a more suitable location. Categorisation of surveyed trees is recorded in the tree schedule at appendix 1 and annotated on the TCP at appendix 2.

4. THE PROPOSAL

This report deals solely with the current proposed redevelopment project comprising the proposed erection of a single 5 Bedroom dwelling with associated access and parking, following demolition of the existing 3 dwellings that previously occupied the site. The AIA has been used to inform refinement of the design and to maximise potential for assimilation with the landscape setting and long term compatibility between the treescape and the development and its use as a residential dwelling. The proposals include restoration and enhancement plans for the unmanaged area of Ancient Semi Natural Woodland (ASNW) that covers the majority of the site. Following consultation with the LPA in relation to the earlier approved development, the CwT Woodland Management Plan (WMP) is to be refined to further address the current and long term needs of the ASNW so as to ensure the preservation and enhancement of this 'irreplaceable habitat'.

5. APPRAISAL

The property is sited at the top of Remenham Hill, to the east of Henley on Thames. Surrounded by woodland, this secluded site is accessed from Remenham Church Lane which runs adjacent to the eastern site boundary. This long established residential site comprised three separate dwellings which have recently been demolished. These dwellings were set in extensive garden space, which included some trees and shrubs, several of which have also been recently removed as part of an extant approved development. However, as stated above, the majority of the site comprises mixed, predominantly deciduous woodland that is part of the larger surrounding woodland. Our site appraisal concluded that despite its Ancient Woodland designation, the area of woodland located within the site is generally neglected with little evidence of any appropriate silvicultural management in recent years. Despite some years of neglect, the woodland retains many valuable attributes in terms of landscape, heritage and biodiversity habitat and includes some good specimen mature native species trees. The tree survey identified one mature oak located on the NE site boundary which is considered to be of particular individual merit due to its 'Ancient Veteran' status. The CwT Woodland Management Plan referenced in section 4 above seeks to deliver proactive sustainable management for the woodland as part of the development proposals and to restore, sustain and enhance these woodland attributes.

The detailed AIA tree survey was restricted to those trees considered to be within the zone of influence of the development proposals and those that define woodland edge and are part of the ASNW. As stated above, a total of 32 individual trees and 3 groups of trees were surveyed. The surveyed trees have been categorised in accordance with BS 5837:2012 best practice guidance. The grading categories are explained in section 2 above and the data for each tree is recorded in the tree schedule at appendix 1 and annotated on the tree constraints plan (TCP) at appendix 2. The survey recorded 11 individual category 'A' and 17 individual category 'B' trees. There were no higher category groups. The remaining 4 individual trees and 3 groups of trees comprise low grade, category 'C' trees. All

surveyed trees and the woodland beyond can be retained and appropriately protected from the development proposals in accordance with best practice guidance.

Information obtained from Wokingham District Council as part of our desktop assessment advises that the site is not within a conservation. However, the council records show that the woodland area within the site boundaries is the subject of a recently served woodland category tree preservation order ref.1871/2022 and that the area of woodland to the south of the site is also the subject of a woodland category TPO ref. 0002/1951. The TPO maps suggests that with the exception of T1, T16, T22, T30, G1 and G3 (as recorded in the tree schedule at appendix 1), all surveyed trees and all the woodland trees within the site boundaries are the subject of a TPO and as such are afforded protection under Section 210 of the Town and Country Planning Act.

Our desktop appraisal also referenced Natural England records and confirmed that the large majority of the treescape within and adjoining the site, comprises part of the designated Ancient Semi Natural Woodland (ASNW) known as Remenham Wood. Ancient Woodlands are recognised as ‘irreplaceable habitats’ and are therefore a ‘material consideration’ of any planning application. The National Planning Policy Framework (NPPF) advises that *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused”* and the Natural England and Forestry Commission ‘Standing Advice’ to local authorities advises they identify ways to avoid and/or mitigate against negative effects of development on ancient woodland or ancient and veteran trees. The ASNW status of Remenham Wood was therefore identified as a significant constraint and has been a major consideration of the previous and current development proposals.

The current proposals are of a reduced scale and extent of development to the previous approved application, thereby significantly reducing the ‘potential’ for negative impact whilst retaining the proposals to restore and enhance the ASNW by adopting a proactive sustainable woodland management plan as a project objective. Despite this reduced potential for negative impact, the criteria of the standing advice and the measures that are proposed to address them are covered in some detail below so as to provide assurance of the current scheme’s ability to not only comply with the advice, but to deliver positive environmental and biodiversity gain as a result.

The Natural England online mapping records have been referenced to ascertain, as accurately as possible, the boundary of the ASNW in relation to the curtilage of the residential garden space that surrounds the existing dwellings. The ASNW boundary and the suggested 15m buffer zone are annotated on the tree constraints plans (TCP) as a solid blue line and light blue shaded area respectively. See appendix 2.

The standing advice recommends that ‘buffer zones’ be used to avoid negative impacts to Ancient Woodland and that; *“The size and type of buffer zone should vary depending on the scale, type and impact of the development. For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage.”* This guidance and the findings of the AIA have been used to inform and refine the proposed layout detail and the location of the proposed structures in relation to the ASNW boundary and to prescribe appropriate protection and impact mitigation measures. However, in this instance, the principle of residential dwellings and associated garden space set within the woodland is long established and the recently demolished structures and their use as residential dwellings has to some

extent defined the boundaries between the residential garden curtilage and the woodland space. Although these do appear to generally assimilate with the ASNW boundary, they show little if any regard to the 15m buffer. Both the previously existing building footprints and that proposed in the approved development, have therefore also influenced the location of the proposed building footprint so as to ensure appropriate protection of the ASNW and minimise any potential for negative impact to retained trees.

It is suggested that in order to assess the potential for the current development proposals to negatively impact the treescape, it is important that the impact of existing and/or recently demolished landscape be carefully assessed so as to determine what might potentially be lost and/or damaged and/or eroded. The existing layout detail and the extent to which the garden curtilage and hard landscape features such as driveway, hard standing, tennis court, sheds, gas tank, steps and retaining walls have encroached and/or currently encroach the buffer zone. It must therefore be accepted that the existing, long established development has occupied a large proportion of what would be the 15m buffer zone and that the landscape and environmental features that the buffer zone seeks to protect in the case of a new development, either do not exist, or have been subject to a degree of negative impact for many years.

The current proposals have been assessed against the standing advice criteria and in line with the ‘Assessment Guidance’ prescribed in the standing advice so as to determine any potential for *‘direct and/or indirect effects from development’*. Based on the findings of these assessments this AIA concludes that with appropriate protection measures during demolition and construction, the current development proposals can be implemented without any increase to direct or indirect negative impact and that with appropriate woodland edge treatments, existing impacts could in fact be decreased. Moreover, as a result of the inclusion of the woodland management proposals and appropriate new planting as part of any landscaping, the development can deliver woodland restoration, enhancement and environmental net gain. Whilst the applicant is fully committed to these project objectives, it is suggested that they could be secured by appropriate conditions attached to any planning permission.

Our brief has advised that the site is covered by a Covenant between Viscount Hambleden and the National Trust dated 29th September 1944 and known as the ‘Greenlands Covenant’. Dialogue with the National Trust advises that the Greenlands Covenant imposes restrictions on development and management of the site, including the prevention of works to trees without the express consent of the National Trust.

In addition to the ASNW designation, the desktop assessment confirmed that Remenham Wood is locally designated as a Local Wildlife Site which supports Lowland Beech & Yew Woodland a S41 Habitat of Principal Importance/UK BAP Priority Habitat. The site is located just outside the Chilterns National Landscape (previously AONB) and no other tree related legislative constraints were identified.

The proposed new access will partially encroach the RPA of the yew tree (T1) and potentially G1 and will therefore be subject to specific construction detail comprising a ‘no dig’ cellular confinement system (CCS) and permeable wearing course. See section 7 below. Otherwise, the current proposed layout avoids the root protection area (RPA) of all trees shown for retention and all areas of previously uncompromised ASNW buffer zone, enabling protection in accordance with BS 5837:2012 best practice guidance and Natural England and Forestry Commission standing advice. It is also suggested that development presents an opportunity to improve

the quality of a treescape, utilising planning conditions to secure planting of appropriate species, which in this case could enhance the treescape and biodiversity more generally within both the garden space and the ASNW.

Section 6 and 7 below consider the generic and site specific constraints that will need to be addressed as part of the development proposals and outline details of the mitigation measures considered appropriate to do so. As stated above, details of these mitigation measures and methodology for their successful implementation are provided in an Arboricultural Method Statement (AMS) and it is suggested that adherence to the AMS could also be secured by appropriate conditions attached to any planning permission.

6. MAIN GENERIC TREE CONSTRAINTS TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree(s)	Issue(s)	Detail and relevance to project
T1 to T15, T17 to T21, T23 to T25 and T27 to T32	BS5837/2012 Higher category trees	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. All surveyed trees and all trees within the ASNW, along with the biodiversity habitat it will be retained and protected in accordance with BS 5837/2012.
All surveyed trees with the exception of G1 and G3	Legislative constraints and designations	(i). Natural England online mapping records suggest that the majority of the treescape comprise part of the designated Ancient Semi Natural Woodland known as Remenham Wood. (ii). The woodland area within the site boundaries is the subject of Wokingham BC tree preservation order ref.1871/2022 and T31 and T32 are the subject of tree preservation order ref. 0002/1951 and as such are afforded protection under Section 210 of the Town and Country Planning Act 1990. No other tree related legislative constraints were identified for this site. (iii). Our brief has advised that the site is covered by a Covenant between Viscount Hambleden and the National Trust dated 29th September 1944 and known as the 'Greenlands Covenant'. Dialogue with the National Trust advises that the Greenlands Covenant imposes restrictions on development and management of the site, including the prevention of works to trees without the express consent of the National Trust. (iv). It should be noted that where tree and woodland management operations include the felling of trees amounting to >5.0 m3 of timber and where the operations are not subject to an exemption, a felling licence may be required under the Forestry Act 1967 which is administered by the Forestry Commission. (v). The woodland within the site comprises part of Remenham Wood which is locally designated as a 'Local Wildlife Site' which supports Lowland Beech & Yew Woodland, a S41 Habitat of Principal Importance/UK BAP Priority Habitat.
All surveyed trees	Ownership	The large majority of the surveyed trees are located within the site boundary and as such are in the ownership of the site owners. T30 to T32 and G3 stand on neighbouring land to the south, adjacent the public footpath. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under common law, any resulting damage or death of the trees may be considered criminal damage. Where

Tree(s)	Issue(s)	Detail and relevance to project
		trees are identified for retention provision should be made to mitigate any potential risk of damage to these trees. Where works are proposed to neighbouring trees advanced dialogue with the owners is recommended even if the works do not require their consent. Any proposed tree works should be prescribed and/or approved by a suitably qualified arboriculturist.
All trees proposed for retention	Development operations	All construction activity including demolition, site clearance, foundation construction, surface treatments and any drainage or service runs should be the subject of an AMS which seeks to ensure compliance with appropriate site management and tree protection measures.

7. SITE SPECIFIC CONSTRAINTS AND POTENTIAL DEVELOPMENT IMPACT TO BE ADDRESSED BY THE ARBORICULTURAL METHOD STATEMENT (AMS)

Tree (s)	Issue(s)	Potential impact and recommended mitigation
All retained trees	Parking, deliveries, material storage and general site logistics	The existing treescape and legislative constraints will significantly limit available space for construction and associated activities. Potential impact: • Excavation, level changes and/or ground compaction associated with construction of temporary hard standing for construction traffic movements, parking, site cabins and storage of materials • Ground pollution such as cement contamination • Wounding or physical damage to trees above or below ground as a result of hard standing construction activity • Permanent changes to the below ground growing environment. Recommendations: • Advanced strategic planning of site layout and logistics so as to minimise any potential for negative impact to the existing treescape • Advanced confirmation of scale and type of machinery and construction operations that will be required and appropriate restrictions to such machinery and operations will be agreed in advance of implementation and prescribed in the AMS • Temporary barriers and ground protection will be installed in accordance with BS 5837/20212 as necessary to protect the treescape, details of which will be provided in the AMS
All retained trees	Site clearance and preparatory groundworks	Significant demolition, site clearance and preparatory groundwork has recently been implemented on this site in association with an extant approved development, limiting the extent of any further works required to implement the current development proposals. Although limited, such works will involve the use of heavy plant with the potential to cause significant damage to retained trees and these operations will therefore require strict controls. Proposed access routes for construction traffic (vehicular and/or pedestrian) were not confirmed at time of writing. Potential impact: • Encroachment of RPA and/or the ASNW protective buffer zone • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general site clearance and/or preparatory groundworks • Excavation, ground level and surface type changes within the RPA of retained trees and/or the ASNW protective buffer zone

Tree (s)	Issue(s)	Potential impact and recommended mitigation
		• Ground and/or air pollution such as cement contamination, high levels of dust and/or chemical spillage • Wounding or physical damage to the trees above or below ground as a result of general site clearance and/or preparatory groundworks. Recommendations: • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and any additional site specific protection measures to be prescribed in the AMS • The AMS will include the BS default barrier specification to be erected around the RPA of all retained trees and/or around the ASNW buffer zone where considered appropriate and feasible to do so and prior to commencement of any other site activity • Where such protection is not feasible, the AMS will prescribe appropriate alternative protection measures such as ground protection and/or arboricultural supervision and monitoring • Such measures will include protection of ecological and geological features associated with the ASNW and will cross reference with the Construction Environmental Management Plan which we understand will be produced the project ecologist • All site clearance and/or preparatory groundwork activity (vehicular, mechanical and pedestrian) will be restricted to existing areas of hardstanding and/or areas outside the RPA of retained trees and the ASNW buffer zone and/or additional temporary ground protection of appropriate specification for the loading to which it will be subject • The AMS and will include a prescription for appropriate levels of on site arboricultural supervision for these works • Should the need be identified for any works within the RPA of retained trees or the ASNW buffer zone, such works will be subject to bespoke AMS specification and methodology and an appropriate level of on site arboricultural supervision, the programme for which will be agreed with the retained arboriculturist prior to commencement of the development project.
All retained trees	Construction of the proposed dwelling	Whilst the footprint of the proposed dwelling will not encroach the RPA of retained trees, the scale and extent of development is likely to include the use of large plant and will involve a significant level of groundworks and construction activity in close proximity to the RPA of retained trees. Potential impact: • Encroachment of RPA and/or the ASNW protective buffer zone • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general construction activity • Excavation, ground level and surface type changes within the RPA of retained trees and/or the ASNW

Tree (s)	Issue(s)	Potential impact and recommended mitigation
		protective buffer zone • Ground and/or air pollution such as cement contamination, high levels of dust and/or chemical spillage • Wounding or physical damage to the trees above or below ground as a result of construction activity. Recommendations: • Mitigate potential impact from development by adopting generic protection measures prescribed in BS 5837/2012 and additional site specific protection measures within a bespoke AMS • The AMS will include the BS default barrier specification to be erected around the RPA of all retained trees and/or around the ASNW buffer zone where considered appropriate and feasible to do so and prior to commencement of any other site activity • All construction activity (vehicular, mechanical and pedestrian) will be restricted to existing areas of hardstanding and/or areas outside the RPA of retained trees and the ASNW buffer zone and/or additional temporary ground protection of appropriate specification for the loading to which it will be subject • The AMS and will include a prescription for appropriate levels of on site arboricultural supervision for these works • Should the need be identified for any works within the RPA of retained trees or the ASNW buffer zone, such works will be subject to bespoke AMS specification and methodology and an appropriate level of on site arboricultural supervision, the programme for which will be agreed with the retained arboriculturist prior to commencement of the development project.
T1 and G1	Proposed main access drive and turning/ parking areas.	Construction specifications for the new access drive had not been confirmed at time of writing. However, the proposed layout drawings indicate the need for construction activity in close proximity of these trees which are identified for retention. Potential impact: • Excavation, level changes and/or ground compaction associated with construction of new driveway and hard standing • Excavation, removal and remedial landscaping of the existing driveways/hard surfacing will also be a consideration of the AMS as specified above • Wounding or physical damage to trees above or below ground as a result of hard surfacing removal and/or construction activity • Permanent changes to the below ground growing environment. Recommendations: • Current proposed layout suggests that, with the exception of a slight incursion of the RPA of T1 and

Tree(s)	Issue(s)	Potential impact and recommended mitigation
All retained trees		G1, all associated activity will be outside the RPA of retained trees and/or the ASNW buffer zone and that the generic tree protection as specified in BS 5837:2012 can be utilised • Details and timing of driveway construction relevant to other site activity may influence extent and type of protection measures required • Any excavation, level or surface changes should be avoided within the RPA of retained trees • It is suggested that the minor incursion of excavation within the RPA of G1 can be mitigated by employing airspade excavation techniques and any requirement for root pruning being implemented by suitably qualified operatives, details of which will be prescribed in the AMS • Should any new or resurfacing of hard standing be required within the RPA, any such incursion must be limited to <20% of the total RPA and should be laid onto existing surfacing adopting a 'no dig' cellular confinement specification (CCS) and permeable wearing course • All works within the RPA of retained trees and/or the ASNW buffer zone will be subject to bespoke AMS specification and methodology and an appropriate level of on site arboricultural supervision, the programme for which will be agreed with the retained arboriculturist prior to commencement of the development project.
All retained trees	Drainage and service runs	Whilst details of additional drainage and/or services requirements had not been confirmed at time of writing it is understood that the drainage scheme as approved for the extant approved development, are being updated for the current proposals. As existing services are available within the site, it is envisaged that where practical to do so, any additional services will be linked to these limiting the need for additional excavation and trenching works. Potential impact: • Excavation associated with service trenches, soakaways, harvesting tanks and/or heat source pumps within the RPA of retained trees may result in the severing or wounding of live roots • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to install and/or upgrade services and/or drainage facilities • Permanent changes to the below ground growing environment. Recommendations: • Any new and/or amendments, upgrading or maintenance of existing, drainage and services runs should seek to avoid the RPA of retained trees and/or the ASNW buffer zone. • Location of any new service runs must avoid excavation within the RPA of retained trees and/or the ASNW buffer zone and the site assessment suggests there is no need for any such encroachment • Should any need for excavation within the RPA and/or the ASNW buffer zone be identified, the

Tree(s)	Issue(s)	Potential impact and recommended mitigation
		retained arboriculturist will be consulted and a bespoke AMS will be produced Should encroachment of the RPA and/or the ASNW buffer zone be proven to be unavoidable, service run installation will adopt trenchless techniques i.e. directional drilling and will ensure compliance with National Joint Utilities Group guidelines NJUG 4.
All retained trees	Hard and soft landscaping	Outline landscape proposals have been produced suggesting the extent of hard and soft landscaping associated with the development and that this will comprise primarily some paved areas around the perimeter of the dwelling along with the planting of new trees, hedging and shrubs within the garden curtilage. It is understood that the detailed proposals will need to accommodate existing trees shown for retention and that species selection will need to be appropriate for the setting, particularly where such planting is sited within the ASNW buffer zone. Potential impact: - Landscape works, usually implemented in the latter stages of a construction project can involve excavation, cultivation and changes to levels and surfacing that have the potential to negatively impact retained trees. Recommendations: - All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837/2012 and with specifications and methodology prescribed the AMS - Where landscape works are required within the RPA and/or the ASNW buffer zone of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS.

8. CONCLUSIONS

- This secluded site currently comprises the garden curtilage of three recently demolished residential dwellings, which is surrounded by woodland
- The woodland within the site boundaries comprises a small part of the larger designated Ancient Semi Natural Woodland (ASNW) known as Remenham Wood which surrounds the site on the north, south and westerly aspects
- In addition to general landscaping of the garden space being sympathetic and in keeping with the woodland setting, the current development proposals seek to adopt a proactive sustainable management plan for the woodland, with the aim of preserving, restoring and enhancing the qualities of the ASNW
- The protected status of the ASNW represents a significant constraint to development and has therefore been a major consideration of the AIA
- Having assessed the development proposals against the Natural England and Forestry Commission standing advice relating to Ancient Woodland and having taken the existing development and site conditions into account, the AIA concludes that with appropriate protection measures, the current proposals can be implemented without any increased direct or indirect negative impact to the irreplaceable habitat that comprises the ASNW. Moreover, as a result of the inclusion of the woodland management proposals and appropriate new planting as part of any landscaping, the development can deliver woodland enhancement and environmental net gain
- All surveyed trees and the woodland beyond, including the properties and qualities of its ASNW status, can be appropriately protected by generic tree protection measures as prescribed in BS 5837/2012, details of which are the subject of an arboricultural method statement (AMS)
- It is recommended that compliance with the AMS, adoption of an initial 5 year plan of operations for the woodland management plan and appropriate tree planting and landscaping within the garden curtilage, be secured by condition attached to any planning permission associated with this development.

Appendix 1

Tree Schedule

1. **TREE No:** Allocated individual tree or group number, this may or may not be tagged on site.
2. **TREE SPECIES:** Common name followed by botanical name in brackets.
3. **AGE CLASS:**
 - Y** : Young
 - SM** : Semi-mature
 - EM** : Early Mature
 - M** : Mature
 - LM** : Late Mature
 - OM** : Over mature
 - V** : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)
4. **DBH:** Diameter of the tree stem in millimetres measured at 1.5m from ground level.
5. **CROWN SPREAD (CS):** Shown as cardinal points N, S, E, W. Dimensions in metres taken from centre of stem.
6. **HEIGHT (H, CH, FB)** Height of tree in metres to the highest point (H). Height of canopy/foliage at lowest point (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in metres from ground level.
7. **PHYSIOLOGY + STRUCTURE:** General categorisation i.e. Good, Fair, Poor
8. **CONDITION + SITE DETAIL:** Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.
9. **PRESCRIPTION:** May prescribe appropriate remedial works and/or works required to facilitate development proposals. **NB. ** in col. 9 = Works that are not essential to implementation of approved development and may require a separate application/notice where trees are the subject of a TPO and/or within a conservation area.**
10. **ROOT PROTECTION AREA (RPA):** Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012. The top figure = the radial distance of a standard circular RPA from the tree stem. The lower figure = the total area of the RPA and can be used where it is necessary to calculate an irregular polygon RPA.
11. **SAFE USEFUL LIFE EXPECTANCY (SULE):** Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)
12. **BS CATEGORY:** (please refer to section 2 of this report or BS5837:2012 section 4.5 and Table 1 for detailed descriptions)
 - U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.
 - A: trees of high quality – with estimated remaining life expectancy of at least 40 years.
 - B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.
 - C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.

Abbreviations: **AGL** = above ground level. **N/A** = not applicable or not available. **'e'** = estimated measurement. **N,S,E,W** = cardinal orientation. **dw** = deadwood. **A&V** = Ancient & Veteran, **Vet** = Veteran, **Av.** = average. **Max** = maximum. **o/s** = outside. **adj.** = adjacent. **DDT** = Decay detection test. **AD** = Ash Dieback disease. **SD** = Stem damage. **PP** = poor planting and/or aftercare. **W+M** = create weed free area and mulch. **NT** = Neighbour's tree. **SO** = Shared ownership.

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T1	Yew (<i>Taxus baccata</i>)	M	690 @ 1.0m AGL	A.v 3.5	10 3.0 N/A	Good Fair	Tree of reasonable quality and form with significant SULE. Recently pruned as part of approved development facilitation works.		8.4 222	>40	B1
G1	Holly (<i>Ilex aquifolium</i>) x1 Hazel (<i>Corylus avellana</i>) x4 Apple (<i>Malus spp.</i>) x1 English Elm (<i>Ulmus procera</i>) x1	EM /M	Max 200 (e)	4.0 7.0 4.0 4.0	Av 5.0 1.0 N/A	Fair Fair	NB. Dense multi stemmed form of hazel means that RPA has been estimated. Most northerly hazel has been recently coppiced as part of approved development facilitation works.	**Coppice hazel and manage as boundary hedge.	5.0 N/A	>20	C2
G2	Holly (<i>Ilex aquifolium</i>) x2 Hazel (<i>Corylus avellana</i>) x4 Yew (<i>Taxus baccata</i>) English Elm (<i>Ulmus procera</i>) x1	SM	Max 100 e	Av 2.5	Av 4.0 1.0 N/A	Fair Fair	Good specimen young yew. Multi-stemmed hazel clump. NB. T2 stands within G2 but is not included as part of group.		1.2 N/A	>40	C2
T2	Beech (<i>Fagus sylvatica</i>)	M	650	7.0 5.0 7.0 4.5	19 2.0 6.0 S	Fair Fair	Large open cavity with significant decay @ 1.0m AGL (S). Tip dieback in upper canopy. Poor structural form. Multiple snapped limbs and broken stubs.	Implement DDT and review category	7.8 191	<20 Subject to DDT results.	B2
T3	Beech (<i>Fagus sylvatica</i>)	M	730	6.0 7.0 5.0 5.0	20 2.0 7.0 S	Good Good	Slightly sparse foliage density for species. Dw observed in canopy.		8.7 238	>40	A2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T4	Beech (<i>Fagus sylvatica</i>)	M	470	3.0 4.5 5.0 4.0	18 2.5 6.0 E/SE	Good Fair	Etiolated form due to surrounding trees.		5.7 102	>40	B2
T5	Beech (<i>Fagus sylvatica</i>)	M	740	4.5 10.0 9.0 5.5	20e 1.5 6.0 SE	Good Good	Lean and weight to SE over highway.		9.0 255	>40	B2
T6	Pedunculate Oak (<i>Quercus robur</i>)	M	890	4.0 8.0 8.0 4.0	25e 4.0 4.0 E	Fair Good	Stag headed dieback of canopy.	**Implement retrenchment pruning i.e. overall reduction of canopy to address dieback whilst maintaining good crown form and sustaining SULE.	10.8 366	>40	B2
T7	Pedunculate Oak (<i>Quercus robur</i>)	LM	1380	12.0 11.0 14.0 10.0	32 1.5 2.0 SE	Fair Good	The age, form and qualities of this tree suggest that it merits veteran status, being particularly important in terms of its ecological, environmental and heritage attributes. Stag headed dieback of canopy. Poor overall form resulting from historic limb loss.	**Implement retrenchment pruning i.e. overall reduction of canopy to address dieback whilst enhancing crown form, improving resilience whilst sustaining SULE and veteran attributes.	15 707	>40	A2 Vet
T8	Pedunculate Oak (<i>Quercus robur</i>)	M	850	Av 6.0	25e 1.0 5.0 S/SE	Good Good	Slightly etiolated form for species. Generally healthy.		10.2 327	>40	A2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T9	Ash (<i>Fraxinus excelsior</i>)	M	370	5.0 4.5 3.0 5.5	20 2.5 4.5 E	Good Good	Some very minor evidence of Ash Dieback (AD) disease (<i>Hymenoscyphus fraxineus</i>). Otherwise generally healthy	**Monitor annually.	4.5 64	>40 Subject to Ash Dieback (AD)	A2
T10	Beech (<i>Fagus sylvatica</i>)	M	670	6.0 7.0 8.0 3.5	25 5.0 7.0 W	Fair Good	Significant tip dieback throughout canopy suggesting low vigour and decline and/or squirrel damage.	**Recommend climbing inspection to inform future management requirements.	8.1 206	>20	B2
T11	Beech (<i>Fagus sylvatica</i>) NB. T11a: SM Deodar Cedar within the canopy spread of T11.	M	610	Av. 4.5	22 1.5 5.0 NW	Good Fair	Open decaying cavity at GL (S/SW), an otherwise healthy specimen of reasonable form. Bifurcates @ 9.0m AGL and again @ 14m AGL due to loss of apical dominance. Main unions appear sound.	**Recommend DDT to assess extent of basal decay.	7.2 163	>40 Subject to DDT	B2
T12	Beech (<i>Fagus sylvatica</i>)	M	940	Av 6.0	30 1.0 3.5 N	Fair Good	Minor tip dieback on extremities of canopy suggesting declining vigour and/or squirrel damage.	**Recommend crown clean to include climbing inspection to inform future management requirements.	11.4 408	>40	A2
T13	Sweet Chestnut (<i>Castanea sativa</i>)	M	Twin 620 330	Av 8.0	15e 0.5 N/A	Good Fair	Crown break @ 2.0m AGL creating multi-stemmed low spreading form.		10.2 327	>40	B2
T14	Beech (<i>Fagus sylvatica</i>)	M	870	Av 7.0	28e 1.5 8.0 E	Good Good	Generally healthy with good form.		10.5 346	>40	A2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T15	Beech (<i>Fagus sylvatica</i>)	M	660	Av 6.0	24e 1.0 5.5 NE	Good Good	Slightly etiolated form for species. Fungal fruiting body (<i>Ganoderma spp.</i>) at base (W). Historic squirrel/deer damage on several buttresses and surface roots. Structural integrity and stability may be compromised.	**Recommend DDT and airspade root collar excavation to assess extent of basal and root decay.	7.8 191	>20 Subject to DDT	B2
T16	Plum (<i>Prunus domestica</i>)	M	Twin 140 70	0.5 3.0 1.5 2.0	4.0 1.0 N/A	Poor Poor			1.8 10	<20	C1
T17	Birch (<i>Betula pendula</i>)	M	340	Av 4.0	18e 1.0 3.0 S	Good Good			4.2 55	>20	B2
T18	Beech (<i>Fagus sylvatica</i>)	EM	430	5.0 5.0 9.0 5.0	15 1.0 N/A	Good Fair	Lean and weight to E. Extensive squirrel damage resulting in deformed and potentially compromised structural framework.		5.1 81	>40	B1
T19	Beech (<i>Fagus sylvatica</i>)	M	570	Av 6.0	20e 1.5 8.0 S	Good Fair			6.9 150	>40	B2
T20	Ash (<i>Fraxinus excelsior</i>)	M	550	8.0 6.5 10.0 2.0	28 4.5 4.5 N	Fair Fair	Bifurcates @ 4.0m AGL. Canopy weighted to E.		6.6 137	>40 Subject to AD	B2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T21	Ash (<i>Fraxinus excelsior</i>)	M	390	Av 4.5	25 15 15 E	Fair Fair	Very etiolated form with extensive clear stem and limited canopy due to proximity of neighbouring trees. Dw on lower canopy.		4.8 72	>40 Subject to AD	B2
T22	Honey Locust (<i>Gleditsia triacanthos</i>)	Y	90	Av 2.5	3.0 1.0 N/A	Fair Poor	Recent planting. Poor form, lean to E.	**Recommend transplanting to more suitable location as part of the landscaping proposals.	1.2 5	>40	C1
T23	Beech (<i>Fagus sylvatica</i>)	M	740	Av 5.0	28 5.0 10 E	Good Good			9.0 255	>40	A2
T24	Cherry (<i>Prunus avium</i>)	M	480	2.5 6.0 4.0 5.0	25 3.0 7.0 SE	Fair Fair	Etiolated form.		5.7 102	>20	B2
T25	Beech (<i>Fagus sylvatica</i>)	M	830	Av 6.5	28 1.5 6.0 E	Good Good			9.9 308	>40	A2
T26	Ash (<i>Fraxinus excelsior</i>)	M	650	10.0 7.0 9.0 11.0	28 2.5 5.0 N/NE	Poor Poor	Bifurcates @ 4.5m AGL. Sub-dominant stem weighted to N. Tree has recently succumbed to Ash Dieback (AD) disease (<i>Hymenoscyphus fraxineus</i>).	Fell for arboricultural reasons and site safety.	7.8 191	<10	U

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T27	Ash (<i>Fraxinus excelsior</i>)	M	640	Av 7.0	30 10 e N/A	Good Good	Good form, although somewhat etiolated. Lowest branch (N) is dead, possibly from AD. Otherwise currently appears healthy.	**Monitor annually.	7.8 191	>40 Subject to AD	A2
T28	Hornbeam (<i>Carpinus betulus</i>)	M	Twin 430 310	Av 6.0	18 e 1.5 N/A	Poor Poor	Extensive fire damage on northerly aspect. Malformed canopy weighted to N and poor structural form.	**Recommend removal for arboricultural reasons.	6.3 124	>20	C2
T29	Sweet Chestnut (<i>Castanea sativa</i>)	M	Multi 240 340 370 370 420	Av 10.0	20 e 1.5 6.0 N	Fair Fair	Multi-stemmed from base with low spreading form, suggesting previously managed as coppice. Dw throughout canopy.	Re-coppice and continue manage as coppice stool as part of overall tree and landscape management and help to assimilate proposed development proposals with the existing landscape.	9.6 290	>40	B2
T30	Beech (<i>Fagus sylvatica</i>)	M	830	Av 9.0	25 e 1.5 3.5 S	Good Good	Tree located on neighbouring land.		9.9 308	>40	A2
T31	Sweet Chestnut (<i>Castanea sativa</i>)	M	990	Av 8.0	25 e 1.5 7.0 N	Good Good	Tree located on neighbouring land.		12.0 452	>40	A2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T32	Beech (<i>Fagus sylvatica</i>)	M	700	Av. 8.5	25 e 0.5 3.0 NE	Good Fair	Tree located on neighbouring land. Extensive squirrel damage.		8.4 222	>40	B2
G3	Hornbeam (<i>Carpinus betulus</i>) Hazel (<i>Corylus avellana</i>) Ash (<i>Fraxinus excelsior</i>) Blackthorn (<i>Prunus spinosa</i>) Group of dense multi stemmed scrubby growth.	Y/ SM	Av 100 e	Av 3.0	Av 4.0 GL N/A	Fair Poor	Group located on neighbouring land. Comprises boundary scrub that overhangs into the site	**Head back excessive overhang.	1.2 N/A	>20	C2

Appendix 2

Tree Constraints Plan - CwT-TCP-24-04-03

Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S.Tree Category A
 - B.S.Tree Category B
 - B.S.Tree Category C
 - B.S.Tree Category U
 - Crown Spread (Group)
 - Crown Spread (Shrub)
 - Crown Spread (Hedge)
 - Trees proposed for removal to facilitate development.
- Root Protection area's (RPA):
- The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule.
- Radial format

- Ancient Semi Natural Woodland (ASNW) boundary
- Site Boundary
- Ancient woodland 15m buffer zone

Consulting with Trees

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Job

FOXHAVEN
CHURCH LANE
REMENHAM

Title

TREE CONSTRAINTS PLAN

Scale

1:250 @ A1

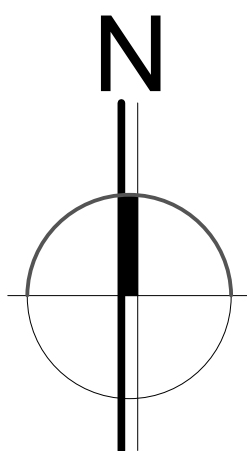
Drawing No

CwT-TCP-24-04-03

Date

29.04.2024

Revision



1:250
0 2 4 6 8 10 20m