

**Summary of the
Arboricultural Proof of Evidence
for the Residential Development
at
Land North of Reading Road,
Arborfield.**

Prepared for Dandara Southern Limited and Elstree Land.

**PINS Ref: APP/X0360/W/25/3371069
LPA Ref: 243099**

**Prepared by
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Our Ref 1025-100810
February 2026**

1.0 Summary

1.1 Following the preparation of our first Arboricultural SoCG on 31st January 2026, the appellant has prepared 3 new plans listed below.

1. Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 04/02/2026)
2. Tree Removals Plan (Drawing Reference 052403-DAN-MP04-TRP 04/02/2026)
3. Illustrative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026)

1.2 The plans have been prepared in response to the matters disputed in first Statement of Common Ground, and have been prepared to show that 111 dwellings could be delivered, whilst fully respecting the NE Standing Advice in terms of RPAs and Buffer Zones. The above plans were submitted to PINS and WBC by email on the 4th of February 2026.

1.3 The tree and vegetation removals associated with proposed main vehicular access and the associated emergency pedestrian access on to Reading Road are not raised as a matter for dispute. The footpath link on to Church Lane has been moved at the request of WBC to be outside the RPA of the veteran lime T39.

1.4 There was no specific tree related reason for refusal as part of the original planning decision, therefore the requirement for an amended layout for this outline application or inquiry was not apparent until WBC raised the potential effects of development on veteran trees during the SoCG process.

1.5 In terms of the potential arboricultural effects of the proposed development on retained trees including notable , veteran and ancient trees, the amended masterplans are an improvement over the original Illustrative Masterplan submitted with the planning application.

1.6 The amended layout plans has removed any gardens from within the NE RPA of the veteran trees . Private gardens have also been removed from the RPAs of the two additional oak trees T85 and T87 submitted with the planning application.

1.7 Within the amended Illustrative Masterplan the oak T72 has an increased buffer of open space between the edge of the NE RPA / buffer zone - and the edge of the proposed roadway. This strip of open ground is 2m wider than shown on the original Illustrative Layout Plan.

- 1.8 The amended Illustrative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026) has the buffer zones of T56, T85, T87 marked in Red shading and annotated as “No Development or Private Gardens within RPA area”. There are no gardens or development shown within the NE RPA of any of the veteran or notable trees.
- 1.9 On the amended Illustrative Masterplan the oak T87 is located within the Landscape Amenity Space which is approximately 13m wide. With none of the RPA for this tree extending into a garden.
- 1.10 The amended Indicative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026) shows that 2.55 Ha of the site can provide Landscape Amenity Green Space, whilst 3.88 Ha of land is allocated for Housing and Supporting Infrastructure to deliver the 111 dwellings.
- 1.11 The scale and distribution of the open space relative to the proposed development shows that the development offers the opportunity to retain existing trees and hedgerows and secure new planting to improve the long-term amenity and biodiversity value of the boundary vegetation.
- 1.11 The s278 Works on Reading Road have now been amended to show the pavement widening in proximity to T127, T129 and T130 being located entirely within the carriage way, this leaves the open ground and earth bank to the southern side of the existing pavement undisturbed.

2.0 Conclusion

- 2.1 The detailed design of the proposed layout will be addressed through Reserved Matters application. The amended Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 04/02/2026) shows that 111 dwellings can be provided whilst providing significant areas of open space extending for circa 2.55ha and also complying and exceeding the provision of the relevant RPAs as outlined in the NE Standing Advice and BS5837 (2012). Consequently I consider that the amended plans address the issues of potential encroachment on RPAs and these have been demonstrated to have been resolved.
- 2.2 The protection of the retained trees during construction works can be addressed by following the guidance outlined in BS5837 (2012) and through a standard planning condition requiring a detailed Arboricultural Method Statement as part of the Reserved Matters application.
- 2.3 It is my opinion based on the published guidance and experience of other projects involving veteran trees that the proposed development as shown on the amended Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 04/02/2026) can be delivered, subject to appropriate tree protection measures, without negatively impacting on the longevity and biodiversity value of the existing veteran trees.
- 2.4 The arboricultural information and tree protection measures needed to ensure the works are undertaken without detriment to the retained trees will be based on the detailed layout that will be submitted as part of a Reserved Matters application. This information will be included within a detailed Arboricultural Method Statement which can be secured by use of standard planning conditions.
- 2.5 With regard to the size of the proposed open space to be retained around the veteran trees, See Indicative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026). The risk associated with the indirect effects of the proposed development on the retained trees including veteran tree are considered to be negligible and can be addressed through landscape proposals and a detailed Landscape Management Plan.