

**Tree Survey & Impact Assessment for:
Planning application for 10 x caravan
pitches**

At

**Land West of Blagrove Lane
Wokingham
Berkshire
RG41 4EW**

Prepared by

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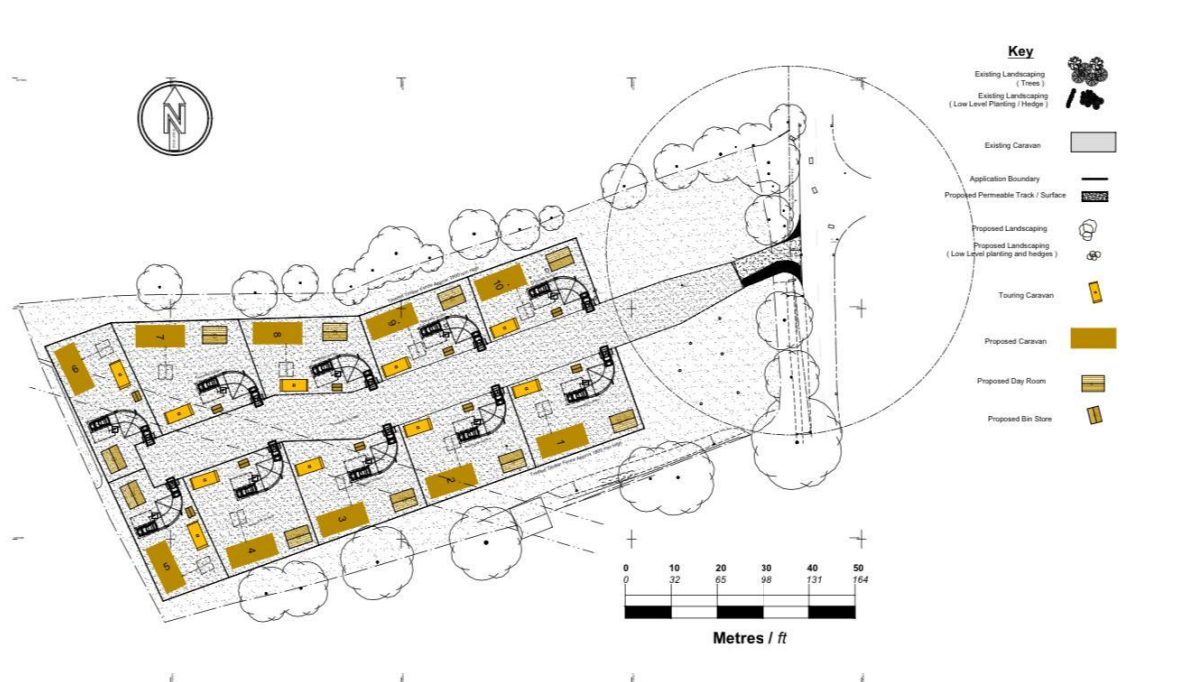
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Proposal

Proposal: Planning application for 10 x caravan pitches

Location: Land West of Blagrove Lane
Wokingham
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RG41 4EW



Proposed Site Layout Plan

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1. Introduction

1. This report has been prepared to be compliant with the guidance and information set out in BS5837;2012 (Trees in relation to design, demolition and construction).
2. Your Vision Environmental Consultants has been instructed by the Applicant to carry out a Tree Survey and provide an Impact Assessment report in respect of a Planning application on land which is located to the West of Blagrove Lane RG41 4EW.
3. The Applicant has advised that a new proposal is to be submitted for planning that seeks permission for 10 x caravan pitches with associated facilities.
4. The scheme proposes landscaping additions including the planting of native hedgerow to some gaps along the Western boundary and 2 x green strips keeping development clear of the trees, which will be planted with wildflowers along the Northern and Southern boundaries.
5. The purpose of the survey and this report is to identify what trees, if any are either within the site or are located in such close proximity to the site boundaries, that they could potentially be impacted by the proposed development.
6. The survey sought to assess, their type and condition, the report will cover the impact from development of the site and offer mitigation solutions should it be considered necessary to protect any trees.
7. The site is a rough rectangle in shape with a slightly wider width at the Eastern end due to a slightly angled Northern boundary, it measures in at approximately 1.1 Hectares with broad dimensions of 170m in length x 60-75m in width.
8. An access point is located on the Eastern boundary onto Blagrove Lane and there is some existing hardstanding with 3 x caravan pitches in the middle of the site.

2. Site History

9. An aerial shot of the site is shown below which shows the extent of all the land which makes up the new application.



10. The Applicant has advised that there is an existing permission for the site for a hardstanding and the 3 x caravan pitches.
11. Historical aerial shots indicate that the land has been used as paddock land for the grazing of horses.
12. A pre-application was carried out with the Local Authority which was seemingly quite positive as there is a shortage of suitable caravan pitches for Gypsies and Travellers.
13. The new application will seek to add 7 x caravan pitches and associated facilities by extending the hardstanding to the Western part of the site.
14. The Local Authority has a minimum pitch size of 370m sq and the proposed site layout plan indicates a slightly angled Northern boundary which has result in some pitches at the Western end of the site being a larger size.
15. The survey was carried out on 19th September 2025 and includes any trees on or in close proximity to the site boundaries.

3. Tree Survey

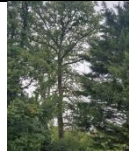
16. The survey was carried out on the afternoon of the 18th September 2025, the weather was overcast and full access to the entire site was possible.
17. A total of 30 trees were identified all sat on or in very close proximity to the site boundaries.
18. All existing trees, are considered to be of Medium Quality (B Category).
19. The green strips proposed along the Northern and Southern boundaries mean that no trees, bushes or hedgerow will need to be removed to facilitate the new proposal.
20. The trees are predominantly located on the Northern, Eastern and Southern boundaries of the site with 2 dense clusters of trees adjacent to the existing site access, the Applicant advises some of the larger trees have TPOs on them.
21. A large pylon for power lines sits in the middle of the Southern boundary, it was noted that several Lawson's Cypress (*Chamaecyparis lawsoniana*) are growing directly beneath or in close proximity to the structure.
22. Although no trees will need to be removed for the proposal in Planning terms, the Applicant should give consideration to removing these trees directly beneath the pylon and cut back branches and foliage of any trees in close proximity.
23. These are a high water demand and very fast growing species of tree, so there is more than reasonable justification on the basis of preventing them interfering with the power lines, or damaging the pylon structure itself or the foundations in the future.

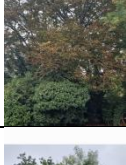


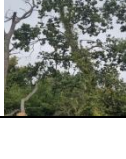
24. A dead Common Oak (*Quercus robur*) tree on the Northern boundary was noted to lack any foliage and is presumed to be dead.
25. The locations of the trees are shown on the aerial photograph below.



26. Some existing field fencing was noted separating the existing grassy parts of the site from the access road/hardstanding area, it is anticipated the Applicant would extend this field fencing into the Western part of the site.
27. If the field fencing is not extended, then all trees to be retained and which may be impacted by the development of the site should be protected by the temporary erection of Heras style fencing or similar at the edge of their Root Protection Area (RPA).
28. Details of the trees are shown in the table below.

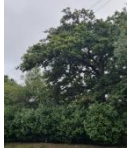
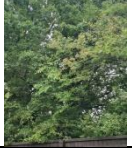
Ref	Type	Species	Notes & Measurement	RPA	Retention Category	Photo
T1	Tree	Leyland cypress (<i>Cuprocyparis leylandii</i>)	Established Tree H 10m Max H 20-25m Native N	2.4m	B1	
T2	Tree	Common Oak (<i>Quercus robur</i>)	Mature Tree H 15m Max H 20-25m Native Y	9.6m	B1	

T3	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 10m Max H 15-20m Native Y	4.8m	B1	
T4	Tree	Horse Chestnut (Aesculus hippocastanum)	Mature Tree H 14m Max H 20-25m Native Y	7.8m	B1	
T5	Tree	Leyland cypress (Cuprocyparis leylandii)	Established Tree H 6m Max H 20-25m Native N	1.2m	B1	
T6	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 8m Max H 15-20m Native Y	3.0m	B1	
T7	Tree	Common Oak (Quercus robur)	Mature Tree H 12m Max H 20-25m Native Y	9.6m	B1	
T8	Tree	Holly (Ilex aquifolium)	Established Tree H 5m Max H 15-20m Native Y	1.2m	B1	
T9	Tree	Common Oak (Quercus robur)	Mature Tree H 16m Max H 20-25m Native Y	10.8m	B1	
T10	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 6m Max H 15-20m Native Y	1.8m	B1	
T11	Tree	Common Oak (Quercus robur)	Mature Tree H 16m Max H 20-25m Native Y	12.0m	B1	
T12	Tree	Common Oak (Quercus robur)	Established Tree H 12m Max H 20-25m Native Y	6.0m	B1	
T13	Tree	Common Oak (Quercus robur)	Established Tree H 10m Max H 20-25m Native Y	6.0m	B1	

T14	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 8m Max H 15-20m Native Y	4.8m	B1	
T15	Tree	Common Oak (Quercus robur)	Established Tree H 10m Max H 20-25m Native Y	5.4m	B1	
T16	Tree	Common Beech (Fagus sylvatica)	Jeuvenile Tree H 3m Max H 20-25m Native Y	1.2m	B1	
T17	Tree	Common Oak (Quercus robur)	Established Tree H 12m Max H 20-25m Native Y	6.6m	B1	
T18	Tree	Field Maple (Acer campastre)	Established Tree H 8m Max H 10-15m Native Y	3.6m	B1	
T19	Tree	Common Beech (Fagus sylvatica)	Jeuvenile Tree H 4m Max H 20-25m Native Y	1.2m	B1	
T20	Tree	Common Oak (Quercus robur)	Mature Tree H 15m Max H 20-25m Native Y	8.4m	B1	
T21	Tree	Common Oak (Quercus robur)	Mature Tree H 14m Max H 20-25m Native Y	7.8m	B1	
T22	Tree	Common Oak (Quercus robur)	Mature Tree H 15m Max H 20-25m Native Y	7.8m	B1	
T23	Tree	Common Beech (Fagus sylvatica)	Established Tree H 8m Max H 20-25m Native Y	3.6m	B1	
T24	Tree	Common Oak (Quercus robur)	Established Tree H 12m Max H 20-25m Native Y	4.8m	B1	

T25	Tree	Common Ash (Fraxinus excelsior)	Mature Tree H 16m Max H 15-20m Native Y	10.8m	B1	
T26	Tree	Common Oak (Quercus robur)	Mature Tree H 14m Max H 20-25m Native Y	7.8m	B1	
T27	Tree	Common Oak (Quercus robur)	Dead Tree H 12m Max H 20-25m Native Y	N/A	Remove or Reduce Height	
T28	Tree	Common Oak (Quercus robur)	Established Tree H 12m Max H 20-25m Native Y	6.6m	B1	
T29	Tree	Common Beech (Fagus sylvatica)	Established Tree H 8m Max H 20-25m Native Y	4.8m	B1	
T30	Tree	Common Beech (Fagus sylvatica)	Established Tree H 6m Max H 20-25m Native Y	3.6m	B1	
T31	Tree	Common Oak (Quercus robur)	Mature Tree H 14m Max H 20-25m Native Y	8.4m	B1	
T32	Tree	Common Beech (Fagus sylvatica)	Established Tree H 5m Max H 20-25m Native Y	3.6m	B1	
T33	Tree	Common Oak (Quercus robur)	Mature Tree H 14m Max H 20-25m Native Y	8.4m	B1	
T34	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 6m Max H 15-20m Native Y	2.4m	B1	
T35	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 8m Max H 15-20m Native Y	4.2m	B1	

T36	Tree	Field Maple (Acer campestre)	Established Tree H 8m Max H 10-15m Native Y	3.0m	B1	
T37	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 6m Max H 15-20m Native Y	2.4m	B1	
T38	Tree	Common Oak (Quercus robur)	Mature Tree H 14m Max H 20-25m Native Y	10.2m	B1	
T39	Tree	Common Oak (Quercus robur)	Mature Tree H 12m Max H 20-25m Native Y	7.2m	B1	
T40	Tree	Common Oak (Quercus robur)	Mature Tree H 18m Max H 20-25m Native Y	12.0m	B1	
T41	Tree	Common Oak (Quercus robur)	Established Tree H 10m Max H 20-25m Native Y	3.6m	B1	
T42	Tree	Common Oak (Quercus robur)	Mature Tree H 16m Max H 20-25m Native Y	9.6m	B1	
T43	Tree	Lawson's Cypress (Chamaecyparis lawsoniana)	Established Tree H 3m Max H 20-25m Native N	1.8m	Beneath Pylon Remove	
T44	Tree	Lawson's Cypress (Chamaecyparis lawsoniana)	Established Tree H 4m Max H 20-25m Native N	1.8m	Beneath Pylon Remove	
T45	Tree	Lawson's Cypress (Chamaecyparis lawsoniana)	Established Tree H 4m Max H 20-25m Native N	1.8m	Adjacent Pylon Remove	
T46	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 6m Max H 15-20m Native Y	3.6m	B1	

T47	Tree	Common Oak (Quercus robur)	Established Tree H 10m Max H 20-25m Native Y	8.4m	B1	
T48	Tree	Common Ash (Fraxinus excelsior)	Established Tree H 8m Max H 15-20m Native Y	4.2m	B1	
T49	Tree	Field Maple (Acer campastre)	Established Tree H 6m Max H 10-15m Native Y	2.4m	B1	
T50	Tree	Field Maple (Acer campastre)	Established Tree H 8m Max H 10-15m Native Y	3.0m	B1	

4. Impact Assessment

29. The trees under and directly adjacent the pylon for the power lines T43-T45, plus the dead tree on the Northern boundary T27 should probably be removed at some point, in order to prevent issues in the future.
30. Most of the trees are considered established or mature, none are considered to be veteran yet, when taking account of their maximum potential size, T40 a Common Oak (Quercus robur) and T25 Common Ash (Fraxinus excelsior) are the most impressive trees onsite, these are the 2 trees most likely to be affected in respect of root damage, although it is noted the proposed works are at the very limits of their respective RPAs.
31. In addition, excavations for a hardstanding area, is typically quite shallow compared to a standard strip foundation associated with a permanent building, so there would be less effect on tree roots.
32. BS5837;2012 (Trees in relation to design, demolition and construction) allows for RPAs to a maximum of 15m, in this instance the RPAs of the trees on the site range from 1.2-12.0m, although most of the RPAs are in the mid range .
33. The 2 x strips of grassland on the proposed site plan to the Northern and Southern boundaries, should allows for suitable separation from the proposed hard-standings for the caravan pitches and there should be little impact on most of the trees save for the aforementioned T25 and T40. .
34. The Applicant has advised they have had some discussion with the Planning

- department and their Architect about reconfiguring the site layout so there are 3 or 4 pitches along the Western boundary where the current plan has just 2 pitches.
35. This would allow for some of the other pitches to be stretched slightly so that additional distance is created between the hardstanding areas relative to the position of T25 and T40.
 36. Some of the trees are quite tall already and with further growth, there is potential in the future when the trees reach full maturity/veteran status, that they could be within falling distance of the caravans pitches, it is recommended that during any site redesign that the static caravans are shifted within their individual pitch positions so that they are further from the trees.
 37. Your Vision Environmental Consultants has not been provided with the DWG drawing file so is unable to confirm the exact distances between the trees and the proposed static caravan positions, the closest distance is estimated to be approximately 10-12m from the screenshot of the proposed site layout plan that has been provided.
 38. Typical mature height for a majority of the trees onsite, is in 20-25m range although in exceptional circumstances some could attain a height in excess of 25m.
 39. The Architect should give consideration to repositioning the static caravans positions closer the central access road from their current proposed position if any of the hard-standings are closer to any particularly tall species such as the Common Oaks (*Quercus robur*) and the Common Ash (*Fraxinus excelsior*) trees.
 40. The BGS (British Geological Survey) indicates that ground conditions are likely to be clay ground in the immediate area. This will likely necessitate a deeper foundation depth if any permanent building structures are proposed at a later date. The increased foundation depths for clay ground is to reduce the risk associated with heave and shrink within the top 1.0m of ground.
 41. Due to their nature as temporary buildings, static caravan pitches would typically be exempt from Building Regulations except for any works involving connection of services in this instance the foul drainage connections or installation of sewage treatment plant.
 42. Trees T25 and T40 are considered to be only slightly impacted by the proposed development, based on the shallow depth of likely excavations, their current heights and the size their RPAs.

5. Tree Protection Measures

- 43. No Tree Protection Measures are required for the trees located in close proximity to the Eastern boundary due to remoteness to where the works are proposed within the site.
- 44. The trees have some grass area around them already as well as some existing field fencing in place, which could easily be extended to create a barrier preventing heavy excavators and similar plant getting close to the trees and more critical parts of the RPAs directly adjacent the tree trunks.
- 45. Consideration should be given to placing some additional 2m high Heras style fencing as additional protection as specified in BS5837:2012 (Trees in relation to design, demolition and construction) to this area, with additional care and precautions taken when working with excavators.

6. Conclusion and Recommendations

- 46. In Planning terms, no trees will need to be removed to facilitate either the existing approved scheme or the new proposed scheme, save for the aforementioned T27 and T43-45 which should be considered for removal.
- 47. Due to their current size and distance from the proposed hard-standings from the static caravans pitches, there will be no impact for any of the trees RPAs save for the aforementioned T25 and T40, although a slight reconfiguring of the site layout as was recently discussed with the Planners, would likely address any potential issues.
- 48. Consideration should be given to amending the static caravan hard-standing positions within their individual pitches to lessen any risk of being positioned within falling distance of any tree reaching fully mature height in the future.
- 49. Provide some additional 2m high Heras style fencing as additional protection to the critical high traffic areas such as directly adjacent the site access points to prevent accidental strikes from excavators or similar plant.
- 50. Additional care to be taken when working with excavators adjacent to the site entrance and close to the field fencing lines.

7. Author Qualifications, Background and Experience

51. The author of this Tree Survey and Impact Assessment is a qualified Environmental Scientist and Building Surveyor and worked for close on 2 decades as a Building Control Officer including for several Local Authorities in the London, Essex and Kent areas. He has been incorporated as an Associate Member of CABE (Chartered Association of Building Engineers) and is highly knowledgeable about Building Control, Construction, Construction Methodology, Arboriculture, Geology and ground conditions, including the interaction of trees and buildings. He is highly experienced in identifying and assessing trees onsite, having had to identify many thousands of different types of trees during his career, when working as a Building Control Officer and carrying out daily site inspection duties for ongoing construction works.

End of Report