Schedule of trees on land at Watmore Lane, Winnersh, Berkshire

Tree No.	Species	Ht (m)	Branch Spread (m) N	E	S	W	Stem diameters (cm) Single Stem	2-5 stems Stem 1	Stem 2	Stem 3	Stem 4	Stem 5	More than 5 stems No.	Height of crown (distance from ground to lowest branch (m) and direction of measurement)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works to BS3998	Root protection radius (m)	Root protection area (sq m)
1	Ash	6	5	4	5	5		15e	15e	15e				3	3W	Y	U	<10	Advanced Ash Dieback.		3.12	31
2	Hedgerow of predominantly hawthorn	4av			3av		10av							0	-	M	C2	>10	Sparse hedgerow dominated in places by some bramble. Hedgerow includes some blackthorn, English oak saplings, field maple and hazel.		1.20	5
3	English oak	9	7	5	5	5	87							2	2.5N	M	B1	>20	Appears to have been pollarded at circa 2.5 to 3 metres above ground level and subsequently regrown. Short compact crown supported by substantial bole. Numerous pockets of decay associated with the old bole. Growing amidst dense bramble. Lacking vitality.		10.44	342
4	Field maple	7	3	3	4	3		20e	20e	20e	20e			3	3N	Y	C2	>10	Forming part of hedgerow.		4.80	72
5	English oak	14	7	6	5	5	49							2	3N	Y	B1	>20	Reasonably well formed young oak tree with much potential.		0.00	0
6	English oak	17	10	10	9	10	153							2	5N	V	B1	>20	Large, broad spreading tree of multi-stemmed form from circa 1.5 metres above ground level. Exhibits storm damage throughout but new crown emerging. Some decay at base associated with past loss of co-dominant stem.		15.00	707
7	English oak	13	9	12	9	9	72	103						1.2	1.2E	V	B1	>20	Of squat form with co-dominant stem having partially failed and now resting on ground to east. Some decay within base of tree.		15.08	715
8	English oak	9	4	4	3	4	33							1.2	1.2N	Y	C1	>10	Young oak tree growing at edge of field.		3.96	49
9	Cluster of mainly blackthorn	7av			3av		10av							0	-	Y	C2	>10	Dense cluster of blackthorn scrub with occasional hawthorn.		1.20	5
10	Hawthorn	8	4	3	3	4							12	11	4	4N	M	C1	>10	Much storm damage within crown and standing within dense group of brambles.		4.78	72
11	Outgrown hedgerow of predominantly hawthorn	4av			3av		15av							0	-	M	C2	>10	Dense clusters of predominently hawthorn with some blackthorn and occasional oak, elm and hazel growing just beyond field boundary. Sparse coverage in places and then tending to be dominated by bramble.		1.80	10
12	English oak	10	4	4	4	4	30e							2	2S	S	C1	>10	Established tree growing amidst hedgerow.		3.60	41
13	Hawthorn	10	1	5	5	5		35e	20e					3	3W	M	C1	>10	Asymmetric crown development due to competition with adjoining tree. Lower stem partially smothered in ivy preventing thorough inspection and accurate measurement.		4.84	74
14	English oak	12	2	7	6	6	65e							4	4W	Y	C1	>10	Asymmetric crown development possibly due to the presence of a tree now absent. Lower stem partially smothered in ivy, epicormic shoots and bramble. Some minor storm damage within crown.		7.80	191
15	English oak	18	7	10	10	11	150e							2	2W	V	B1	>20	Extensively storm damaged crown and much of stem smothered in ivy preventing through inspection and accurate measurement. Some decay at or between buttress roots, typical of this age of tree.		15.00	707
16	English oak	14	2	4	3	7	71e							4	4W	M	C1	>10	Extensively storm damaged but now crown regenerating. Base of tree growing amidst dense bramble.		8.52	228
17	English oak	14	7	6	6	8	65e							3	3W	E	B2	>20	Forms part of a line of trees along eastern boundary.		7.80	191
18	Ash	12	4	4	4	4	30e							2	2N	S	C1	>10	Small tree growing to rear of hedgerow. Showing early signs of Ash Dieback.		3.60	41
19	Ash	13	5	6	7	7	43							1	3NW	S	U	<10	Advanced Ash Dieback. Unsuited to long term retention.		5.16	84
20	Ach	16	10	8	5	7	90e							1.5	2W	V	U	<10	Aged ash tree that has been subject of extensive storm damage and subsequent regrowth. Numerous large cavities and pockets of decay associated with past damage. Suited to retention within a Nature Reserve however, unsuited to retention to proposed dwellings.		10.80	366
21A	Field maple	11	4	4	4	4	30e							2	2W	S	B1	>20	Larger component of hedgerow.		3.60	41
21	English oak	15	7	8	8	7	85e							2	5W	M	B1	>20	Growing at edge of Emmbrook. Bole and mest of crown smothered in dead ivy preventing thorough inspection and accurate measurement.		10.20	327
22	Pair of crack willow	15av			7av		45av							0	-	Y	C2	>10	Pair of close growing stems at edge of brook.		5.40	92
23	Group of grey poplar	17av			5av		40av							0	-	Y	C2	>10	Dense stand of closely growing stems to north of Emmbrook.		4.80	72
24	Ach	9	5	4	5	5		23	27	18				1	1.5SW	Y	C1	>10	Triple-stemmed form growing at edge of brook.		4.77	72
25	Ach	19	9	9	9	10		55e	55e	55e				7	7W	M	B1	>20	Of triple-stemmed form growing at easterly edge of Emmbrook. Lower stems partially smothered in ivy preventing thorough inspection. Some evidence of storm damage. Early signs of Ash Dieback.		11.43	411
26	Ach	17	9	7	9	6		63	64					1.8	3S	M	U	<10	Twin-stemmed from just above ground level with decay pockets in both stems. Standing on raised bank alongside now partially filled-ditch. Dense bramble. Advanced Ash Dieback.		10.78	365
80	Group of field maple and elm	8av			4av		15av							0	-	Y	C2	>10	Cluster of trees amongst dense bramble. Elm succumbing to recurrence of Dutch Elm Disease.		1.80	10
81	Group of eucalyptus and hybrid poplar	17av			5av		30av							0	-	S	C2	>10	Group of recently established trees in adjoining property.		3.60	41
81A	Group of English oak	13av			5av		40av							0	-	S	B2	>20	Collection of trees just outside site.		4.80	72
82	Hedgerow of predominantly hawthorn and elm	5av			2av		15av							0	-	MI	C2	>10	Sparse hedgerow containing numerous dead elms together with some Hawthorn. Would benefit from being brought back under management. Elm succumbing to recurrence of Dutch Elm Disease.	Remove.	1.80	10
83	Group of ash, field maple and elm	9av			4av		30av							0	-	Y	C2	>10	Cluster of trees growing along hedge line. None of significant merit. Elms succumbing to recurrence of Dutch Elm Disease. Early signs of Ash Dieback.		3.60	41
84	English oak	15	10	6	10	9	90e							2	4N	M	B1	>20	Visually significant hedgerow tree although has suffered storm damage in the past. Numerous shoots emerging from main limb structure. Growing amidst dense bramble. Ivy smothered stem.		10.80	366
85	English oak	16	8	8	8	8	72							2	4N	MI	B1	>20	Visually significant hedgerow tree of upright form.		8.64	235
86	Group of ash	9av			4av		20av							2	25	Y	C2	>10	Cluster of stems growing amidst hedgerow, advanced Ash Dieback.		2.40	18
87	Hedgerow of predominantly hawthorn	5av			2av		10av							0	-	MI	C2	>10	Hedgerow that also includes some blackthorn and ash that has outgrown from original core. Would benefit from some management.	Remove section as shown.	1.20	5
88	English oak	12	9	7	7	7	104							3	3N	V	U	<10	Dead.		12.48	489
89	Ash	10	5	3	5	3							15 11	2	2N	Y	U	<10	Of multi-stemmed form showing advanced Ash Dieback. Growing amidst dense bramble.		5.97	112
90	Ash	9	4	4	4	4							10 15	2	25	MI	U	<10	Multi-stemmed form emonating from older bole that is part of former hedgerow. Ash Dieback.		4.65	68
91	English oak	9	4	3	3	3	24							1	1N	S	C1	>10	Small tree growing within hedgerow.		2.88	26
92	English oak	12	6	7	7	6	79							3	3S	M	B1	>20	Previously pollarded at circa 3 metres above ground level and subsequently allowed to regrow. Perhaps due to storm damage, has been crown reduced in recent past.		9.48	282
93	English oak	18	10	12	12	12	127							2	2NE	E	A1	>40	Well formed early mature oak tree. Possibly stood within a former hedgerow. Hedgerow no longer present. Juvenile fruit bodies of Eiffel Tower fungus on eastern side of main stem, where it meets ground level. Some deadwood within crown.		15.24	730
94	Crack willow	14	4	6	10	8	92							0	-	E	C1	>10	Most stems have collapsed and are now resting on ground. Some decay in lower stem. Dominated by adjoining oak. Would benefit from being pollarded.	Pollard to circa 3m above ground level.	11.04	383
95	English oak	15	9	8	7	9	89							1	25	E	A1	>40	Established tree that appears to be part of a former hedge line. Hedge no longer present. Lacking vitality but some regenerative growth lower in crown. Some deadwood in crown. Some decay pocket at base of stem.		10.68	358

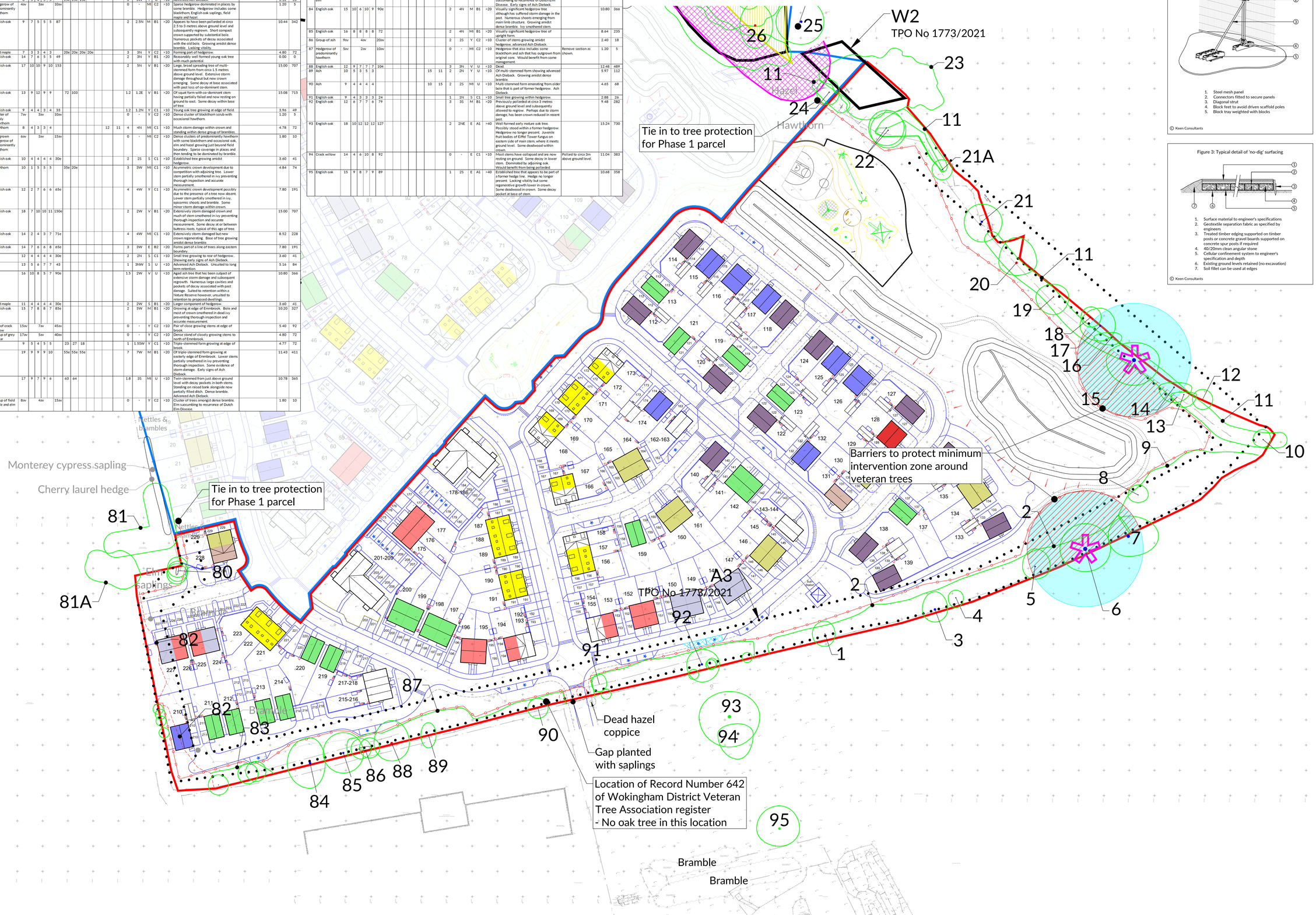


Figure 1: Example of a protective barrier

1. Steel mesh panel
2. Connectors fitted to secure panels
3. Diagonal strut
4. Block feet to avoid driven scaffold poles
5. Block tray weighted with blocks

© Keen Consultants

Figure 3: Typical detail of 'no-dig' surfacing

1. Surface material to engineer's specifications
2. Geotextile separation fabric as specified by engineers
3. Treated timber edging supported on timber posts or concrete gravel boards supported on concrete spur posts if required
4. 40/20mm angular stone
5. Cellular confinement system to engineer's specification and depth
6. Existing ground levels retained (no excavation)
7. Soil fillet can be used at edges

© Keen Consultants

NORTH

0 5m 10m 25m 50m

NOTES

1. **This tree survey information has been prepared for planning purposes only. Additional detail will be needed for foundation design.**
2. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
3. Scale for planning purposes only.
4. All dimensions to be checked on site.
5. The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
6. Details shown on this drawing are derived with reference to BS5837:2012:*Trees in relation to design, demolition and construction - Recommendations.*
7. Tree Preservation Order based on The Wokingham Borough Council (Parish of Winnersh) Tree Preservation Order No. 1773/2021, 848/1996 and 1053/2003.
8. Ancient and Semi-Natural Woodland based on information from MAGIC website.
9. Veteran trees based on Wokingham District Veteran Tree Association (WDVTA).
10. Topographical survey based on Survey Solutions drawing number 6648/TOW15-01to08 & Kings Land Surveyors drawing number 9513?.0001-0009 Rev A.
11. Where trees were not identified on the topographical survey they have been plotted by eye.
11. Proposed layout based on CSA Environmental Landscape Masterplan drawing number CSA/7168/126 Rev C.

KEY

- Existing site features
- Proposed layout
- Trees retained (Green-coloured line indicates extent of canopy)
- Trees for removal (Red-coloured dash line indicates extent of canopy)
- 2.0m high barrier as detail in Figure 1 (Temporary, for the duration of works)
- Minimum extent of no-dig construction. Actual deployment may be greater. As detail in Figure 3
- W2 Tree Preservation Order (TPO) woodland
- A6 Tree Preservation Order (TPO) area
- G1 Tree Preservation Order (TPO) group
- Veteran trees
- Natural England's recommended - 15 x stem diameter buffer
- Minimum-intervention zone to allow area around 'veteran' tree to naturalise
- Ancient and Semi-Natural Woodland
- 15m buffer to Ancient Woodland

Rev	Description	Date
A	Latest layout overlay	24.04.26
0	Preliminary issue	12.01.26

KEEN CONSULTANTS
The Studio, Timbers, Gables Road, Church Crookham Fleet, Hampshire GU52 6QY
T 01252 850096
mail@keenconsultants.co.uk
keenconsultants.co.uk

Keen Consultants is a trading name of Keen (Europe) Limited. Registered No.: 12641584
Registered office: The Stables, Moneys Farm, Bottle Lane, Mattingley, Hampshire RG27 8LJ

Client
TAYLOR WIMPEY WEST LONDON

Project
PHASE 2, LAND OFF WATMORE LANE, WINNERSH

Title
TREE PROTECTION PLAN

Date	Scale
JAN 2026	1:500@A0
Drawn by: ML	Checked by: JTK

Drawing Number
1894-KC-PH2-YTREE-TPP02RevA