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Arboricultural Implications Report

Proposed development at

Land North of School Road

Arborfield Cross

Wokingham



September 2024

Ref. SJA air 24183-01d

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. No trees are proposed to be pruned to facilitate the development.

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of trees which are of major importance for wild flora and fauna (including wildlife and river corridors), it complies with Policy CP7 of the Wokingham Borough Core Strategy (2010) and Policy CC03 and TB21 of the Managing Development Delivery Plan (2014).

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Croudace Homes, Vortal Homes Ltd. and Falcon Developments (SE) Ltd. to visit Land North of School Road, Arborfield Cross and to survey the trees growing on and immediately adjacent to this site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It does not form part of planning policy, but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises the **“Outline planning application for a proposed residential development of up to 95 dwellings together with open space and associated works. Means of Access to be considered (with Appearance, Landscaping,**

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

Layout and Scale to be reserved).”

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Edward Janes and Bryan Ng of SJA trees on Tuesday the 21st and Wednesday the 22nd May 2024. Weather conditions at the time were overcast with intermittent rain. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is 8.25ha in size and is located on the north side of School Road to the east of Arborfield Cross, as shown at **Figure 1** below. The northern boundary adjoins open farmland. The east and west boundaries abut the Wood Lane and Cole Lane respectively. The southern boundary adjoins The Coombes C of E Primary School and School Road.



Figure 1: Site location shown on Google aerial image

1.4.2. The site slopes gently down from west to east and from south-west to north-east, and currently comprises agricultural fields with field boundary hedgerows and trees.

1.4.3. Historical maps indicate that the site was undeveloped agricultural land from the late 19th Century to the present day.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies above a bedrock of London Clay (clay, silt and sand).

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

1.5.3. We are not aware of a site investigation or soil analysis having been undertaken; but the class of soil and the indications of the British Geological Survey map suggest that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. Two of the trees we surveyed (nos. 80 and 82) are covered by a tree preservation order (TPO). This is TPO no. 1926 of 2023 made by Wokingham Borough Council . The trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan at **Appendix 4**.

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

1.6.3. Subject to archaeological and ecological attributes, some of the hedgerows on the site may meet the criteria to be deemed “Important” in the context of the landscape and wildlife criteria of the Hedgerows Regulations 1997³. Subject to certain exceptions, the removal of a hedgerow to which these Regulations apply is prohibited unless the LPA has given a written response to a hedgerow removal notice stating that the hedgerow may be removed.

1.7. Non-statutory designations

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

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

³ The Hedgerows Regulations 1997; STATUTORY INSTRUMENTS 1997 No. 1160.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals one previous application for development, as listed below:

- 180596 (February 2018). Outline Planning Application for the proposed erection of up to 120 dwellings and all associated parking, landscaping, internal road network and public open space. Access to be considered.

2.1.2. SJA provided the arboricultural input into that application and whilst it was refused, there were no arboricultural reasons for refusal. However, it is worth noting that the previous application only covered a small portion of this current application's site.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')⁴ sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **"Plans and decisions should apply a presumption in favour of sustainable development."**

2.2.3. In paragraph 135, within Section 12 "Achieving well-designed and beautiful places" the NPPF states: **"Planning policies and decisions should ensure that**

⁴ The National Planning Policy Framework (NPPF) (December 2023). Department for Levelling Up, Housing & Communities

developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section states: “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

2.2.5. The section titled “Meeting the challenge of climate change, flooding and coastal change” states at paragraph 158: “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes,

and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

2.2.6. In paragraph 180, within Section 15 “Conserving and enhancing the natural environment” the NPPF states: **“Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

[...] d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.2.7. In paragraph 186, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists....”

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Wokingham Borough Council

Core Strategy (2010) and the Managing Development Delivery Plan (2014).

2.3.2. Core Strategy Policy CP7 – Biodiversity states:

“Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts; or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.”

2.3.3. Policy CC03 – Green Infrastructure, Trees and Landscaping of the Managing Development Delivery Plan includes the following section that is relevant to existing trees:

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

a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development

b) Promote accessibility, linkages and permeability between and within existing green

corridors including public rights of way such as footpaths, cycleways and bridleways

c) Promote the integration of the scheme with any adjoining public open space or countryside

d) Protect and retain existing trees, hedges and other landscape features

e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

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

2.3.4. Policy TB21 - Landscape Character of the Managing Development Delivery Plan, which is relevant to trees and woodlands that contribute to the landscape, states:

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

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

2.3.5. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

2.4. Neighbourhood planning policy

2.4.1. The Arborfield and Barkham Neighbourhood Plan 2019-2036 (April 2020) states at Policy ISR3: Protection and Enhancement of the Natural Environment and Green Spaces:

“1. Development proposals should conserve and enhance the natural environment and green spaces of the area, specifically:

a) Ensure that there no loss of biodiversity and normally provide a net gain. Where there is likely to be a loss of biodiversity, development will only be acceptable if mitigation measures can be put in place to ensure there is no net loss of biodiversity, through the creation of likefor-like habitats.

b) Take any opportunities to protect, enhance and extend wildlife corridors between

existing open spaces and habitats as a means of mitigating the impacts of development on biodiversity.”

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 80 individual trees, and ten groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 3**.

3.1.2. The arboricultural character of the site is one of belts of trees, populated with a mix of mature and semi-mature specimens growing around the perimeter of long established field boundaries. This includes a mature tree belt aligned north-south, situated in the centre of the site separating the western and eastern fields. All belts of trees feature a dense understorey of scrub, mainly comprised of native species such as hawthorn, holly and hazel.

3.1.3. The majority of the trees are native deciduous specimens that are in keeping with the character of the local landscape. The most commonly found species are English oak and ash. Trees growing along field boundaries are mainly semi-mature, with the exception of trees growing along the north-western boundary which are mostly mature. The central belt is also dominated by mature English oak trees that are mostly of average vitality and of considerable size.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are “**of major importance for wild flora and fauna (including wildlife and river corridors)**.” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- The belt of trees along the west boundary, including mature oak and ash specimens (nos. 2, 4-8 and 11-13) which form a significant arboricultural and landscape feature along Cole Lane and create a visual barrier between the track and the site;
- The tree belt in the middle of the site including many mature oak trees (nos. 18-20, 24-27, 29-36 and 92) which form a prominent feature from within the site and surrounding landscape;

- the four individual English oak trees (nos. 83-86) growing on the northeast corner of the site.

3.2.2. One individual tree (no. 64) is unsuitable for retention, irrespective of the proposals, in that it is 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. However, as can be seen below, the tree is not shown to be removed as part of the proposals, as it is outside the red line boundary and in third-party ownership. The tree has been assessed as category 'U' and is indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.2.3. There are no category 'A' trees and 29 category 'B' specimens. The remaining 50 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

3.2.4. Of the groups of trees, none have been assessed as category 'A', two as category 'B', and the remaining seven as category 'C'.

3.3. Assessment of arboricultural impacts

3.3.1. The arboricultural impacts of the illustrative masterplan by Marrons, drawing no. 2522477.4 – C 'Illustrative Masterplan' have been assessed by overlaying this onto the Tree Constraints Plan (TCP) and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.3.2. The TPP identifies four trees to be removed and three groups of trees to be partially removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.3.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.3.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

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

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

Table 1: Magnitude of impacts⁵

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

4. TREES TO BE REMOVED

4.1. Details

4.1.1. This section identifies the trees proposed for removal based on the proposed illustrative masterplan. As this is an outline scheme the framework plan sets parameters for development formed, at least in part by the arboricultural constraints, and thus limits likely tree removals. However, access to the site and interconnectivity between the two portions of the site will inevitably lead to some tree removals.

4.1.2. In that context, to accommodate the proposed illustrative masterplan, four individual trees (nos. 21, 72, 74 & 75) are to be removed. These trees are assessed as category 'C'. Therefore, no category 'B' trees are shown for removal.

4.1.3. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	Species	Height	Trunk diameter	Age class	BS category
21	Ash	14.5m	440mm ivy est.	Semi-mature	C (1)
72	Ash	11m	280mm ivy	Semi-mature	C (12)
74	Ash	12m	225mm 280mm	Semi-mature	C (12)
75	Ash	12m	425mm ivy	Semi-mature	C (12)

Table 2: Trees to be removed

4.1.4. Three groups of trees (G1, G3, and G23) are to be partially removed as part of the proposals.

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. As there are no ancient or veteran trees on site, none will be removed.

4.2.3. The removal of the four ash trees listed at **Table 1** as well as the small sections of groups G3 and G23 is required for access to the site from School Road and between the two adjoining fields. These access points are required for the viability of the development but to limit their impact on retained trees, have been located to avoid the removal of the larger, higher quality, adjacent trees which have the greatest potential as landscape features in future years such as trees 18, 27, 73 and 77. The removal of these few smaller individuals and small sections of understory will have only a minor impact on the overall character of the area which will largely be screened in views to the east and west along School Road via the retention of more prominent adjacent trees with greater long-term potential.

4.2.4. None of the trees to be removed are mature specimens of species of large ultimate size: all the other trees to be cleared are young, semi-mature or of small ultimate size. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequesterate and store carbon⁶.

4.2.5. The section of group G25 to be removed is comprised of young specimens, which BS 5837 states “**need not necessarily be a significant constraint on the site’s potential**”.

4.2.6. None of the individual trees to be removed are covered by a TPO (see 1.6.1 above).

4.2.7. Four of the 50 category ‘C’ trees on site are to be removed: these are either of low quality, low value, or short-term potential. For these reasons, their removal will have no significant impact on the character or appearance of the area.

4.2.8. Furthermore, the proposals incorporate considerable scope for replacement

⁶ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

tree planting within areas allocated for public open space and SuDs areas, or within buffer planting strips around the site peripheries. This will mitigate the proposed removals, improve the age class balance of the trees on site, enhance the local landscape, and establish a framework for the ongoing and long-term character of the site. The establishment of the replacement planting will progressively reduce the magnitude of the impact of the proposed development on the character and appearance of the site.

4.2.9. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, including those that are off-site, the felling of the trees and groups identified for removal will represent only a very minor alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. No trees are to be pruned to facilitate implementation of the proposals.

5.2. Assessment

5.2.1. As no trees are to be pruned, and none of the proposed dwellings will be within 3m of the extents of the canopies of trees to be retained, there will be adequate working space for construction close to trees, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. Whilst the proposals are in outline there are elements of the detailed aspect of the access proposals and other lower impact structures that are unlikely to be avoidable when it comes to reserved matters applications. These are shown in **Table 3** below.

Tree no.	Species	Incursion	Extent of incursion	% of RPA
91	Ash	Proposed footpath	27.3m ²	13%
92	English oak	Proposed footpath	33.8m ²	12.3%

Table 3: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by the proposed footpath into the RPAs of trees nos. 91 and 92 are the internal footway required for site permeability.

6.2.2. Nevertheless, the potential impact is less than 16% of the tree's RPA and as this is an internal footway there is no reason why it could not be installed above existing ground levels using an above soil surfacing technique. The footway is to be no more than 2.5m wide and hence the overall impact is likely to be less than we have assessed to be minimal in any event.

6.2.3. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the erection of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.4. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. Whilst the illustrative masterplan is only indicative of one way in which the parameters for the site could be built-out, it does show that none of the dwellings would be within the shadow patterns⁷ of retained trees.

7.1.2. As no dwellings or private gardens would lie within the shadow patterns of any retained trees, they would not be shaded by retained trees to the extent that this would interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

⁷ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of individuals and groups of trees will represent only a very minor alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

8.1.2. No trees are proposed to be pruned to facilitate the development.

8.1.3. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

8.1.4. None of the proposed dwellings or private gardens are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

8.2. Compliance with national planning policy

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

8.2.2. Whilst some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 131 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing**

trees are retained *wherever possible*"; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with Paragraph 131 of the NPPF.

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

8.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 (c) of the NPPF.

8.3. Compliance with local planning policy

8.3.1. As the proposed development will not result in the removal of trees which are of major importance for wild flora and fauna (including wildlife and river corridors), it complies with Policy CP7 of the Wokingham Borough Core Strategy (2010) and Policy CC03 and TB21 of the Managing Development Delivery Plan (2014).

8.4. Compliance with neighbourhood planning policy

8.4.1. As the proposed development will not result in net loss of biodiversity, it complies with the Policy ISR3: Protection and Enhancement of the Natural Environment and Green Spaces of the Arborfield and Barkham Neighbourhood Plan 2019-2036 (April 2020).

8.5. Conclusion

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

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

- A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above⁸, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows⁹ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.
- A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.
- A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁰. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.
- A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.
- A1.1.5. Whilst we categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule), we assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

- A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:
- A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are designated as 'irreplaceable habitats';¹¹

⁸ BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

⁹ Ibid., 4.4.2.7

¹⁰ Ibid., 4.4.2.3

¹¹ The National Planning Policy Framework (NPPF) (July 2021). Paragraph 180 (c).

- A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;
- A1.2.4. which trees are of major importance for wild flora and fauna (including wildlife and river corridors), such that their removal would be contrary to local planning policies: specifically, Policy CP7 of the Wokingham Borough Core Strategy (2010) and Policy CC03 and TB21 of the Managing Development Delivery Plan (2014), as set out above;
- A1.2.5. our assessment of the trees' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and
- A1.2.6. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.
- A1.2.7. Whilst we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.
- A1.2.8. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹².
- A1.2.9. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**¹³.
- A1.2.10. The 'Root Protection Areas' (RPAs)¹⁴ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

¹² BS 5837, 4.5.10.

¹³ Ibid., 5.1.1.

¹⁴ Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

- A1.2.11. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day¹⁵.
- A1.2.12. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.
- A1.2.13. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:
- a). avoidance of unacceptable root damage;
 - b). avoidance of the necessity for unacceptable pruning works; and
 - c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

¹⁵ Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

- A2.1.1. The TPP at **Appendix 4** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

- A2.2.1. Prior to the commencement of any site clearance, ground preparation or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

- A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.
- A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

- A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).
- A2.4.2. Demolition of existing buildings and removal of existing areas of hard surfacing that abut or overlie RPAs will be undertaken with care, under the control and supervision of an appointed arboricultural consultant, to ensure that the adjacent soil is not unacceptably excavated, disturbed or compacted.

A2.5. Tree protection fencing

- A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. **"TREE PROTECTION ZONE - KEEP OUT"** or similar notices will be attached with cable ties to every third panel.
- A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.
- A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.
- A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Proposed hard surfaces within RPAs

- A2.6.1. Unacceptable damage to the roots and rooting environments of the trees to be retained during the construction of proposed hard surfaces that encroach within RPAs will be avoided by building them above existing soil level, to avoid digging and thus severing of roots; and an appropriate ground covering will be used beneath the sub-base, to prevent or minimise compaction of the soil. This will be done in accordance with Section 7.4 of BS 5837. The locations where these measures will be required are marked by **red cross-hatching** on the TPP.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Tree Survey Schedule

Land North of School Road, Arborfield Cross, Reading

May 2024

SJA tss 24183-01

Tree Survey Schedule: Explanatory Notes

Land North of School Road, Arborfield Cross, Reading

This schedule is based on a tree inspection undertaken by Edward Janes and Bryan Ng of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Tuesday the 21st and Wednesday the 22nd May 2024. Weather conditions at the time were overcast with intermittent rain. Deciduous trees were in partial leaf.

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

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

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

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Order no. 1926/2023, as shown in the TPO schedule and plan.

3. Species.

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

4. Height.

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

5. Trunk diameter.

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

6. Radial crown spread.

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

7. Crown break.

Height above ground and direction of growth of first significant

8. Crown clearance.

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

9. Age class.

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

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

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

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

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

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

10. Physiology.

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

11. Structure.

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

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

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

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

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

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

12. Comments.

Where appropriate comments have been made relating to:

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

13. Category.

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

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

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

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

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

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

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

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

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

TREE SURVEY SCHEDULE

Land North of School Road, Arborfield Cross, Reading

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
1		Field maple	7.2m	255mm ivy	NE 2.9m SE 8.3m SW 4m NW 3.2m	2m	0.5m	Semi-mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; significant limb emanating from base showing well formed tensile union; trunk on 30° lean to E; asymmetrical crown as suppressed by adjacent specimens; minor deadwood throughout crown, consistent with age and species; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
2		English oak	22m	815mm ivy	N 3.7m E 11.4m S 12.6m W 4.8m	4.5m	2m	Mature	Average	Indifferent	No significant defects observed at base; ivy covered trunk and main scaffolds; trunk on 15° lean to SE; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; high canopy bud density; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; hidden in the majority of long directed public view; contributes to boundary screening; significant component of group in which it stands.	B (2)
3		English oak	15.5m	415mm ivy	N 2.8m E 6.6m S 6.9m W 3.3m	2m	2m	Semi-mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover and boundary fence; ivy covered trunk; trunk on 35° lean to S; well formed tensile main unions and tensile unions throughout rest of crown; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; high canopy bud density; minor deadwood throughout crown, consistent with age and species; no significant defects observed; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
4		Ash	20m	2 stems @ 290mm ivy est. 565mm ivy	N 7m E 6.7m S 6.9m W 7.9m	4m	3.5m	Mature	Low	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; trunk trifurcation present at 0.5m showing well formed tensile union; union between two NW stems showing tight union with bark to bark contact and evidence of incipient included bark; grafting between two NW stems at 2.5m; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; above average dead wood in crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'; canopy density reduction of 50%; hidden in the majority of long directed public view; contributes to boundary screening; significant component of group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
5		English oak	18m	450mm ivy est.	N 1m E 1m S 7.1m W 6m	4m	4m	Mature	Below average	Poor	Full basal inspection prevented by dense ivy cover and boundary fence; heavily ivy-covered; trunk on 20° lean to SW; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; recently "released" canopy, tree now wind exposed and at risk of wind throw; high canopy bud density; significant limb failure on S side of trunk at 4.5m approx. 100mm in diameter with no evidence of internal decay; minor deadwood throughout crown, consistent with age and species; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
6		English oak	19.8m	885mm ivy	N 6.9m E 11.1m SE 10.3m S 7.8m W 5.4m	3.5m	2m	Mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover, but appears sound where visible; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; dominant crown; recently "released" canopy, tree now wind exposed and at low risk of wind throw; asymmetrical crown as slightly suppressed by adjacent specimens and recently 'released'; high canopy bud density; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; top of crown visible from The Coombes C Of E Primary School; contributes to boundary screening; essential component of the group in which it stands.	B (1)
7		English oak	16.9m	500mm ivy est.	N 5.9m E 5.7m S 6.3m W 5.2m	4m	1.5m	Mature	Average	Moderate	Access to tree and full basal inspection prevented by dense ivy cover, vegetation and boundary fence; ivy covered trunk; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; high canopy bud density; slightly asymmetrical crown as suppressed by adjacent specimens; crossing and rubbing branches throughout structure; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	C (1)
8		English oak	14.8m	500mm ivy 620mm ivy	N 10m E 11.1m S 8.3m W 7.8m	2.5m	2m	Mature	Average	Moderate	Prominent buttress roots; no significant defects observed at base; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; trunk on 20° lean to SE; trunk bifurcation at 1m showing well formed tensile union; minor epicormic growth throughout structure; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; crossing and rubbing branches throughout structure; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; full occluded sheer crack on N lateral extent in middle crown; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; essential component of the group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
9-10		Field maple	9.5m	#T9 4 stems @ 175mm ivy est. #T10 295mm ivy est.	6.4m	1m	1m	Semi-mature	Average	Moderate	Full basal inspection prevented by dense ivy cover and boundary fence; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crowns; crossing and rubbing branches throughout structures; minor deadwood throughout crowns, consistent with age and species; no significant defects observed; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
11-13		Ash	#T11 18.7m #T12 18m #T13 16.5m	#T11 575mm ivy est. #T12 500mm ivy est. #T13 465mm ivy est.	8.5m	2.5m	2m	Mature	Below average	Indifferent	Full basal inspection and access to trees prevented by dense ivy cover and boundary fence; partially ivy covered; well formed tensile main unions and tensile unions throughout rest of crowns; crossing and rubbing branches throughout structures; above average dead wood in crowns; minor branch failures throughout; minor epicormic growth throughout structures; significant dieback at branch tips consistent with 'Ash Die-back Disease'; #12 of average physiological condition; canopy density reductions of 40% on #11 and #13; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant components of the group in which they stand.	C (2)
14		English oak	13m	410mm	N 4.8m E 6.2m S 5.9m W 4.3m	2m	2m	Semi-mature	Average	Moderate	No significant defects observed at base; established epicormic growth forms lower crown; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; crossing and rubbing branches throughout structure; minor deadwood throughout crown, consistent with age and species; no significant defects observed; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	C (1)
15		Ash	14.8m	250mm est.	N 5m E 5.8m S 5m W 2m	3m	4m	Semi-mature	Below average	Indifferent	Full basal inspection and access to tree prevented by dense ivy cover and boundary fence; well formed tensile main unions and tensile unions throughout rest of crown; asymmetrical crown as recently 'released'; recently "released" canopy, tree now wind exposed and at risk of wind throw; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; minor deadwood throughout crown, consistent with age and species; minor dieback at branch tips consistent with 'Ash Die-back Disease'; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; inessential component of the group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
16		English oak	12.5m	365mm	N 2.5m E 3.2m S 6.3m W 5.3m	1m	1.5m	Semi-mature	Average	Moderate	Base situated on bank of ditch with no significant defects observed; prominent buttress roots; established epicormic growth forms lower crown; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; high canopy bud density; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; hidden in the majority of long directed public views; of moderate quality, but currently of low value due to small size; significant component of group in which it stands.	C (1)
17		Ash	14.3m	480mm ivy	N 0m E 11.4m S 10.7m W 5.9m	3m	1.5m	Mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover but appears sound where visible; ivy covered trunk; trunk on 45° lean to S; significant limb failure on south side of trunk at 3m approx. 175mm in diameter with failed limb still partially attached and no signs of internal decay; well formed tensile main unions and tensile unions throughout rest of crown; canopy entirely offset from base; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor dieback at branch tips consistent with 'Ash Die-back Disease'; canopy density reduction of 15%; visible in glimpses from nearby properties; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
18		English oak	19.7m	795mm ivy	N 7.7m E 11.5m S 9.7m W 1m	3m	2m	Mature	Average	Moderate	Minor mechanical wounding on W buttress; trunk on 10° lean to E; dead ivy covered; well formed tensile main unions and tensile unions throughout rest of crown; grafting between two main central scaffolds at 5m, forming natural brace; minor epicormic growth throughout structure; high canopy bud density; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	B (2)
19		English oak	22m	790mm ivy	N 2.3m E 7.5m S 10.5m W 9.4m	2.5m	2m	Mature	Below average	Moderate	Prominent buttress roots; no significant defects observed at base; fusing at base with #20; ivy covered trunk and main scaffolds; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
20		English oak	21m	510mm ivy	N 5.6m E 5.8m S 1m W 3.8m	2m	1.5m	Mature	Average	Moderate	No significant defects observed at base; base fusing with #19; ivy covered trunk; single trunk; lateral limb on NE side of trunk at 5m emanating from trunk at acute angle, union tensile at current but may develop into compression fork with age posing a future potential biomechanical hazard; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	C (1)
21		Ash	14.5m	440mm ivy est.	N 7m E 6.8m S 4m W 5.2m	2m	1m	Semi-mature	Average	Indifferent	Full basal inspection and access to tree prevented by dense ivy cover and vegetation; ivy covered trunk; twin stemmed from 1m with acute union, visibility of union poor but close proximity and rubbing between two upright stems is indicative of poorly formed, acute union; tensile unions throughout crown; dominant crown; high canopy bud density; minor deadwood throughout crown, consistent with age and species; visible in glimpses from nearby properties; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
22		Ash	13m	395mm est.	N 3.2m E 8.4m S 6.7m W 2m	3m	2.5m	Mature	Low	Indifferent	Full basal inspection and access to tree restricted by dense vegetation; lateral limb emanating from W side of trunk showing acute yet tensile union; mechanical wounding approx. 50mm across at widest point and 0.5m in height at 2m E side of trunk with evidence of internal decay; above average dead wood in crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'; canopy density reduction of 50%; hidden in the majority of long directed public views; of low quality and limited arboricultural value; inessential component of the group in which it stands.	C (1)
23		Ash	13.5m	350mm est.	N 2.1m E 2.3m S 4.8m W 3.1m	3m	2m	Semi-mature	Low	Indifferent	Full basal inspection and access to tree restricted by dense vegetation; well formed tensile main unions and tensile unions throughout rest of crown; above average dead wood in crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'; hidden in the majority of long directed public view; contributes to boundary screening; of low quality and limited arboricultural value; inessential component of the group in which it stands.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
24		English oak	14.7m	690mm	NE 2m SE 7.1m SW 8.2m NW 4.6m	2m	2.5m	Mature	Below average	Indifferent	No significant defects observed at base; trunk bifurcation at 2m showing well formed tensile union; well formed tensile main unions and tensile unions throughout rest of crown; small cavities forming at sites of historic pruning/branch shedding points; minor epicormic growth throughout structure; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; canopy density reduction of 20%; hidden in the majority of long directed public view; contributes to boundary screening; significant component of group in which it stands.	C (12)
25		English oak	14.2m	560mm	N 2.1m E 2m SE 3m SW 7.1m NW 8.1m	4.5m	1m	Mature	Below average	Indifferent	Prominent buttress roots; trunk on 15° lean to W; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; partially defoliated leaf, presumably caused by OPM but no nests noted; canopy density reduction of 30%; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	C (12)
26		English oak	12.8m	500mm	NE 1m SE 8.8m SW 3.1m NW 3m	1.4m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots, slightly undermined by soil erosion; trunk on 20° lean to SE; well formed tensile main unions and tensile unions throughout rest of crown; established epicormic growth forms lower crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; canopy entirely offset from base; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
27		English oak	21m	870mm	NE 8.2m SE 10.1m SW 4.6m NW 8.8m	2m	3m	Mature	Below average	Indifferent	Prominent buttress roots; established epicormic growth forms lower crown; trunk bifurcation at 2m showing acute yet tensile union with grafting between the two stems at 3.5m forming natural brace; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; dominant crown; asymmetrical crown as Slightly suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor chlorosis on internal foliage; minor branch failures throughout; canopy density reduction of 25%; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	B (12)
28		Ash	16.5m	2 stems @ 300mm 305mm ivy	NE 5.2m SE 7.3m SW 4.9m NW 6.1m	2m	2m	Mature	Below average	Indifferent	Multi-stemmed from base with well formed tensile unions; partially ivy covered trunks; well formed tensile main unions and tensile unions throughout rest of crown; minor deadwood throughout crown, consistent with age and species; minor dieback at branch tips consistent with 'ash die-back'; canopy density reduction of 15%; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
29		English oak	20.5m	740mm ivy	NE 5.2m SE 8.6m SW 6m NW 7.1m	2m	2m	Mature	Below average	Moderate	No significant defects observed at base; ivy covered trunk and main scaffolds; full inspection of main unions impeded by dense ivy cover but appear sound where visible; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; high canopy bud density; dominant crown; asymmetrical crown as slightly suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor branch failures throughout; hidden in the majority of long directed public view; contributes to boundary screening; significant component of group in which it stands.	B (12)
30		English oak	19.5m	805mm	NE 6.7m SE 8.3m SW 7.1m NW 7.9m	3m	2.5m	Mature	Below average	Moderate	Prominent buttress roots with no significant defects observed at base; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; canopy density reduction of 15%; visible in glimpses from The Coombes C Of E Primary School; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
31		English oak	21m	360mm ivy	NE 1m SE 5.7m SW 2.7m NW 0m	4m	2.5m	Mature	Average	Poor	Girdling roots from adjacent field maple at base; grafting between trunk and lateral limb of adjacent field maple at 1m with significant reaction wood building at site of graft indicative of high stress loading at this point, creating an above average risk of trunk failure; single trunk; trunk on 25° lean to SE; well formed tensile main unions and tensile unions throughout rest of crown; high canopy bud density; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; drawn-up specimen with Height/Diameter ratio greater than 50: at risk of failure if companion shelter removed; minor deadwood throughout crown, consistent with age and species; hidden in the majority of long directed public view; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
32		English oak	23.5m	675mm 725mm	NE 6m SE 8.2m SW 6.3m NW 7.9m	3m	3m	Mature	Average	Moderate	Prominent buttress roots with no significant defects observed at base; twin stemmed from 0.7m showing well formed tensile union; well formed tensile main unions and tensile unions throughout rest of crown; minor epicormic growth throughout structure; dominant crown; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; minor branch failures throughout; minor deadwood throughout crown, consistent with age and species; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	B (1)
33		English oak	21m	565mm 560mm	NE 3.6m SE 7.1m SW 5.4m NW 6.8m	3.5m	4.5m	Mature	Low	Indifferent	No significant defects observed at base; partially ivy covered trunk; twin stemmed from 1m showing acute union with evidence of incipient included bark and significant 'elephant ears'; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; above average dead wood in crown; significant dieback at branch tips; stag-headed; hidden in the majority of long directed public view; significant component of group in which it stands.	C (2)
34		English oak	22m	1070mm ivy	NE 3.2m SE 11.8m SW 7.4m NW 8.1m	2m	2m	Mature	Below average	Moderate	Prominent buttress roots with no significant defects observed at base; ivy covered trunk and main scaffolds; full inspection of main unions impeded by dense ivy cover but appear well formed and tensile where visible; tensile unions throughout rest of crown, where visible; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; dominant crown; asymmetrical crown as slightly suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; minor defoliation presumably caused by OPM but no nests noted; minor branch failures throughout; canopy density reduction of 15%; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	B (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
35		English oak	23m	755mm	NE 2.1m SE 7.7m SW 3.4m NW 9.6m	3.5m	2.5m	Mature	Below average	Moderate	No significant defects observed at base; single trunk; well formed tensile main unions and tensile unions throughout rest of crown; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; no significant defects observed; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	B (2)
36		English oak	23m	675mm	NE 5m SE 7.1m SW 3m NW 6.9m	3m	1m	Mature	Below average	Moderate	No significant defects observed at base; single trunk; well formed tensile main unions and tensile unions throughout rest of crown; grafting between lateral limb emanating from N central leader and S central leader forming natural brace; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; no significant defects observed; visible in glimpses from nearby properties; contributes to boundary screening; significant component of group in which it stands.	B (2)
37		Ash	21m	470mm	NE 5.5m SE 9.5m SW 2.6m NW 4.5m	5m	3m	Mature	Low	Poor	150mm diameter cavity on W side of base suggest of internal decay; trunk bifurcation at 2.5m showing well formed tensile union; well formed tensile main unions and tensile unions throughout rest of crown; four wounds approx. 150mm in diameter at 2m, 3m and 4m with evidence of extensive internal decay with significant differences in tone noted when sounded with an acoustic hammer; small cavities forming at sites of previous pruning wounds; above average dead wood in crown; significant dieback at branch tips consistent with 'Ash Die-back Disease'; canopy density reduction of 50%; hidden in the majority of long directed public view; contributes to boundary screening; of low quality and limited arboricultural value; inessential component of the group in which it stands.	C (1)
51		Ash	23m	450mm ivy 410mm 440mm	N 3m E 11m S 6m W 2m	0.5m	E 2m	Semi-mature	Average	Indifferent	Prominent buttress roots; ivy-covered; multi-stemmed from 0.5m, showing tensile unions; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; of moderate potential; significant component of group in which it stands; recorded as tree no. 6403 on the Wokingham District Veteran Tree Association (WDVTA) database and as tree no. 164911 on the Woodland Trust Ancient Tree Inventory, but shows no evidence of, or characteristics consistent with veteranisation.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
52		Ash	20m	310mm ivy	N 2m E 4m S 4m W 6m	3.5m	5m	Semi-mature	Average	Indifferent	Single trunk; ivy-covered; twin-stemmed from 3.5m, showing a tensile union; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
53		Ash	23m	340mm ivy 330mm ivy	N 4m E 6m S 6m W 7m	0m	E 5m W 3m	Semi-mature	Average	Indifferent	Ivy-covered; twin stemmed from base; acute main unions with no bark to bark contact; crossing and rubbing branches throughout structure; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; significant component of group in which it stands.	B (12)
54		English oak	9m	310mm ivy	N 2m NE 7.5m E 7m S 4m W 6m	1.75m S	E 2m	Semi-mature	Average	Moderate	Single trunk; ivy-covered; suppressed crown as overtopped by adjacent specimens; obscured from public view; inessential component of the group in which it stands.	C (1)
55		Ash	22m	440mm ivy 415mm ivy 315mm ivy	N 7m NE 7.5m E 7m SE 7m S 9m W 7m	0m	E 2m	Semi-mature	Average	Indifferent	Ivy-covered; twin stemmed from base; N stem bifurcation at 0.5m; acute unions with no bark to bark contact; tensile unions throughout rest of crown, where visible; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; significant component of group in which it stands.	B (12)
56		English oak	13m	175mm ivy	N 2m E 5.5m SE 6m S 5m W 1m	2.5m SE	E 0.5m	Semi-mature	Average	Moderate	Ivy-covered; suppressed crown as overtopped by adjacent specimens; asymmetrical crown; obscured from public view; of low landscape value, due to small size; inessential component of the group in which it stands.	C (1)
57		Ash	20m	235mm	N 3.5m E 4.5m S 3m W 4.5m	4m	4m	Semi-mature	Average	Moderate	Single trunk; twin-stemmed from 4m; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; inessential component of group in which it stands.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
58		Ash	21m	380mm ivy 260mm ivy	N 6m E 7.5m S 3m W 7m	0.75m	E 2m	Semi-mature	Average	Moderate	Ivy-covered; twin-stemmed from 0.75m; S stem bifurcation at 2.5m; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; significant component of group in which it stands.	B (12)
59		Ash	23m	460mm ivy	N 4m E 7.5m S 9m W 7m	3.5m	E 3m	Semi-mature	Average	Moderate	Single trunk; twin-stemmed from 3.5m; W stem bifurcation at 5m; tensile unions throughout crown, where visible; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; significant component of group in which it stands.	B (12)
60		English oak	11m	370mm ivy	N 1.5m E 6.5m SE 7.5m S 7m W 1.5m	1.5m	E 1.5m	Semi-mature	Average	Moderate	Heavily ivy-covered; suppressed crown as overtopped by adjacent specimens; obscured from public view; of low landscape value, due to small size; inessential component of the group in which it stands.	C (1)
61		Ash	18m	400mm est.	N 6m E 7.5m S 3m W 7m	3m	E 1.5m	Semi-mature	Average	Moderate	Full basal inspection prevented by dense ivy cover; single trunk; multi-stemmed from 3m; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; inessential component of group in which it stands.	C (12)
62		Ash	22m	550mm ivy est.	N 7m E 6m S 8m W 7m	2m	E 2.5m	Semi-mature	Average	Moderate	Full basal inspection prevented by dense ivy cover; single trunk; multi-stemmed from 2m; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from The Coombes C Of E Primary School to NE; contributes to boundary screening; significant component of group in which it stands.	B (12)
63		English oak	14m	500mm ivy est.	N 6m E 8m S 6m W 8m	1.75m	1.75m	Semi-mature	Average	Moderate	Full basal inspection prevented by dense ivy cover; twin-stemmed from 2.5m; tensile unions throughout crown, where visible; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; no significant defects observed; visible in glimpse views from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	B (12)
64		Unidentifiable	11m	460mm ivy est. 300mm ivy est.	6m	0.5m	4m	Semi-mature	Dead	Indifferent	Moribund.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
65		Corsican pine	14m	450mm est.	5m	2m	3.5m	Semi-mature	Average	Moderate	Off-site tree; single trunk; drawn-up and mutually suppressed; readily visible from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	B (12)
66-68		Silver birch	#T66 10m #T67 13m #T68 14m	#T66 380mm est. 270mm est. #T67 290mm est. #T68 350mm est.	4m	0.5m	0.75m	Semi-mature	Average	Moderate	Off-site trees; drawn-up and mutually suppressed; part of aerodynamic group with meshing crowns providing companion shelter; readily visible from The Coombes C Of E Primary School; contributes to boundary screening; short-lived species; significant component of group in which it stands.	C (12)
69		Crack willow	15m	565mm	N 8m NE 9m E 7m S 6m W 8m NW 9m	1m	0.5m	Semi-mature	Average	Indifferent	Trunk dia. measured at 0.5m; multi-stemmed from 1m; tensile unions throughout crown, where visible; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; upper crown visible in glimpse views from The Coombes C Of E Primary School; contributes to boundary screening; short-lived species; of short term potential; significant component of group in which it stands.	C (12)
70		Crack willow	14m	580mm est.	N 8m NE 9m E 7m S 7m W 8m NW 9m	1m	0.5m	Semi-mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover and boundary fence; twin-stemmed from 1.5m; tensile unions throughout crown, where visible; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; upper crown visible in glimpse views from The Coombes C Of E Primary School; contributes to boundary screening; short-lived species; of short term potential; significant component of group in which it stands.	C (12)
71		English oak	14m	370mm	N 6.5m E 7.5m S 5m W 7m	2m	1m	Semi-mature	Average	Moderate	Single trunk; twin-stemmed from 4m; tensile unions throughout crown, where visible; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; upper crown visible in glimpse views from The Coombes C Of E Primary School; contributes to boundary screening; significant component of group in which it stands.	B (12)
72		Ash	11m	280mm ivy	N 4m E 4.5m S 3.5m W 4m	3m	N 1.5m	Semi-mature	Average	Moderate	Ivy-covered; single trunk; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; visible in glimpse views from School Road; contributes to boundary screening; inessential component of the group in which it stands.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
73		Ash	18m	820mm ivy 355mm 280mm 300mm ivy	N 11m E 10m S 8m W 8m	0.5m	2.5m	Mature	Below average	Indifferent	Prominent buttress roots; ivy-covered; multi-stemmed from 0.5m; tensile main unions; above average deadwood; deadwood up to 90mm in diameter, est.; minor dieback at branch tips; slightly sparsely foliated; crown density reduction of 20%; of dominant canopy; readily visible from School Road; of short term potential; significant component of group in which it stands.	C (2)
74		Ash	12m	225mm 280mm	N 6.5m E 2m S 7m W 6.5m NW 7.5m	0m	0.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; readily visible from School Road; contributes to boundary screening; significant component of group in which it stands.	C (12)
75		Ash	12m	425mm ivy	N 5.5m E 5m S 5m W 2m	1.5m	0.5m	Semi-mature	Average	Indifferent	Ivy-covered; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; readily visible from School Road; contributes to boundary screening; significant component of group in which it stands.	C (12)
76		Ash	11.5m	5 stems @ 230mm 2 stems @ 160mm 330mm	N 9m E 7m S 7m W 6m	0.5m	E 1m	Semi-mature	Below average	Indifferent	Multi-stemmed from 0.5m; drawn-up specimen; part of aerodynamic group with meshing crowns providing companion shelter; minor dieback at branch tips consistent with 'ash die-back'; visible in glimpses from School Road; contributes to boundary screening; significant component of group in which it stands.	C (2)
77		Ash	14m	340mm 5 stems @ 230mm 5 stems @ 220mm 160mm	N 8m E 8m S 8m W 10m	0m	2m	Semi-mature	Below average	Indifferent	Ivy-covered; wound with exposed heartwood in lower trunk with good signs of occluding woundwood forming on the periphery; multi-stemmed from base; crossing and branches in lower crown; drawn-up specimen; part of aerodynamic group with meshing crowns providing companion shelter; minor dieback at branch tips consistent with 'ash die-back'; readily visible from School Road; contributes to boundary screening; of short term potential; significant component of group in which it stands.	C (12)
78		English oak	13m	490mm ivy	N 7m E 6m S 6m W 7m	3.5m	2m	Semi-mature	Average	Moderate	Single trunk; ivy-covered; multi-stemmed from 3.5m; tensile unions throughout crown, where visible; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; broken branches hung up in crown at 3.5m S; readily visible from School Road; of moderate potential; contributes to boundary screening; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
79		Ash	11m	280mm 2 stems @ 230mm 3 stems @ 260mm	N 6.5m E 5m S 6m W 5m	0m	N 2m S 4m	Semi-mature	Below average	Indifferent	Multi-stemmed from base; tight compression fork with external features showing included bark; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor dieback at branch tips consistent with 'ash die-back'; readily visible from School Road; contributes to boundary screening; of short-term potential; significant component of group in which it stands.	C (12)
80	T5/19 26/20 23	Ash	14m	2 stems @ 290mm 340mm 240mm 490mm	N 8m E 6.5m S 8.5m W 8m	0.5m	N 1m S 3m	Semi-mature	Below average	Indifferent	Multi-stemmed from base; tight compression fork with external features suggesting included bark; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; minor dieback at branch tips consistent with 'ash die-back'; readily visible from School Road; contributes to boundary screening; significant component of group in which it stands.	C (12)
81-82	82: T6/19 26/20 23	Ash	#T81 7m #T82 8m	#T81 290mm est. #T82 260mm est.	4m	1.5m	1.5m	Semi-mature	Average	Indifferent	Full basal inspection prevented by dense ivy cover; part of aerodynamic group with meshing crowns providing companion shelter; upper crown readily visible from adjacent property; of low landscape value, due to small size; inessential feature of the landscape.	C (1)
83		English oak	13m	400mm ivy est.	NE 2.5m SE 7m SW 6.5m W 6.5m NW 7.5m	2.5m	2.5m	Semi-mature	Average	Moderate	Situated at edge of ditch; full basal inspection prevented by dense ivy cover and ditch; single trunk; ivy-covered; pruning wounds on lower trunk at NW consistent with crown raising; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; upper crown readily visible from Wood Lane; contributes to boundary screening; significant component of group in which it stands.	B (12)
84		English oak	13m	560mm ivy est.	NE 5.5m SE 7.5m SW 3m W 6m NW 6m	1.5m	1.5m	Semi-mature	Average	Moderate	Situated at edge of ditch; full basal inspection prevented by dense ivy cover and ditch; single trunk; ivy-covered; twin-stemmed from 1.5m, showing a tensile union; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; upper crown readily visible from Wood Lane; contributes to boundary screening; significant component of group in which it stands.	B (12)
85		English oak	17m	1140mm ivy est.	NE 10.5m SE 10m S 10.5m SW 10.5m W 9.5m NW 11m	1.75m	1m	Mature	Average	Moderate	Situated at edge of ditch; full basal inspection prevented by dense ivy cover and ditch; single trunk; ivy-covered; pruning wounds on lower trunk at NW consistent with crown raising; multi-stemmed from 4m; tensile unions throughout crown, where visible; of dominant canopy; minor deadwood throughout crown, consistent with age and species; no significant defects observed; readily visible from Wood Lane; contributes to boundary screening; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
86		English oak	17m	975mm ivy	N 8m NE 8.5m E 6.5m SE 7m S 9.5m SW 10.5m W 9.5m NW 9m	2m N	SE 3.5m NW 1m	Mature	Average	Moderate	Full basal inspection prevented by dense ivy cover; single trunk; ivy-covered; pruning wounds on lower trunk at SE consistent with crown raising; pruning wounds up to 300mm in diameter with no signs of decay; tensile unions throughout crown, where visible; minimal deadwood; no significant defects observed; visible in glimpses from Wood Lane; contributes to boundary screening; significant component of group in which it stands.	B (12)
87		English oak	16m	950mm ivy	N 9m E 11m SE 9m S 11m SW 9.5m W 10m NW 9m	2m	NE 2m SE 3m SW 3m NW 1.5m	Mature	Average	Moderate	Prominent buttress roots; single trunk; ivy-covered; tensile main unions at 2m; pruning wounds on lower trunk at SW consistent with crown raising; tensile unions throughout rest of crown, where visible; minor deadwood throughout crown, consistent with age and species; part of aerodynamic group with meshing crowns providing companion shelter; readily visible from internal views; contributes to boundary screening; significant component of group in which it stands.	B (12)
88		Ash	13m	2 stems @ 320mm ivy 650mm ivy est.	N 7.5m E 9m SE 9m S 10m SW 9.5m W 9m	0.5m	S 2.5m	Semi-mature	Below average	Indifferent	Full basal inspection prevented by dense ivy cover and boundary fence; heavily ivy-covered; multi-stemmed from 0.5m; N stem historically topped at 4m, leaving wounding of approx. 280mm in diameter; minor dieback at branch tips consistent with 'ash die-back'; minimal deadwood; slightly sparsely foliated; crown density reduction of 10%; of short-term potential; significant component of group in which it stands.	C (2)
89		Ash	12m	535mm 210mm 170mm 260mm	N 7.5m E 5m S 5m W 7.5m	0m	2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; multi-stemmed from 0.5m; tensile unions throughout crown, where visible; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; significant component of group in which it stands.	C (12)
90		Field maple	11m	290mm 2 stems @ 230mm 490mm	NE 2m SE 5m SW 6m NW 6m	0m	0.5m	Semi-mature	Average	Indifferent	Multi-stemmed from base; ivy-covered; suppressed crown as overtopped by adjacent specimens; visible in glimpse from access; contributes to boundary screening; inessential component of the group in which it stands.	C (1)
91		Ash	13m	370mm 340mm 285mm 360mm	NE 4m SE 7m SW 3m NW 1m	0m	1.5m	Semi-mature	Average	Poor	Prominent buttress roots; multi-stemmed from 0.5m; historically stem failure at NE leaving cavity at trunk base; 1.1m length, 500mm width, 700mm depth; drawn-up and mutually suppressed; asymmetrical crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; of poor structure condition; of short term potential; inessential component of the group in which it stands.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
92		English oak	15m	780mm	N 10m NE 7.5m E 8m SE 11m S 8m SW 7m W 7m NW 10.5m	2.5m	0.5m	Mature	Average	Moderate	Prominent buttress roots; single trunk; twin-stemmed from 2.5m; tensile unions throughout crown, where visible; drawn-up and mutually suppressed; part of aerodynamic group with meshing crowns providing companion shelter; minor deadwood throughout crown, consistent with age and species; no significant defects observed; readily visible from internal views; contributes to boundary screening; of moderate potential; significant component of group in which it stands.	B (12)
93		English Oak	21m	1030mm	up to 9.5m	2.5m	2m	Mature	Average	Moderate	Off-site tree; full inspection and access to trunk impeded by boundary fence and hedging; dominant spreading crown; no significant defects observed; recorded as tree no. 2694 on the WDVTA database and as tree no. 44672 on the Woodland Trust Ancient Tree Inventory, but shows no evidence of, or characteristics consistent with, veteranisation.	B (12)
G1		Various	Min 2m Max 17m Avg 5m	Max 600mm ivy est. Avg 200mm ivy est.	6m	0.5m	0.5m	Mature	Below average	Indifferent	Row of closely growing specimens, forming a hedge or screen; species include ash, English oak, hawthorn, holly, field maple, privet, hazel and yew; ash, English oak and field maple dominant; over 100 individuals; full basal inspections prevented by dense ivy cover and boundary fence; crossing and rubbing branches throughout structures; most ash specimens of low physiological condition showing evidence of 'Ash Die-back Disease'; dead specimens scattered throughout; no significant defects observed; visible in glimpses from The Coombes C Of E Primary School; contribute to boundary screening; significant feature of the landscape.	C (12)
G2		Various	4.5m	Max 250mm est.	2m	0.5m	0.5m	Semi-mature	Average	Indifferent	Row of closely growing specimens, forming a hedge or screen; species include hawthorn, ash, blackthorn, field maple, English oak and goat willow; relatively even distribution of species; no significant defects observed at bases; well formed tensile main unions and tensile unions throughout rest of crown; crossing and rubbing branches throughout structures; minor deadwood throughout crowns, consistent with age and species; aerodynamic group with meshing crowns providing companion shelter; visible in glimpses from The Coombes C Of E Primary School; contributes to boundary screening; significant feature of the landscape.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G3		Various	Max 12m Avg 4.5m	Max 325mm ivy est. Avg 150mm ivy est.	3m	0.5m	0.1m	Mature	Average	Indifferent	Species include blackthorn, hawthorn, English oak, ash, field maple, hazel and privet; approx. 100 individuals; hawthorn and field maple dominant; many specimens display cavities and decay near bases but most appear sound; few dead specimens scattered throughout; partially smothered in bramble, rose and ivy; crossing and rubbing branches throughout structures; minor deadwood throughout crowns, consistent with age and species; row of closely planted specimens, designed to form a hedge or screen; aerodynamic group with meshing crowns providing companion shelter; significant feature of the landscape; visible in glimpses from nearby properties and school; contributes to boundary screening.	C (2)
G20		Various	Max 21m Avg 15m	Max 350mm est. Avg 200mm est.	4m	0m	0m	Semi-mature	Average	Indifferent	Group of drawn-up, mutually suppressed specimens; ash dominant with scattered English oak, hawthorn, field maple and crack willow; aerodynamic group with meshing crowns providing companion shelter; contribute to boundary screening from The Coombes C Of E Primary School; lower quality individuals conferring greater value as part of a group.	C (12)
G21		Various	Max 11m Avg 10m	Max 450mm est. Avg 250mm est.	6m	0.5m	0.5m	Semi-mature	Average	Moderate	Off-site group of trees; species include field maple, Corsican pine, whitebeam and English oak; aerodynamic group with meshing crowns providing companion shelter; readily visible from The Coombes C Of E Primary School; of moderate quality; row of trees contribute to boundary screening.	B (12)
G22		Various	Max 16m Avg 12m	Max 450mm est. Avg 220mm est.	7m	0.5m	0.5m	Semi-mature	Average	Indifferent	Row of trees growing along the boundary; species include English oak, crack willow, ash, goat willow, flowering cherry, hawthorn, holly and dense understorey; visible in glimpse views from The Coombes C Of E Primary School; contribute to boundary screening; of short-term potential.	C (12)
G23		Various	Max 12m Avg 9m	Max 250mm est. Avg 150mm est.	4m	0m	0m	Semi-mature	Below average	Indifferent	Row of trees growing along road, forming a screen; species include ash, field maple, holly, hawthorn, blackthorn and hazel; readily visible from School Road; contribute to boundary screening; lower quality individuals conferring greater value as part of a group.	C (2)
G24		Various	Max 6m Avg 1.5m	Max 120mm est. Avg 50mm est.	2m	0m	0m	Young	Below average	Indifferent	Scattered ash with dense understorey; of low quality and limited arboricultural value.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physiology	Structure	Comments	Category
G25		Various	Max 6m Avg 5m	Max 150mm est. Avg 60mm	2m	0m	0m	Young	Below average	Indifferent	Row of closely growing specimens, forming a screen; species include hawthorn, sycamore, blackthorn, English oak, dead individuals and dense understorey; visible from Wood Lane; lower quality individuals conferring greater value as part of a group; of only low-level of screening value; inessential feature of the landscape.	C (1)
G26		Various	Max 8m Avg 4m	Max 250mm est. Avg 130mm est.	3m	0m	0m	Semi-mature	Below average	Indifferent	Row of closely growing specimens, forming a hedge or screen; species include hawthorn, goat willow, hazel, field maple, blackthorn, ash and dense understorey; contribute to boundary screening; lower quality individuals conferring greater value as part of a group.	C (2)

Root Protection Areas (RPAs)

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

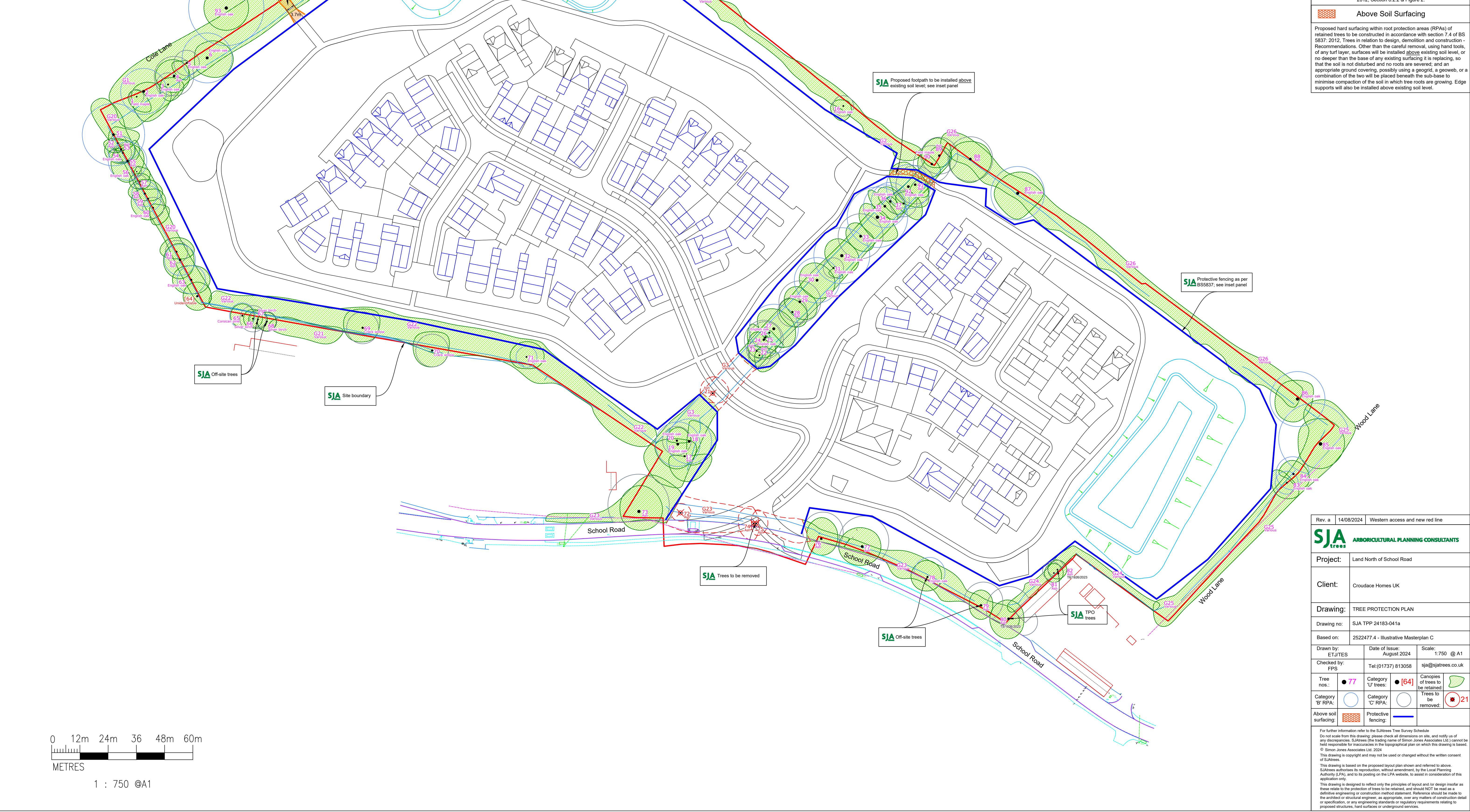
<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Field maple	29.4m ²	3.1m
2	English oak	300.5m ²	9.8m
3	English oak	77.9m ²	5.0m
4	Ash	220.5m ²	8.4m
5	English oak	91.6m ²	5.4m
6	English oak	354.3m ²	10.6m
7	English oak	113.1m ²	6.0m
8	English oak	287.0m ²	9.6m
9-10	Field maple	55.4m ²	4.2m
		39.4m ²	3.5m
11-13	Ash	149.6m ²	6.9m
		113.1m ²	6.0m
		97.8m ²	5.6m
14	English oak	76.0m ²	4.9m
15	Ash	28.3m ²	3.0m
16	English oak	60.3m ²	4.4m
17	Ash	104.2m ²	5.8m
18	English oak	285.9m ²	9.5m
19	English oak	282.3m ²	9.5m
20	English oak	117.7m ²	6.1m
21	Ash	87.6m ²	5.3m
22	Ash	70.6m ²	4.7m
23	Ash	55.4m ²	4.2m
24	English oak	215.4m ²	8.3m
25	English oak	141.9m ²	6.7m
26	English oak	113.1m ²	6.0m
27	English oak	342.4m ²	10.4m
28	Ash	123.5m ²	6.3m
29	English oak	247.7m ²	8.9m
30	English oak	293.2m ²	9.7m
31	English oak	58.6m ²	4.3m
32	English oak	443.9m ²	11.9m
33	English oak	286.3m ²	9.5m
34	English oak	517.9m ²	12.8m
35	English oak	257.9m ²	9.1m
36	English oak	206.1m ²	8.1m
37	Ash	99.9m ²	5.6m
51	Ash	255.2m ²	9.0m
52	Ash	43.5m ²	3.7m
53	Ash	101.6m ²	5.7m
54	English oak	43.5m ²	3.7m
55	Ash	210.4m ²	8.2m
56	English oak	13.9m ²	2.1m
57	Ash	25.0m ²	2.8m

58	Ash	95.9m ²	5.5m
59	Ash	95.7m ²	5.5m
60	English oak	61.9m ²	4.4m
61	Ash	72.4m ²	4.8m
62	Ash	136.8m ²	6.6m
63	English oak	113.1m ²	6.0m
64	Unidentifiable	136.4m ²	6.6m
65	Corsican pine	91.6m ²	5.4m
66-68	Silver birch	98.3m ²	5.6m
		38.0m ²	3.5m
		55.4m ²	4.2m
69	Crack willow	144.4m ²	6.8m
70	Crack willow	152.2m ²	7.0m
71	English oak	61.9m ²	4.4m
72	Ash	35.5m ²	3.4m
73	Ash	437.4m ²	11.8m
74	Ash	58.4m ²	4.3m
75	Ash	81.7m ²	5.1m
76	Ash	183.2m ²	7.6m
77	Ash	285.1m ²	9.5m
78	English oak	108.6m ²	5.9m
79	Ash	174.2m ²	7.4m
80	Ash	263.1m ²	9.2m
81-82	Ash	38.0m ²	3.5m
		30.6m ²	3.1m
83	English oak	72.4m ²	4.8m
84	English oak	141.9m ²	6.7m
85	English oak	587.9m ²	13.7m
86	English oak	430.1m ²	11.7m
87	English oak	408.3m ²	11.4m
88	Ash	283.8m ²	9.5m
89	Ash	193.1m ²	7.8m
90	Field maple	194.5m ²	7.9m
91	Ash	209.6m ²	8.2m
92	English oak	275.2m ²	9.4m
93	English oak	480.0m ²	12.36m
G1	Various	162.9m ²	7.2m
G2	Various	28.3m ²	3.0m
G3	Various	47.8m ²	3.9m
G20	Various	55.4m ²	4.2m
G21	Various	91.6m ²	5.4m
G22	Various	91.6m ²	5.4m
G23	Various	28.3m ²	3.0m
G24	Various	6.5m ²	1.4m
G25	Various	10.2m ²	1.8m
G26	Various	28.3m ²	3.0m

APPENDIX 4

Tree Protection Plan

Arboricultural Impacts: Summary		
(For details, see below)		
Impact		No. of Trees
Trees to be removed		4
Groups of trees to be partially removed		3
TPO trees to be removed		0
Trees to be pruned		0
Trees where manual excavation needed within RPAs		0
Trees where above soil surfacing needed within RPAs		2
Trees to be Removed		
No	Species	Category
21	Ash	C
72	Ash	C
74	Ash	C
75	Ash	C
G3	Various (partial)	C
G23	Various (partial)	C
G25	Various (partial)	C
Trees that require above soil surfacing within RPAs		
No.	Species	Type of structure
91	Ash	Proposed footpath
92	English oak	Proposed footpath



Protective Fencing

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

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

Above Soil Surfacing

Proposed hard surfacing within root protection areas (RPAs) of retained trees to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer, surfaces will be installed above existing soil level, or no deeper than the base of any existing surfacing it is replacing, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Edge supports will also be installed above existing soil level.

Rev. a	14/08/2024	Western access and new red line
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SJA ARBORICULTURAL PLANNING CONSULTANTS

Project:	Land North of School Road				
Client:	Croudace Homes UK				
Drawing:	TREE PROTECTION PLAN				
Drawing no:	SJA TPP 24183-041a				
Based on:	2522477.4 - Illustrative Masterplan C				
Drawn by:	ETJ/JES	Date of Issue:	August 2024	Scale:	1:750 @ A1
Checked by:	FPS	Tel:	(01737) 813058	Email:	sja@sjatrees.co.uk
Tree nos.:	● 77	Category 'U' trees:	● [64]	Canopies of trees to be retained:	
Category 'B' RPA:		Category 'C' RPA:		Trees to be removed:	● 21
Above soil surfacing:		Protective fencing:			

For further information refer to the SJAtrees Tree Survey Schedule. Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2024. This drawing is copyright and may not be used or changed without the written consent of SJAtrees. This drawing is designed to reflect only the principles of layout and (or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.