

LAND AT OLD FOREST ROAD, WINNERSH, BERKSHIRE RG41 1HY

**TREE CONDITION SURVEY, ARBORICULTURAL IMPLICATIONS
ASSESSMENT AND TREE PROTECTION RECOMMENDATIONS**

JUNE 2025 (UPDATED NOVEMBER 2025)

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Prepared for
and on behalf of:
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CONTENTS

Front Cover: Aerial view of Old Forest Road and part of Development Site extracted from Google Earth July 2021

Section Nr.	Heading	Page Nr.
1.0	TERMS OF REFERENCE	3
2.0	TREE CONDITION SURVEY REVIEW AND ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)	4
3.0	SUMMARY AND LIST OF RECOMMENDATIONS ARISING FROM THE ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)	8

APPENDIX: (All bound into this report):

-  **Description of Tree Categories in BS 5837(2012)**
-  **GHA Trees Tree Condition Survey Schedule dated January 2025 amended by Goodger Design Associates November 2025 .**
-  **Goodger Design Associates drawing number 463/01A Tee survey, Constraints Proposed Treeworks superimposed on DHA Presentation Plan 092404-ELS-01 showing site boundary**
-  **Goodger Design Associates drawing number 463/02 Tee survey, Constraints Proposed Treeworks superimposed on DHA Presentation Plan 092404-ELS-01 site boundary omitted**
-  **Old Forest Road Presentation Layout (DHA drawing nr. 092404-ELS-01).**
-  **Extract from WBC Tree Preservation Orders Map with site Indicated in blue outline.**

1.0 TERMS OF REFERENCE

- 1.1 **Goodger Design Associates (GDA)** is a practice of chartered landscape architects registered with the UK Landscape Institute with additional membership of the Arboricultural Association (AA). Our principal, Toby Goodger, is qualified with a TechArborA qualification in arboriculture from Merrist Wood College. We compile tree condition surveys in accordance with British Standard BS 5837 (2012) (ref. 1) and BS3998 (2010) (ref. 2) and AA guidance notes. We employ the Quantified Tree Risk Assessment (QTRA) system to assess tree health and hold QTRA licence number 1271.
- 1.2 **Appointment and Objectives.** We were appointed by Elstree Land Ltd on 24th September 2024 to carry out a visual survey and review of trees within the proposed development parcel between Old Forest Road and Toutley Road. The proposed residential development may impact upon existing trees/vegetation within the site although our objective is to retain and protect as many healthy trees as possible either side of new site access roads and around the site perimeters. The existing detailed tree survey by GHA trees in January 2025 assessed the tree's health, determined their root protection areas and canopy spreads to provide a baseline for the site development. The trees located along the proposed Old Forest Road access road were re-surveyed and three additional trees, not previously surveyed, were added on 7th November 2025. We have reviewed the proposed site accesses for their potential impacts on the existing trees on 19th November 2024 and 10th November 2025 and our review is contained in section 2.0. The updated survey is illustrated on our drawing numbers 463/01A and 463/02 superimposed onto the proposed development site plan. We have assessed the viability of creating a surfaced access road from Old Forest Road and for a link road between the site's east and west sections through an existing tree belt.
- 1.3 **Method.** The updated tree survey fieldwork was completed on 31st January 2025 by GHA trees and earlier tree survey work was completed by us on 19th November 2024. GDA completed an updated tree survey of the proposed access road on 7th November 2025. We referred to the existing GHA trees survey as their survey data is considered valid for the application. We made visual assessments of the trees at the proposed access point from Old Forest Road and the tree belt that lies between the east and west constituent parts of the site. In addition, we used Visual Tree Assessment (VTA) techniques (ref. 3) to assess the health and stability of the trees.
- 1.4 **Context.** The site is sandwiched between Old Forest Road to the south and Toutley Road to the north with an existing informal access from Old Forest Road and is bordered by existing residences to the south. An accessible millennium woodland has been planted to the east and Old Forest Road Meadows SANG is located to the north, beyond Toutley Road. There are approximately 28 existing trees located around the site perimeters protected by Tree Preservation Order (TPO) TPO-0507-1989. Various treeworks such as crown lifting/thinning will be required along access routes and site perimeters. The site is located at grid reference SU793702 in the Wokingham Borough Council local authority area.
- 1.5 **Soils, Drainage, and Site Extents.** The Landis Soilscales maps (ref. 5) indicate that the site is allocated Soilscale 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. No site specific soil samples have been obtained although a geotechnical site survey may reveal further soil information. The site area including the RPAs is approximately 1.47 hectares. The main open part of site falls from south west to north east by 0.75-1metre.
- 1.6 **Timescale and Disclaimer.** The contents of this tree survey are valid for eighteen months from the last survey date of 19th November 2024 and from 10th November 2025 for the updated tree survey of specific and additional trees along the proposed access road from Old Forest Road. Every survey takes a snapshot of the present situation. Trees are dynamic and in a constant state of change influenced by environmental/climatic conditions and tree life cycles. The recommendations in this report are given in good faith and we cannot accept responsibility if the recommendations are not implemented, or trees fail where there were not any obvious defects present.

2.0 TREE CONDITION SURVEY REVIEW AND ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

2.1 TREE REFERENCES T18-T22/GROUP G21 ALONG PROPOSED ACCESS ROAD FROM OLD FOREST ROAD

We believe it will be possible to create a new site access from Old Forest Road (see image 1 below) without felling the category A Oaks. Please refer to GDA drawing numbers 463/01A and 463/02 for tree locations. The Lawson Cypress hedge (shown as G21 on the tree survey plans) has been felled to stumps in the neighbouring property. The Oaks (T18 and T20) will need to be crown lifted along the access to 6 metres height from existing ground levels, the Ivy growth and dead wood removed, and crown thinned by up to 15%. Trees T22 and T19 will need to be felled and grubbed up as their trunks may be too close to the edges of the proposed access road although as category B trees their loss will not be as significant as the loss of the category A Oaks and tree T22 is not protected under TPO-0507-1989 although there is a provisional TPO on trees T19, T22, and T37 to which the current landowner, Elstree Land, has objected to. The Ash Tree T37 will also need to be felled as it cannot be retained in the current road access proposal. Felled trees can be replaced within new tree planting planned for the proposed site development.

The access road will need to be constructed on a raised a 'no dig' permeable construction (e.g. permeable block paving or asphalt over a cellweb and 20/40Ø no fines stone construction to a specified depth) where it passes over the tree RPAs and raked down with topsoils and permeable surfacing either side of the access road as shown in figure 1 below. Tree roots that may be close to the existing road surface will be protected during the constructions work and will be contained within the permeable construction make up. The access road will contain a pedestrian footpath and speed control cushions and passing places where it narrows. These trees will be protected with a steel tree protection fence that conforms with the construction details shown in section 6.2.2 of British Standard BS5837(2012) and illustrated in figure 2.



Image 1: View to south east of proposed site access with tree T18 to left & T19 to right
(Both English Oak date 19112024)



Image 2: View north east of proposed access & tree T18 & Oaklea cottage entrance with no surface tree roots visible in road (date 07112025)

2.1 TREE REFERENCES T18-T22/GROUP G21 ALONG PROPOSED ACCESS ROAD FROM OLD FOREST ROAD

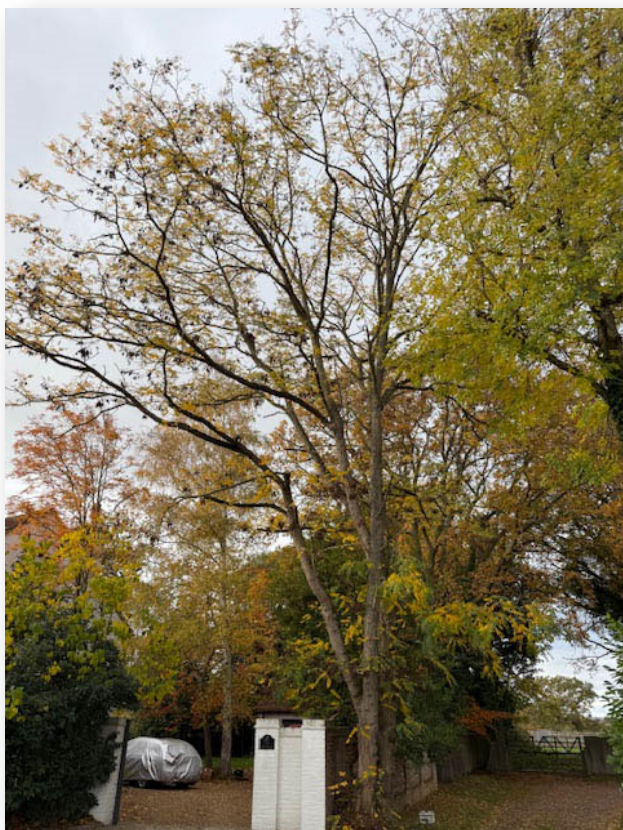


Image 3: Looking north to proposed access road with tree T22 (False Acacia) near The Stables entrance (date 07112025)



Image 4: Looking north with trees T22 to west and T37(Ash) to east with Cherry Laurel understory (date 07112025)



Image 5: Looking south towards Old Forest Road bellmouth with butt of tree T22 (False Acacia date 07112025)



Image 6: View looking north east of retained Sweet Gum Tree T38 by Tootley Hall North entrance (date 07112025)

2.1 TREE REFERENCES T18-T22/GROUP G21 ALONG PROPOSED ACCESS ROAD FROM OLD FOREST ROAD

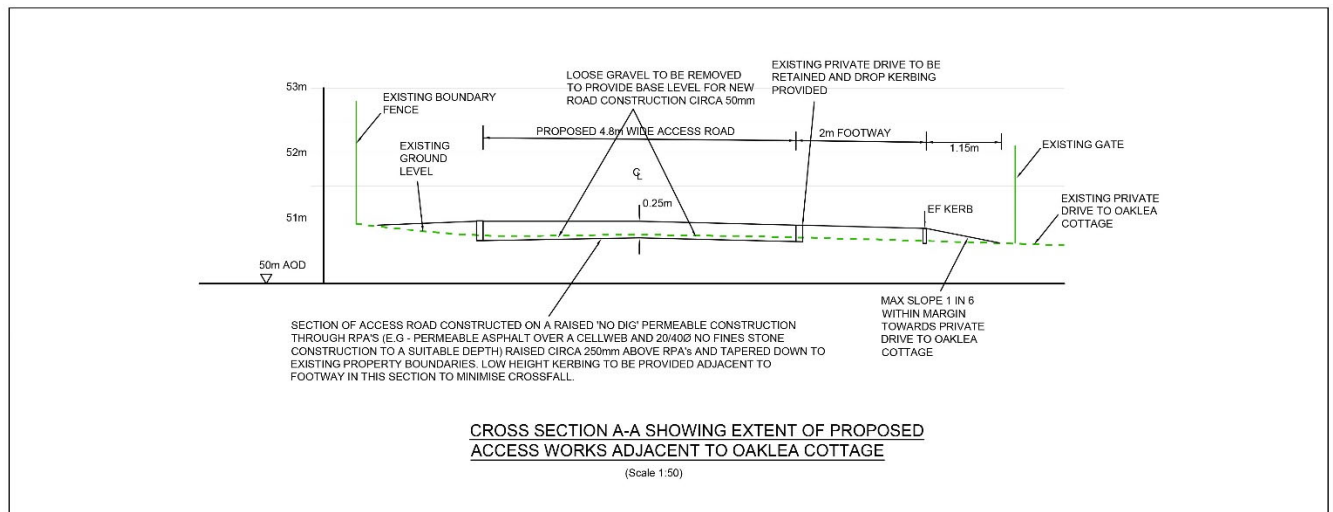


Figure 1: Site Specific Section through 'No Dig' permeable access road adjacent to Oaklea Cottage Entrance prepared by Stuart Michael Associates Consulting Engineers

Figure 2 Default specification for protective barrier

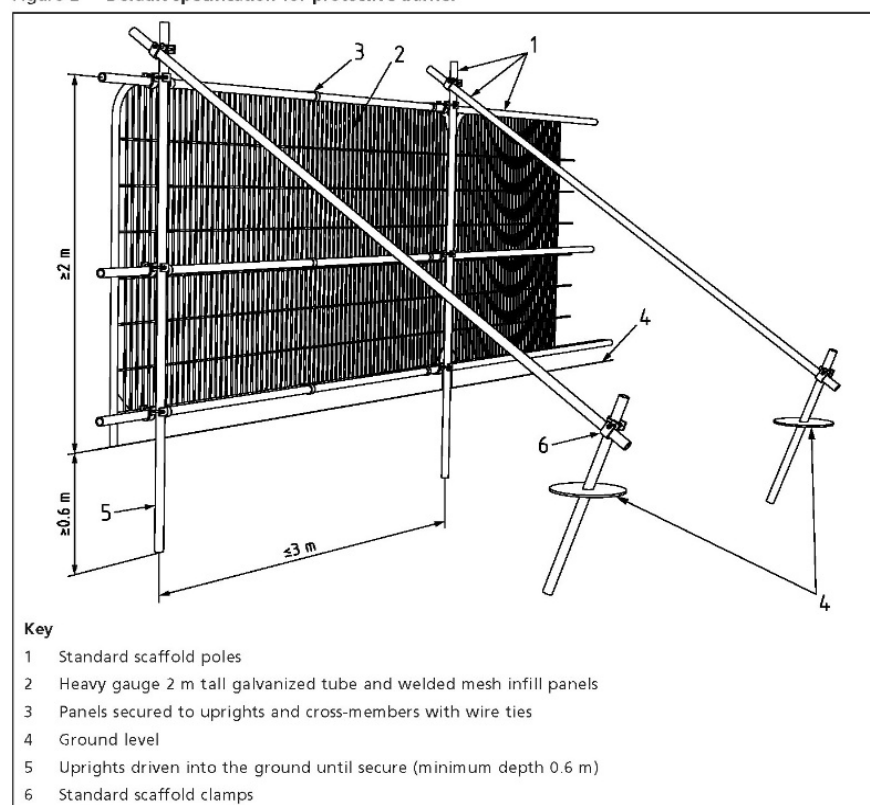


Figure 2: Default Tree Protection Fence as stated in BS 5837(2012)

2.2 TREE REFERENCES T9-T15 TREE BELT BETWEEN SITE'S EAST AND WEST PARCELS

There are two separate parcels to the east and west of the site that will be linked with an access road that will need to pass through an existing tree belt that runs across the site from north to south and contains seven trees protected by TPO-0507-1989. Tree T14 is listed as a dead category U tree and tree T13 is an inferior quality category Oak. The current landowner has applied for consent to fell tree T13 as it is deemed to be structural unsound as a significant gap in this tree belt is currently accessed by walkers. Tree T14 and T13 are shown in images 2 and 3 below and their removal and subsequent creation of a gap in the tree line is where I recommend the linking road is aligned through so that it is located a sufficient distance from the trunks of the category A Oaks T12 and T15. The linking road will also need to be constructed as a no dig permeable road to limit the impact on the RPAs and crowns of trees T12 and T15 in a similar construction detail as shown in figure 1.



Image 2: View looking south from Toutley Road showing tree belt crossing site from north to south (date 19112025)

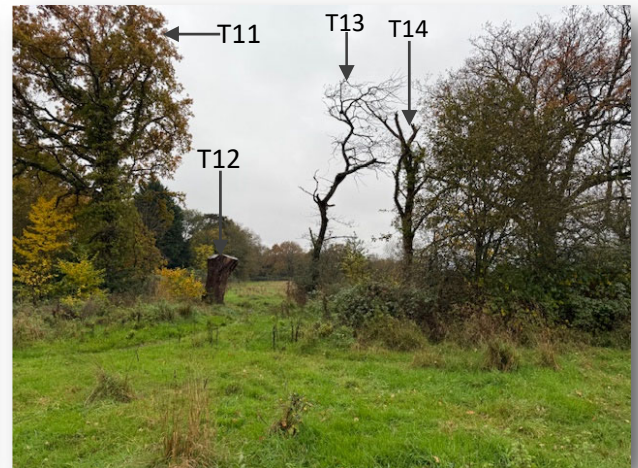


Image 3: View looking east towards potential gap in tree belt where link road can be located if trees T12 (Stump), T13, and T14 are felled (date 19112025)

2.3 TREE REFERENCES T1-T8, T24-T35, G16, G17, G21, G23, G25, G26, G29, G33 & G33

There will be no conflict with the trees arrayed along the east boundary to the Millennium woodland as communal public green spaces will back onto the woodland. The woodland would be protected with the specified tree protection fence. The apartment buildings and parking spaces are located outside the RPAs of tree group G25 and the Millennium woodland. A linking footpath, which passes partially through the G25 group to Old Forest Road, will have surfaces that are permeable and 'no dig'. Tree T3 in the site's north west corner will have almost one third of its RPA within parking bays and the surfaces will be permeable and low to no dig. Tree T1 and T2 have RPAs that will be close to proposed building units, and their crowns and RPAs will need to be well protected during construction works.

3.0 SUMMARY AND LIST OF RECOMMENDATIONS ARISING FROM THE ARBORCULTURAL IMPLICATIONS ASSESSMENT (AIA)

- a) **Proposed Treeworks along the Old Forest Access Road, within the north to south tree belt and around the site perimeters** must be completed outside the bird nesting season that occurs between February and August. The trees should be checked for bat roosts and bird nests prior to treeworks so they can be relocated under licence if present under the Wildlife and Countryside Act 1981 (ref.6). Tree felling and existing vegetation clearance must be completed by certified arborists and the brash chipped and removed off site. Felled trees must be replaced with suitable new specimens of native provenance and in accordance with the Biodiversity Net Gain strategy. **A tree protection plan (TPP), and Arboricultural Method Statement (AMS) will be completed during the planning process to be approved by the Wokingham Brough Council (WBC) tree officers.** The TPP and AMS must be adhered to by an appointed main contractor and an appointed arboriculturalist will monitor the tree protection works and future areas for landscape works to ensure compliance.
- b) **The construction make ups for the proposed access road from Old Forest Road and the link road through the north to south tree belt between the site's east and west parts and elsewhere where tree RPAs may be impacted upon, must be constructed with a no dig permeable construction** incorporating cellular confinement systems (e.g. Cellweb) to sufficient depths, approved by a civil engineer, in accordance with Arboricultural Association Guidance note 12 (ref. 7). Generally permeable surfacing must be incorporated through the site as a component of the SUDS strategy to conform with the Flood and Water management Act 2010.
- c) **The building foundation design for new buildings must comply with the recommendations contained in the NHBC chapter 4.2-Building Near Trees (2025 update) (ref.8)** to allow for future growth of proposed trees in accordance with an engineering/geotechnical assessment.
- d) **New underground or overhead services equipment and soakaways must not by default be routed or located within or near the RPAs and crowns of existing trees and the planting pits and crowns of proposed trees within the new development. If services alignments are constrained to passing through tree RPAs/pits suitable trenching techniques (e.g. moling/air spades/soil suction) will need to be employed to protect tree roots.** Any new topsoil imported to the site will comply with BS 3882(2015) (ref. 9) and be tested to identify any contaminations and will be rejected if it does not comply with the standard of general purpose topsoil as defined by BS 3882(2015). Where possible, topsoil (and clean subsoils) must be obtained from excavation works on site, stored appropriately in and reused within the landscape works in accordance with Committee of Plant Supply and Establishment (2002) guidelines (ref. 10) and BS 4428:1989 Code of practice for general landscape operations (ref. 11).

APPENDIX: (All bound into report)

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Extract from WBC Tree Preservation Orders Map with site Indicated in blue outline.

REFERENCES:

Reference 1: BS 5837: Trees in Relation to Construction 2012. British Standards Institute.

Reference 2: BS 3998: Recommendations for Tree Work 2010. British Standards Institute.

Reference 3: Visual Tree Assessment (VTA) techniques-The Body Language of Trees by Dr Claus Mattheck

Reference 4: Land at Old Forest Road, Winnersh Planning Assessment letter to WBC by Kieran Wheeler of Savills 12/2024

Reference 5: Cranfield University /Natural Soil Resources Institute Soils Maps. Available online from LANDIS.

Reference 6: Wildlife and Countryside Act 1981. Available online from the Office of Public Sector Information.

Reference 7: Arboricultural Association Guidance note 12. Available from <https://www.trees.org.uk>

Reference 8: NHBC chapter 4.2-Building Near Trees (2025 update) from <https://www.nhbc.co.uk/>

Reference 9: BS 3882: Specification for Topsoil and Requirements for Use 2015. Published by British Standards Institute.

Reference 10: Committee of Plant Supply and Establishment (2002) guidelines.

<https://palette.csdhub.com/helpNPS/index.htm?page=Handling%20and%20Establishing%20Landscape%20Plants.htm>

Reference 11: BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784)

[BS 4428:1989](#) | [31 Aug 1989](#) | [BSI Knowledge](#)

Description of Tree Categories in BS 5837(2012)

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 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	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Oak	12	650	1	7.80	6	6	6	6	M	2, first branch 6	40+	A1	No notable defects recorded during inspection.
T2	Oak	12	523	2	6.28	4	4	6	5	M	2, first branch 5	40+	B1	Poor fork at base.
T3	Oak	12	750	1	9.00	3	3	5	4	M	5	40+	B1	Declining crown noted. Vegetation near base of tree prevented full and detailed inspection.
T4	Oak	14	1061	2	12.73	5	6	6	5	M	2, first branch 4	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T5	Oak	12	500	1	6.00	7	6	6	4	M	3 north	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T6	Oak	23	980	1	11.76	9.5	9.5	9.5	9.5	M	7 north, 5 east	40+	A1	Ivy prevented full inspection. Recommend: remove ivy and reinspect.
T7	Ash	29	800	1	9.60	7	4	8	8	M	8 over site	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
T8	Willow	10	520	3	6.24	7	5	3	7	M	1	10-20	C1	Small tree of limited value in the wider landscape.
T9	Oak	18	1000	1	12.00	8	8	8	4	M	6 plus epicormic	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T10	Ash	13	250	1	3.00	0	2	5	2	M	2	10-20	C1	Suppressed by T11
T11	Oak	20	580	1	6.96	2	7	9	5	M	2 south	40+	B1	Slight lean to south.
T12	Oak	24	1100	1	13.20	14	7	12	13	M	2 south, 4 north	40+	A1	Major split on southern limb at 2m. Slight lean to west.
T13	Oak	10	360	1	4.32	8	1	1	3	OM	6	10-20	C1	Suppressed by T12
T14	Oak	12	450	1	5.40	2	2	2	2	M	6	Less than 10	U	Dead tree
T15	Oak	20	940	1	11.28	11	11	11	10	M	2	40+	A1	No notable defects recorded during inspection.
G16	Oak	18	560	1	6.72	7	4	7	8	M	3	40+	B2	No notable defects recorded during inspection.
G17	Oak	20	500	1	6.00	8	8	8	8	M	6	40+	A2	Off site - full inspection not possible. Some measurements estimated.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T18 Re-surveyed	Oak (<i>Quercus robur</i>)	20	625	1	7.50	10	9	9	8	M	5	40+	A1	Tall spreading crown engulfed with Ivy growth to 8 metres height with tthick Ivy stems at base. Several dead branches. Remove livy growth & crown thin15% & crown lift lower third to 6metres. Protected by confirmed Tree Preservation Order.
T19 Re-surveyed	Oak (<i>Quercus robur</i>)	19	480	1	5.70	7	5	6	6	M	7 N	20-40	B1	Almost 90% engulfed with dense Ivy growth, several dead branches. Unable to view main trunk due to Ivy foliage. Remove Ivy growth and crown thin 15%.
T20 Re-surveyed	OakOak (<i>Quercus robur</i>)	18	650	1	7.80	7	10	8	8	M	6	40+	A2	Ivy infestation to 4.5m height, spreading open crown with three main scaffolds. Minor dead wood. Remove Ivy & dead wood.Protected by confirmed Tree Preservation Order.
G21 Updated	Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	Felled												
T22 Re-surveyed	False Acacia (<i>Robinia pseudoacacia</i>)	16	Multistem 350 & 400	2	6.30	6	6	8	7	M	6	20-40	B1	Double stemmed with compression joint & cavity at base on south side of trunk. Dead stubs in lower third. Remove Ivy and dead branches.
G23	Ash and robinia	10 to 18	300	1	3.60	6	6	6	6	M	4	10-20	C2	Robinia in decline.
T24	Corsican pine	22	810	1	9.72	2	6	6	1	M	7	10-20	C1	Poor fork at 2.5m. Leans to east.
G25	Sycamore, ash, oak	10 to 18	400	1	4.80	8	8	8	8	M	4 over site	20-40	B2	Mostly oak. No notable defects.
G26	Leyland cypress	18	500	1	6.00	4	4	4	4	M	2	10-20	C2	Lapsed hedge.
T27	Oak	14	800	1	9.60	4	6	4	4	M	6	20-40	B1	Declining crown noted. Vegetation near base of tree prevented full and detailed
T28	Oak	16	800	1	9.60	0	3	12	3	M	6 south	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
G29	Field maple and ash	16	500	1	6.00	6	6	6	6	M	2	10-20	C2	Lapsed hedge. Ash in decline.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T30	Oak	19	760	1	9.12	8	8	8	8	M	2	40+	A1	No notable defects recorded during inspection.
T31	Oak	21	910	1	10.92	6	6	6	6	M	4 over site	20-40	B1	Basal wound at ground level north side.
T32	Oak	21	934	4	11.21	9	9	9	9	M	4 over site	20-40	B1	Union at 1m.
G33	Hazel, ash, hawthorn, oak, hornbea,, willow	10 to 18	300	1	3.60	3	3	3	3	MA	2	10-20	C2	Scrub growth.
G34	Cherry, spruce, field maple, hornbeam, willow	10	280	1	3.36	4	4	4	4	MA	4 over site	10-20	C2	Self set trees.
T36 Additional trees added to survey	False Acacia (<i>Robinia pseudoacacia</i>) Group of two	12	200 stem to north 250 stem to south	2	2.40	2	1.5	3	3	SM	9	10-20	C2	Group of two, engulfed by Ivy growth, trunks leaning to south. Not significant specimens.
T37 Additional tree added to survey	Ash (<i>Fraxinus excelsior</i>)	15.5	475	1	5.70	4	4	5	4	MA	6	20-40	B2	Double stemmed Ash engulfed with Ivy growth up to 7metres growing within Cherry Laurel clump. Several thin dead branches. Likely to be susceptible to Ash dieback fungus.
T38 Additional tree added to survey	Sweet Gum (<i>Liquidambar styraciflua</i>)	8.5	300 stem to north 110 stem to south	2	Variable as building inrervention 3.9 if no intervention	4	3	3	4	SM	1.8	40+	B2	Double stemmed Sweet Gum. Main trunk opens out to two scaffolds at 2metres. Dense healthy foliage.

Note 1: The tree's basal DBH diameter is calculated using the formulae in section 4.6 of BS5837 (2012) & as illustrated in figure C1 of BS 5837.

Note 2: Class categories A,B, C, & U refer to the class quality categories A,B, C & U described in table 1 section 4.3 of BS 5837:2012.

Subcategories refer to: (1) Mainly arboricultural values (2) Mainly Landscape Values (3) Mainly Cultural values.

Note 3: DBH= Diameter of tree in millimetres at breast height taken at approximately 1.5 metre height from ground level.

More than 1 stem in the number of stems column indicates a multistemmed species and a revised RPA calculation is applied.

Note 4: The branch spread is measured along the cardinal points of North(N), East(E), South(S), and West(W) measured from the trunk centre.

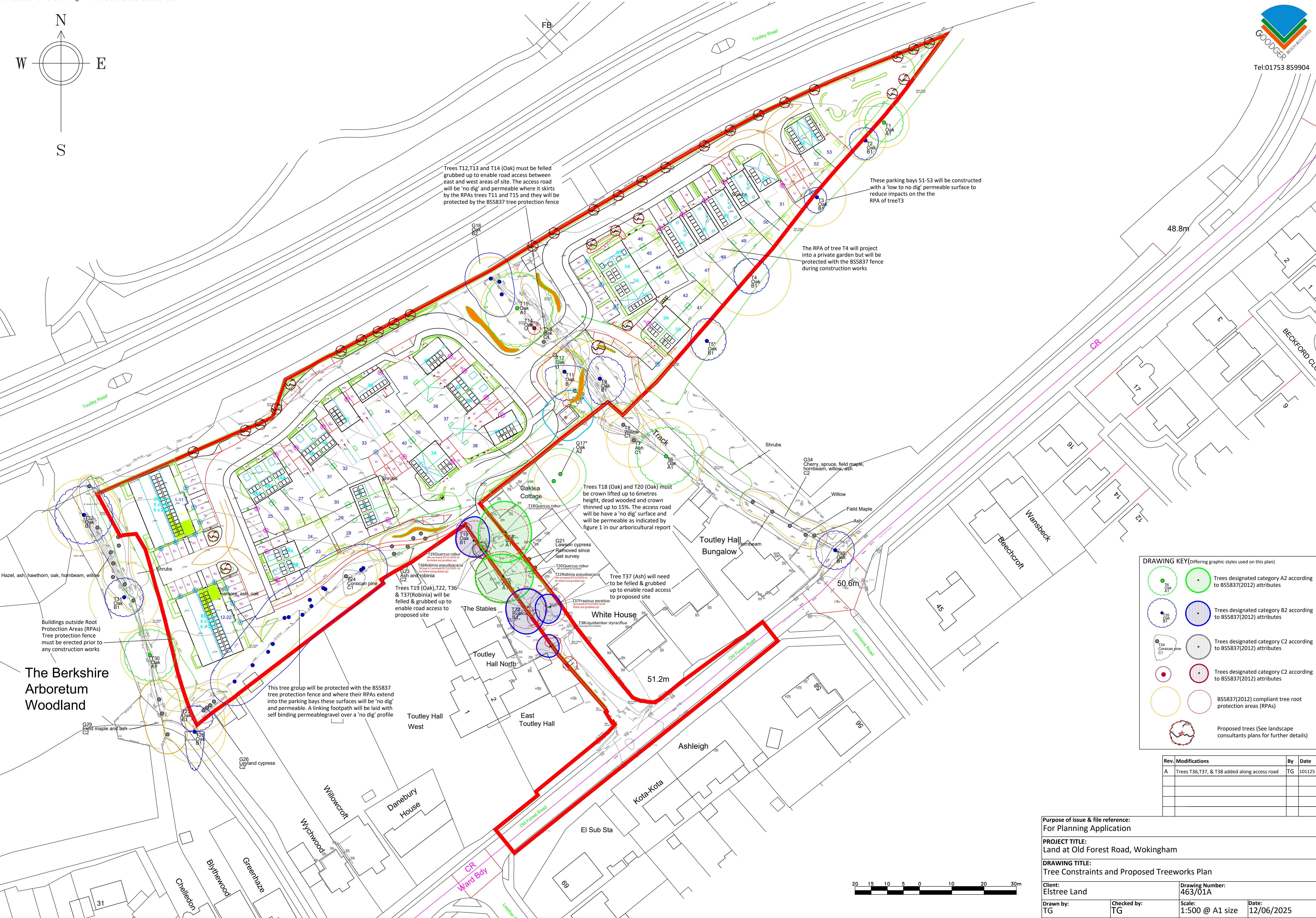
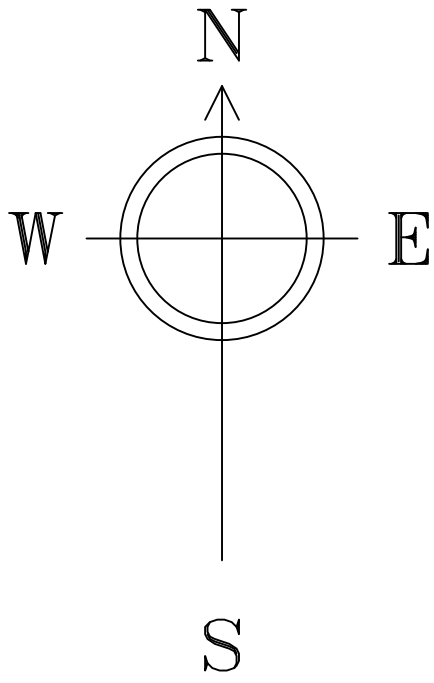
Note 5: The crown clearance height above ground is the approximate distance between the prevailing ground level and first set of overhanging branches in the tree canopy with the first branch direction indicated.

Note 6: The age categories are abbreviated as follows J= juvenile or 0- $\frac{1}{3}$ mature, SM= semi-mature or $\frac{1}{3}$ - $\frac{2}{3}$ mature, EM=Early Mature $\frac{2}{3}$, MA= Mature or $\frac{2}{3}$ -1 mature,

OMA= Over Mature or over recognised lifespan, V=Veteran or diameter girth over 0.9m or over recognised lifespan.

Note 7: Trees highlighted with light blue tone were previously surveyed by GHA trees.Ltd Trees shown with no tome were surveyed orre-surveyed by Goodger Design Associates (GDA) on 7th November 2025.

Note 8: Trees highlighted in red tone are earmarked for felling and grubbing up to enable the creation of the site access road from Old Forest Road

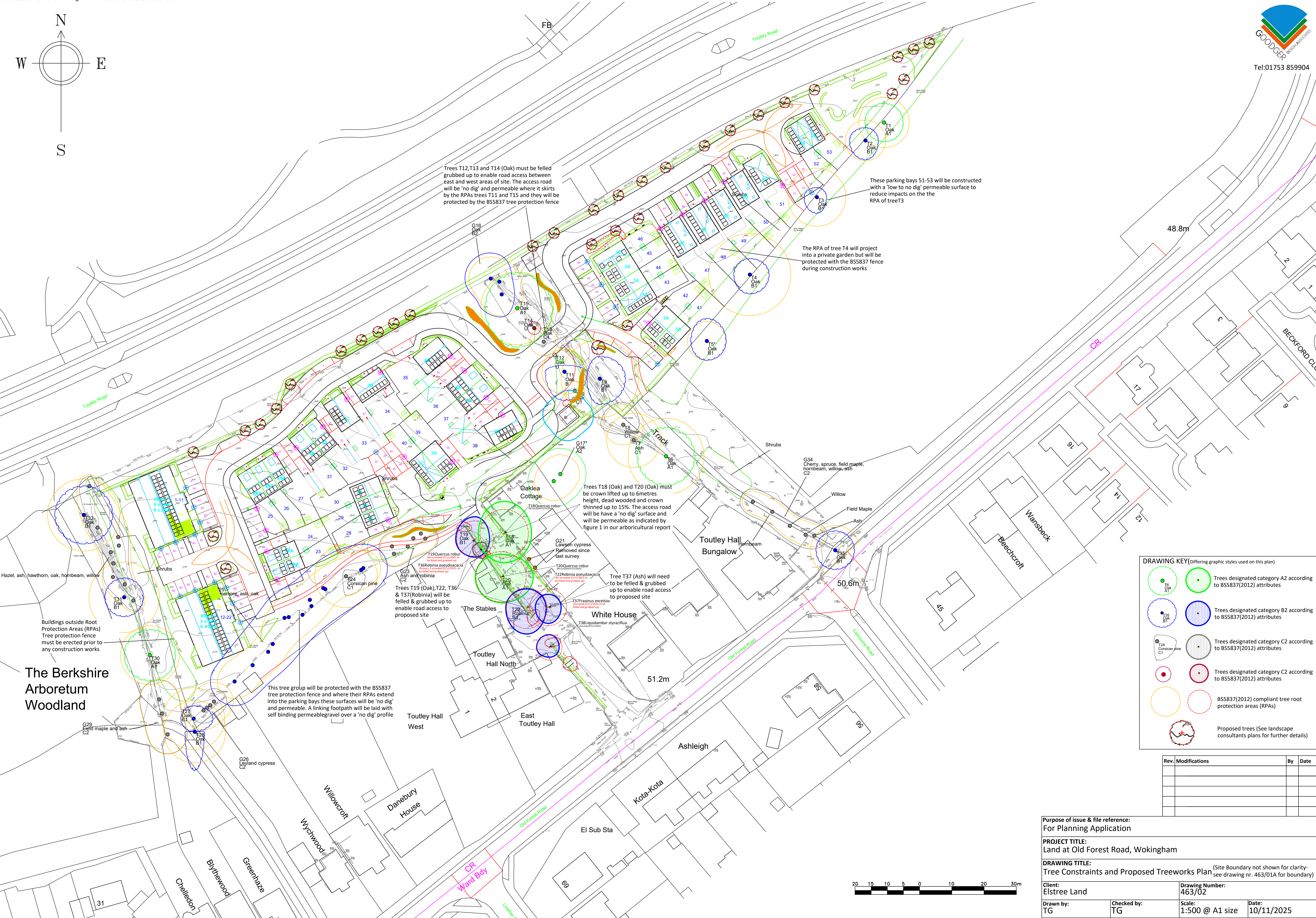


DRAWING KEY(Offering graphic styles used on this plan)

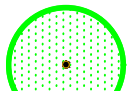
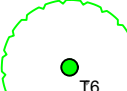
- Trees designated category A2 according to BS5837(2012) attributes
- Trees designated category B2 according to BS5837(2012) attributes
- Trees designated category C2 according to BS5837(2012) attributes
- Trees designated category C2 according to BS5837(2012) attributes
- BS5837(2012) compliant tree root protection areas (RPAs)
- Proposed trees (See landscape consultants plans for further details)

Rev.	Modifications	By	Date
A	Trees T36,T37, & T38 added along access road	TG	101125

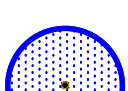
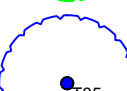
Purpose of issue & file reference: For Planning Application			
PROJECT TITLE: Land at Old Forest Road, Wokingham			
DRAWING TITLE: Tree Constraints and Proposed Treeworks Plan			
Client: Elstree Land		Drawing Number: 463/01A	
Drawn by: TG	Checked by: TG	Scale: 1:500 @ A1 size	Date: 12/06/2025



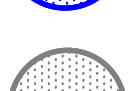
DRAWING KEY(Offering graphic styles used on this plan)



Trees designated category A2 according to BS5837(2012) attributes



Trees designated category B2 according to BS5837(2012) attributes



Trees designated category C2 according to BS5837(2012) attributes



Trees designated category C2 according to BS5837(2012) attributes



BS5837(2012) compliant tree root protection areas (RPAs)



Proposed trees (See landscape consultants plans for further details)

Rev.	Modifications	By	Date

Purpose of issue & file reference: For Planning Application			
PROJECT TITLE: Land at Old Forest Road, Wokingham			
DRAWING TITLE: Tree Constraints and Proposed Treeworks Plan (Site Boundary not shown for clarity- see drawing nr. 463/01A for boundary)			
Client: Elstree Land		Drawing Number: 463/02	
Drawn by: TG	Checked by: TG	Scale: 1:500 @ A1 size	Date: 10/11/2025



ELSTREELAND

old forest road
wokingham

SCHEDULE OF ACCOMMODATION		
Housetype	Description	Qty
Private		
2BA	2 Bed Apartment	6
2A	2 Bed House	2
2B	2 Bed House	3
3A	3 Bed House	7
3B	3 Bed House	1
3C	3 Bed House	1
4A	4 Bed House	4
4B	4 Bed House	2
4C	4 Bed House	2
4D	4 Bed House with integ garage	1
4E	4 Bed House with integ garage	3
Private Total		32
% of Total (Private)		60%
First Homes		
1BF	1 Bed Apartment	5
First Homes Total		5
Affordable Rent		
1BF	1 Bed Apartment	5
2BF	2 Bed Apartment	6
3AA	3 Bed House	5
Affordable Rent Total		16
Affordable Total		21
% of Total (Affordable)		40%
Overall Total		53

092404-ELS-53 LINKED - 08.05.25-JH.xlsx

rev date by notes

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Do not scale other than for Local Authority Planning purposes.

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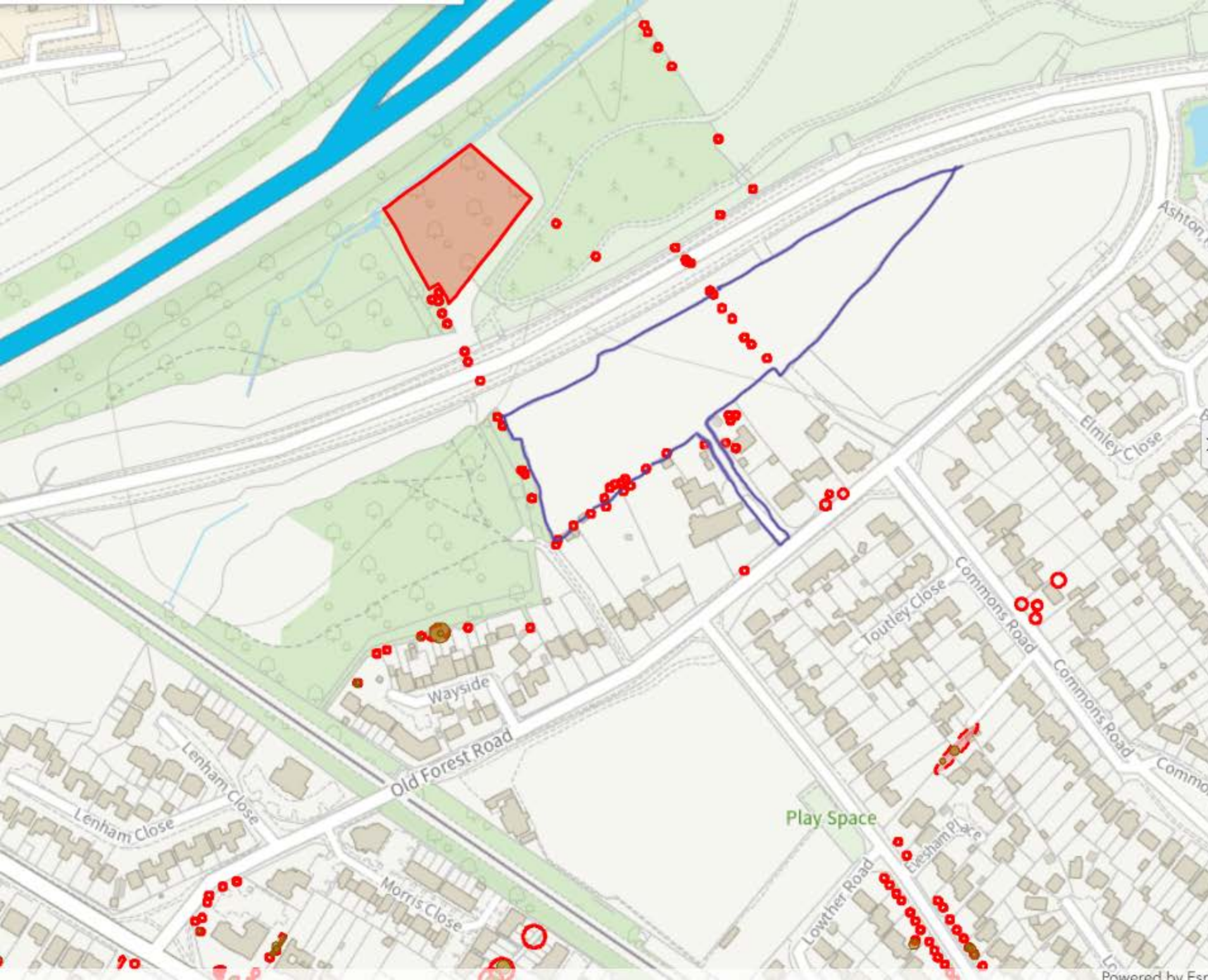
1 : 500 @ A1

created 30.04.2025
contact JeH

presentation
planning
08.05.2025

092404-ELS-01





specified as individual trees in the Order.

- **Group** - The group category is used to protect groups of trees where the individual category would not be appropriate and the group's overall impact and quality merits protection.
- **Area** - The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.
- **Woodland** - A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings i.e. trees less than 3.5m in height are not excluded. The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

How to...

Find a tree:

- Use the search box to locate a specific protected tree, e.g. 1716/2020 or find an address.

View a Tree Preservation Order document (PDF):

- After locating the protected tree you wish to explore, left-click it on the map to see more details.
- To view a Tree Preservation Order document (PDF) left-click "View" next to TPO Document within the pop-up.