Tree report P 080.100 v3a

09 April 2025

Conway Park
Consolidated tree report

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[redacted]

Jonathan Hazell
09 April 2025

Abbreviations

Throughout this report the following abbreviations are used after the first, emboldened, use of the term or name:

ACD	ACD Environmental Ltd., a multi-disciplinary environmental consultancy practice
AIAR&T	Arboricultural impact assessment & Method statement Riverside and Tunnel, from ACD
AIASA	Arboricultural impact assessment & Method statement Staff Accommodation, from ACD
AMS	arboricultural method statement, defined in BS 5837
BS 5837	BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations
CEZ	construction exclusion zone, defined in BS 5837
EMB	estate management building
FDA	Fulford-Dobson Associates Ltd., an arboricultural consultancy practice
PLM	Proposed Landscape Masterplan, from Spink
RPA	root protection area, defined in BS 5837
RTPS	Revised Tree Protection Scheme, from FDA
TPP	tree protection plan
TPPR&T	Tree protection plan PRI23977-03 Riverside and Tunnel, from ACD
TPPSA	Tree protection plan PR123977-03 Staff Accommodation, from ACD
T&WQS	Tree & Woodland Quality Survey and Appraisal Report, from FDA
WBC	Wokingham Borough Council

Summary

S1 This consolidated report reviews the arboricultural information which accompanied five applications that were granted consent to develop the Conway Park site, namely:

1 **213587** for the gatehouse, dated 15 September 2023

2 **213588** for the main dwelling, dated 15 September 2023

3 **213610** for the Estate Management Buidlings, dated 15 September 2023

4 **240832** for the summerhouse and private tunnel, dated 6 August 2024, and

5 **240847** for the staff village, dated 13 September 2024

S2 Despite significant changes since those consents were granted, I have concluded that the **Revised Tree Protection Scheme** from **Fulford-Dobson Associates Ltd** would be adequate to discharge the arboricultural conditions attached to the planning consent for applications **213587** and **213588**.

S3 Applications **213610** and **240847** required that a scheme of protection be prepared and submitted to the local planning authority for their approval prior to the commencement of any development.

S4 The scheme of protection proposed for application **240832** in the **Arboricultural impact assessment & Method statement Riverside and Tunnel**, and **Tree protection plan Riverside and Tunnel** from **ACD Environmental Ltd** was not considered to be adequate to discharge the arboricultural conditions attached to the planning consent.

S5 A revised scheme of protection constituting **Arboricultural Method Statement** and a **Tree Protection Plan** for the whole estate has been prepared, incorporating the proposals from Fulford-Dobson Associates.

S6 The arboricultural method statement is “in principle” as the detailed response required to prevent avoidable harm to the trees to be retained will depend upon information which is not currently available.

S7 The tree protection plan is of necessity a snapshot and will be subject to alteration and amendment in response to circumstance, **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations** acknowledges that tree protection is an iterative process that requires adaptation in reaction to events.

1 Report limitations

1 I have prepared this report as an experienced arboriculturist to protect the trees that are to be retained within the site during the demolition and/or construction phases, and as such I have made recommendations for tree protection measures to be adopted within the overarching construction management plan.

2 I have limited my recommendations to those within my professional competence, therefore I have not made detailed recommendations over construction details, ecological matters, foundation design, procedural planning matters, or site logistics for example.

3 It is therefore possible that any recommendations that I may make for tree protection or management, where they conflict with the priorities of other professions, would be overruled by the legal, technical or procedural requirements required by that profession.

4 Where I have drawn upon information from other professionals, I have placed my reliance upon the veracity of the information that they have provided.

5 The scope of my report did not include a detailed evaluation of the degree of risk that may be posed by an individual tree and so my report should not be taken to be a thorough assessment of the health and condition of all the trees on or adjacent to the site.

2 Constraints

6 Tree felling is a legally controlled activity, and a felling licence from the **Forestry Commission** may be required if more than 5 m^3 of growing trees are felled in any one calendar quarter.

7 According to the current guidance from the Forestry Commission (https://tinyurl.com/23zf99ew):

> **2.7 Development**
>
> An exception applies where the felling of trees is **immediately required** for the purpose of carrying out development that is authorised by the approval of full planning permission, or is allowed as permitted development (i.e. any permission that is granted, or deemed to be granted, under the Town and Country Planning Act 1990, including any planning conditions or s.106 agreements attached to a full planning consent). The approved planning permission will detail the extent of the approved development and may also define the trees that are allowed to be felled or those that must be retained.
>
> The development exception can relate to individual or groups of trees or woodland, and for trees to be exempt from the need for a felling licence at least one of the following conditions must be met:
>
> - **trees must be explicitly identified in the planning consent as being permitted for removal;**
> - **the trees must stand within the footprint of the proposed development; or**
> - **the removal of the trees must be necessary in order to carry out the proposed development (e.g. they block an access route to which there is no alternative, or lie in such close proximity to the proposed development that they prevent the carrying out of that development).**
>
> The exception does not simply extend to all trees within the 'red line' boundary of the fully approved proposed development.
>
> Full planning consent, or reserved matters approval for outline planning consent, obtained after unlicenced tree felling does not provide an exemption to the requirement for a felling licence.

8 The **Multi-Agency Geographic Information for the Countryside** website (tinyurl.com/yfk7peaz) revealed three areas identified as **Ancient and Semi-natural Woodland**, namely Pit Clump, Pond Clump and Long Close, see figure 1:

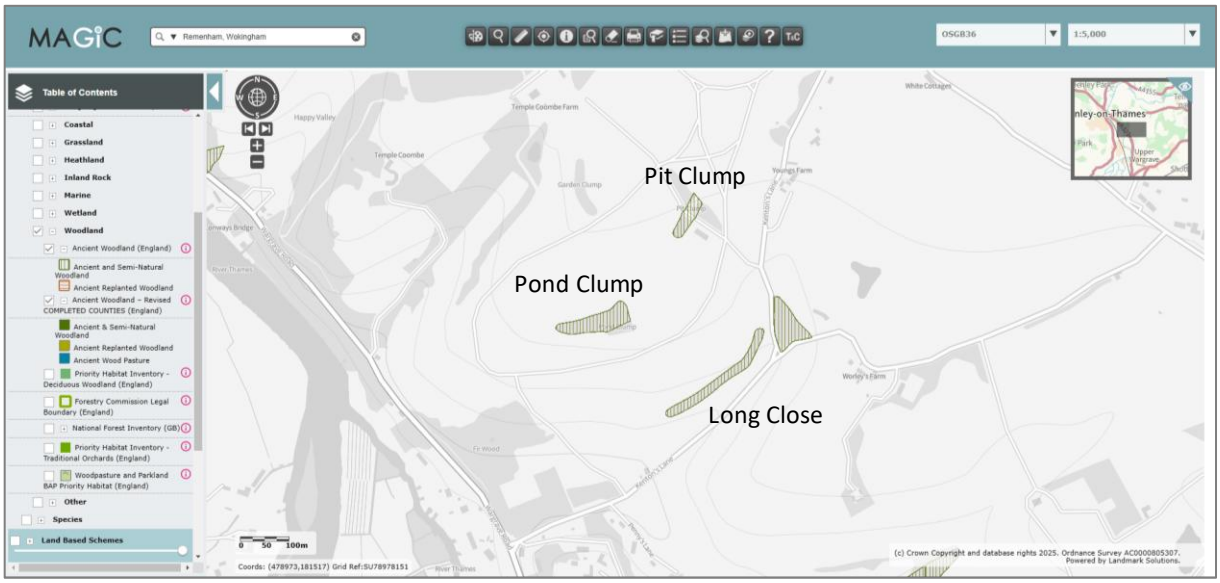


Figure 1, the Ancient and Semi-natural Woodlands

9 The **Ancient Tree Inventory** website (tinyurl.com/26mtjnf6) (populated by citizen reporting) did not indicate any ancient or veteran trees within Conway Park, but did record several notable trees, see figure 2:

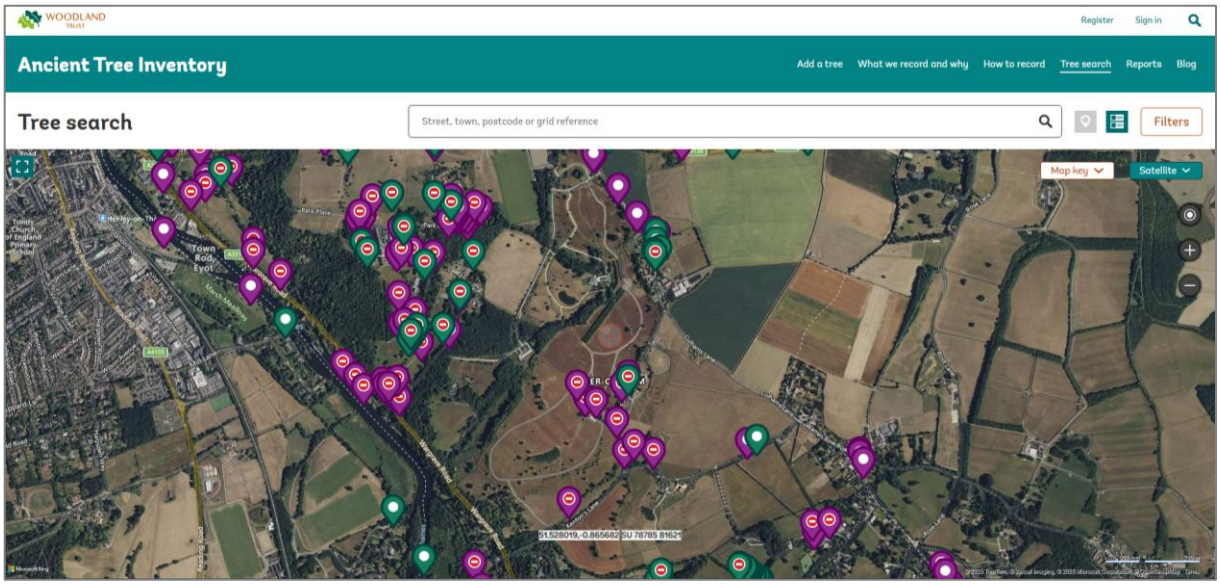


Figure 2, the notable trees

10 **Fulford-Dobson Associates Ltd.** (FDA) provide a thorough analysis of the tree and woodland cover in their **Tree & Woodland Quality Survey and Appraisal Report** (T&WQS) dated November 2022, and at 4.3 state that there were four Tree Preservation Orders extant on or near the site at the time of their report, the extent of each was shown on their tree location plan.

11 FDA also suggested that they considered nine trees (eight pedunculate oak and one small leaved lime) to be veteran, and that there were 17 individual trees or groups of trees that were notable within the context of the site (*cf* the Ancient Tree Inventory website).

12 How the overall proposal to develop the site might fit with the National Planning Policy Framework, or with the local plan or policies for **Wokingham Borough Council** (WBC), has not been considered in this report.

13 Prior to carrying out any tree work it will be the appointed contractor's responsibility to consult the local planning authority to ascertain whether any planning constraints are in place, and if so to take the necessary

steps to comply with those constraints. In addition, works should be programmed to avoid bird nesting season, February to August, see community.rspb.org.uk/ourwork/b/rspb-england/posts/nesting-birds-and-the-law.

3 Introduction

14 The client for this report was Beau Bespoke, 2 Mill Street, Mayfair, London, W1S 2AT.

15 This report, which of necessity will be iterative, seeks to present an overview of the arboricultural information provided to accompany each of the five extant planning applications, and to recommend an overarching scheme of tree protection for the whole estate.

16 Each of the five applications was supported by a considerable volume of material, some of which was generic and some of which was germane to the application, the shortcomings in those particular documents are discussed below.

17 The decision notice for each application listed the approved plans or details, as well as a range of conditions, including tree protection measures, those conditions are discussed below.

18 The scheme of protection that is proposed is considered to be currently necessary and will differ from those previously approved or recommended for one or more reasons, including but not limited to for example, changes in design (be that of the proposed built form or the landscape, or access arrangements), changes to the construction management plan, or changes required by the diversion of services.

19 That scheme of protection will evolve in response to new information and events, but the principles that guide the proposed control measure will remain constant. Those principles are:

- the client does not wish to remove any tree unnecessarily
- the client does not wish to harm any tree unnecessarily

20 **Tree report P 080.100 v3** was dated **09 April 2025**.

21 The appendices to this report are:

- **Appendix A**, the proposed tree protection plan.

4 Document analysis

Proposed Landscape Masterplan

22 The **Proposed Landscape Masterplan** (PLM) reference 051_1101 dated 18 October 2017 prepared by Spink incorporated an **arboricultural method statement** (AMS) text, including the following paragraphs which referenced a withdrawn British Standard, BS 5837:2005:

> 4. Tree protection fencing (TPF) to Type 1 specification shall be erected on the alignments shown on this drawing prior to ANY further activity on the site, including demolitions.
> 5. Where the site boundary fence and the TPF share alignments, the site boundary fencing should be constructed to the Type 1 specification
> 6. In addition to the TPF, temporary ground protection shall be installed as shown on this drawing. The TGP shall comprise of 20mm thick mild steel plates.

23 This PLM is in the process of being superseded.

24 No alignments for the measures referred to in the AMS were shown on the PLM, and so its effectiveness as a lever to secure tree protection measures was limited.

Revised Tree Protection Scheme

25 FDA proposed a range of tree protection measures for the northern part of the site in their **Revised Tree Protection Scheme** (RTPS) reference FDA1242.2 dated 17 November 2022, which included a **tree protection plan** (TPP) and referred to the PLM.

26 However, the RPTS has been reviewed as the PLM has been superseded, and the RPTS was also (not unreasonably) silent upon, amongst other issues, the consequences of the need to divert services within the site.

27 In contrast to the broadbrush approach of the RTPS the red line boundaries for each application site were drawn very tightly around the footprint of each of the five development sites.

28 For applications 213587 and 213588 the RTPS was found to be reasonable and would not require amendment in order to discharge the conditions attached to the consents.

29 However, the RTPS proposed the erection of several discrete **Construction Exclusion Zones** (CEZ) to the default specification of BS 5837 across the site for the duration of the development, which, whilst effective, would be visually intrusive and lead to grounds maintenance issues.

30 The CEZ is defined in BS 5837 as:

> area based on the root protection area from which access is prohibited for the duration of a project

31 In all probability, the strategic placement of a simpler ches-pale protective barrier fence would provide the same degree of soil and tree protection without the visual intrusion from a formed from temporary welded mesh fence panels.

32 Therefore, whilst the RTPS is considered adequate to discharge the conditions attached to applications 213587 and 213588, it is not appropriate for the wider site as it does not reflect the current situation, and so a revised scheme of tree protection has been prepared.

Arboricultural impact assessment & Method statement Riverside and Tunnel, and Tree protection plan Riverside and Tunnel

33 ACD Environmental Ltd. (ACD) prepared an **Arboricultural impact assessment & Method statement Riverside and Tunnel** (AIAR&T) reference **PRI23977 aiaams Riverside and Tunnel** revision A dated 29 July 2024 to accompany application 240832, the proposed erection of a summerhouse at Ivy Cottage adjacent to the river, with walkways and a private tunnel beneath the Wargrave Road from Conway Park.

34 Appended to that report was the **Tree protection plan PRI23977-03 Riverside and Tunnel** (TPPR&T) revision A dated 29 July 2024.

35 Tree numbering in the AIAR&T was based on the information available from FDA in their T&WQS.

36 The AIAR&T focussed upon the limited scope of the necessary arboricultural work to facilitate the development at Ivy Cottage rather than the route of the proposed tunnel, although the northern portal was indicated on the TPP.

37 The TPPR&T did not attempt to identify the trees that would require to be removed for the construction of the tunnel, nor were individual any **Root Protection Areas** (RPA) plotted.

38 The RPA is defined in BS 5837 as:

> layout design tool indicating the minimum area around a 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

39 The statement on Sheet 1 of the TPP for work on the south side of the road read:

> No individual tree data shown for group. Trees to be removals to be kept to minimum to facilitate construction of southern portal and path only. Surface footprint and required banking works to be pegged out onsite and agreed with Wokingham Borough Council prior to commencement.

40 The corresponding statement for the north side of the road, on Sheet 3, read:

> All surfacing and banking footprints to be marked out onsite to inform required tree losses. Final alignment to be agreed with Wokingham Borough Council prior to commencement of associated felling or development

41 The statements referring to tree protection on sheet 4 read:

> All surfacing and banking footprints to be marked out onsite to inform required tree losses. Final alignment to be agreed with Wokingham Borough Council prior to commencement of associated felling or development

42 ACD proposed an alignment for the protective barrier fencing without identifying which trees would need to be removed to facilitate the construction of the access road and tunnel, and so the identification of the necessary tree losses was deferred until the final alignment had been agreed. Their proposed alignment related to the completed built form and made no allowance for the working space required to construct the road or to excavate the tunnel.

43 The specification for the temporary protective barrier fencing to create the CEZ was shown on the TPPR&T, reproduced in figure 3 below:

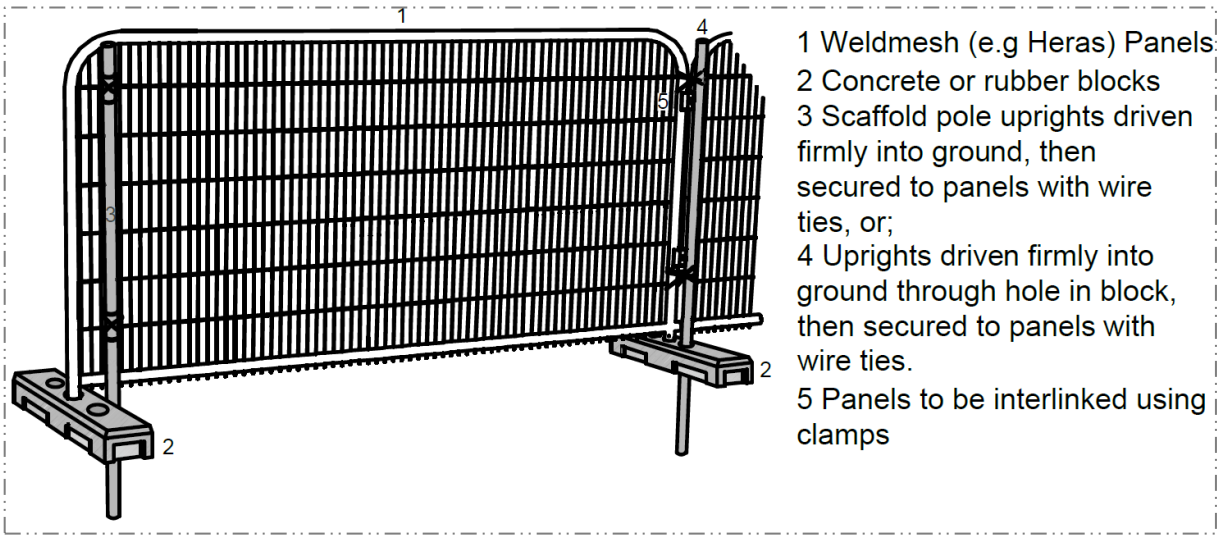


Figure 3, tree protection fencing from ACD

44 Therefore, the TPPR&T was incomplete as it did not reflect the working space required to construct the access and the tunnel.

5 The five extant applications

45 The five extant applications are listed below, with the tree protection conditions referred to in the decision notices which related to the site circumstances at the date of the decision.

213587

Full application for the proposed erection of 1 no. detached dwelling with associated landscaping.
Decision notice includes Condition 9:

> 9. Protection of Trees – No development or other operations shall take place except in complete accordance with the Revised Tree Protection Scheme by Fulford-Dobson Associates Ltd and dated 17th November 2022 (hereinafter referred to as the Approved Scheme), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

46 The RTPS shows the tree allée, individual trees, and tree groups some distance from the footprint of the proposed dwelling, as well as T008 identified for removal from adjacent to the proposed gatehouse, and includes the alignment of protective barrier fencing around each retained arboricultural asset to exclude site traffic from the soil at the trees' bases, see figure 4.

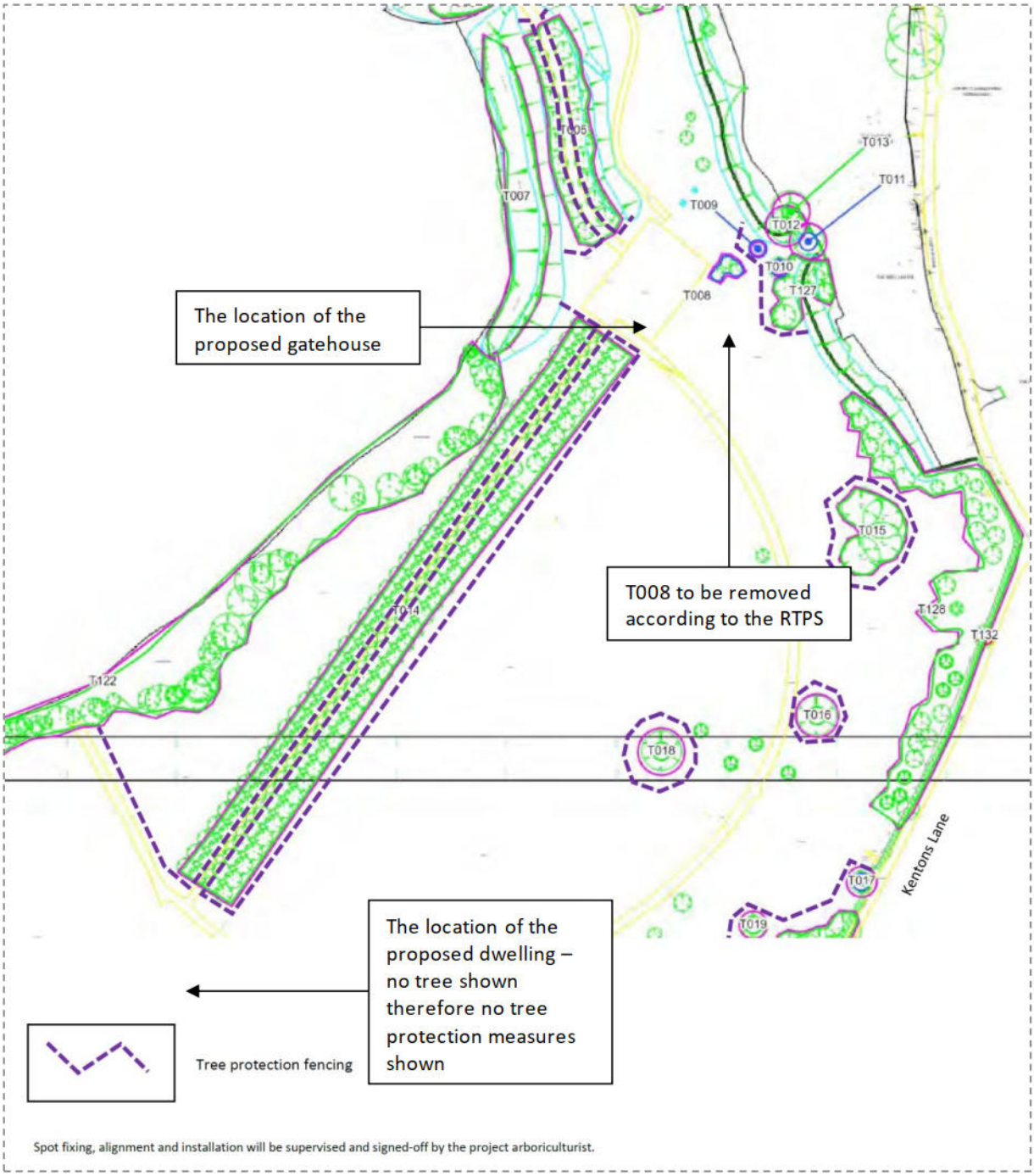


Figure 4, an annotated extract from the RTPS from FDA

47 Notwithstanding the discrepancies between the landscape as shown on the RTPS and the evolving landscape, the tree protection recommendations with the RTPS as they pertain to this application would seem to be sound.

213588

Full application for the proposed erection of a gatehouse ancillary to Strowdes House.
Decision notice includes Conditions 6 and 7:

> 6. Protection of Trees –
> a) No development or other operation shall commence on site except in complete accordance with the Revised Tree Protection Scheme by Fulford-Dobson Associates and associated Tree Protection Plans dated 17th November 2022 (hereinafter referred to as the Approved Scheme). No development or other operations shall take place except in complete accordance with the details as so approved (hereinafter referred to as the Approved Scheme).
>
> b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on site
>
> c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
>
> d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.
>
> *Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*
>
> 7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.
>
> *Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

48 In common with the comments upon application 213587, notwithstanding the discrepancies between the landscape as shown on the RTPS and the evolving landscape, the tree protection recommendations with the RTPS as they pertain to this application would seem to be sound.

49 Condition 7 required the prior written approval from the local planning authority before any tree, shrub or hedge shown on the approved plans was pruned or removed, that prior written approval may be contained within the estate-wide s106 agreement.

213610

Full application for the erection of a 2-storey **estate management building** (EMB) including gardeners' accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3 no. dwellings, 1 no. pool house, garages and outhouses, stables and hay barn.
Decision notice includes Conditions 7 and 14:

> 7. Protection of Trees –
> a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS 5837:2012 has been submitted to and approved in writing by the local planning authority.

No development or other operations shall take place except in complete accordance with the details as so -approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on- site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

14. Existing trees, shrubs and hedges –
No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

50 Condition 7 required that an AMS and Scheme of Works be approved in writing by the local planning authority before any operations commenced on site in connection with the approved development, therefore removing the need to adopt Tree Protection Plan 04 from the RTPS, a supplementary addendum to the EMB block plan.

51 Condition 14 required that no tree or shrub shown to be retained would be pruned or removed without the previous written consent of the local planning authority, that prior written approval may be contained within the estate-wide s106 agreement.

240832

Full application for the proposed erection of a summerhouse, walkways and private tunnel from Strowdes Estate following demolition of the existing summerhouse. (Re-submission of ref 180351, amendment to ref 152813).
Decision notice includes Condition 9:

9. Protection of Trees – Protection of trees
a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment and Method Statement has been provided by ACD Environmental dated 29th July 2024 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

52 Condition 9 required that no development or other operations shall take place except in complete accordance with the AIAR&T and TPPR&T from ACD.

53 Provided that WBC had agreed the final alignment for the road, and the north and south portals, the tree removals within the area of protective barrier fencing could proceed without need for further written approvals.

54 However, that fence line contained the final built form and made no allowance for the working space that will be required to excavate and construct the access and the tunnel, and so the tree protection measures would not seem to be adequate.

55 Condition 14 required that no tree or shrub shown to be retained would be pruned or removed without the previous written consent of the local planning authority, that prior written approval may be contained within the estate-wide s106 agreement.

240847

Full application for the proposed erection of 4no. single storey staff residential units, together with 1no. single storey outbuilding for staff communal and welfare space and storage, to be ancillary to the Strowdes Mansion. Decision notice includes Condition 7:

> 7. Protection of trees in relation to wall –
> a) No development shall commence in relation to the garden wall (including conservation or repair works) until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site (in relation to works to the garden wall) in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place with regards the garden wall shall be carried out except in complete accordance with the updated details as so-approved (hereinafter referred to as the Approved Scheme).
>
> b) No operations shall commence on site in connection with the garden wall (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
>
> c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
>
> d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.
>
> *Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the garden wall which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. This is because the submitted tree protection plan is inadequate in terms of its protection of trees surrounding the garden wall.*

56 Condition 7 required that no works shall commence in relation to the garden wall until an updated AMS and Scheme of Works has been submitted to and approved in writing by the local planning authority.

s106 agreement

57 In addition to the five extant consents there are a number of planning obligations that have been agreed to assist in mitigating the impact of unacceptable development to make it acceptable in planning terms, under a comprehensive s106 agreement.

6 The approved schemes of tree protection

58 The RTPS by FDA was approved for two of the five applications:

- 21387, the gatehouse, and
- 213588, the main dwelling.

59 The AIAR&T and TPPR&T by ACD were approved for one of the five applications:

- 240832, the summerhouse and tunnel.

60 The TPP from those approved schemes are embedded below, figures 5 and 6; Tree Protection Plan 04 the supplementary addendum to the EMB block plan has been removed as it was not part of the approved scheme for the EMB.

61 There are no approved schemes of protection for the remaining two applications:

- 213610, the EMB, and
- 240847, the staff village.

Strowdes Estate - revised tree protection plan (north section)

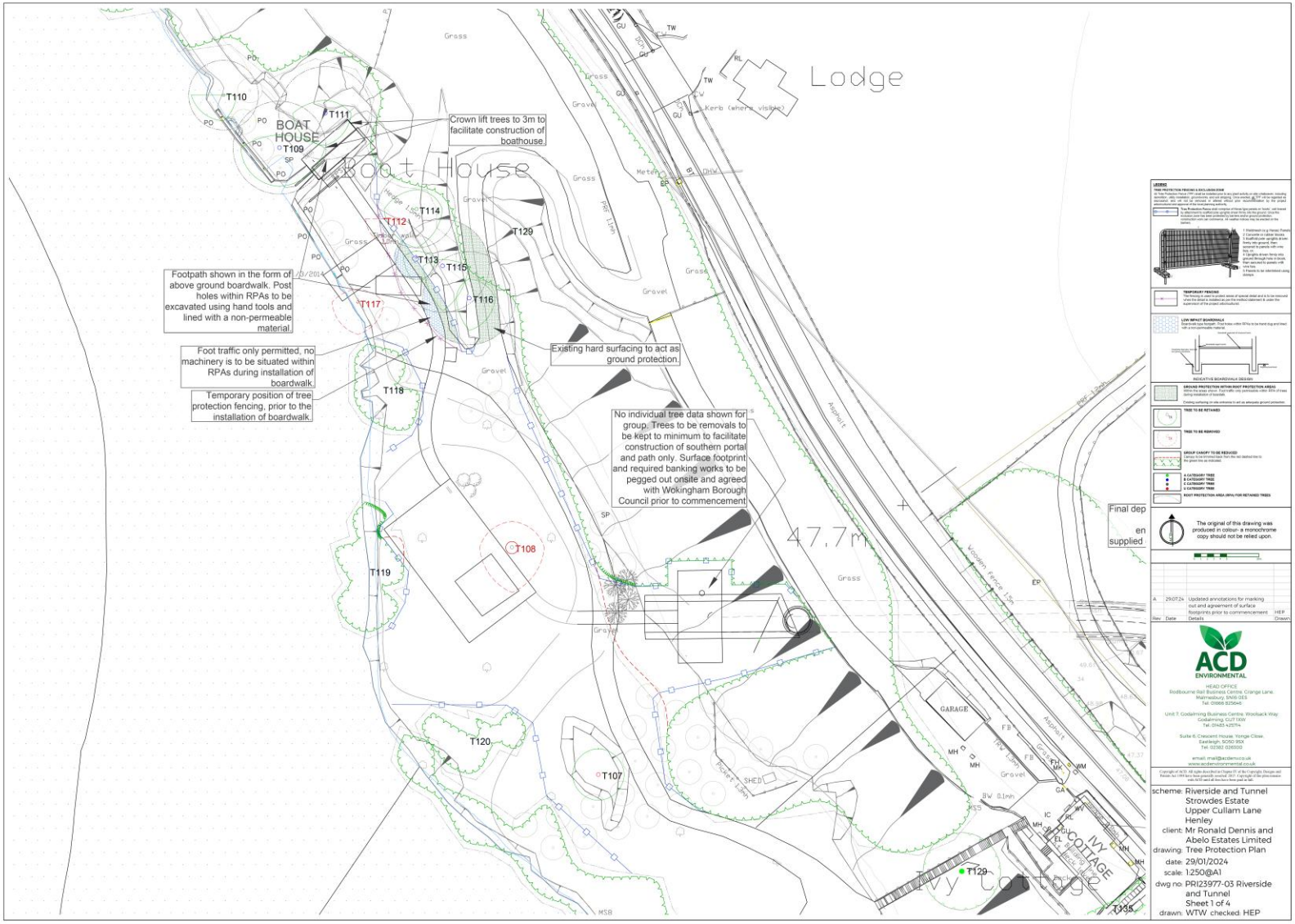
Spot fixing, alignment and installation will be supervised and signed-off by the project arboriculturist.

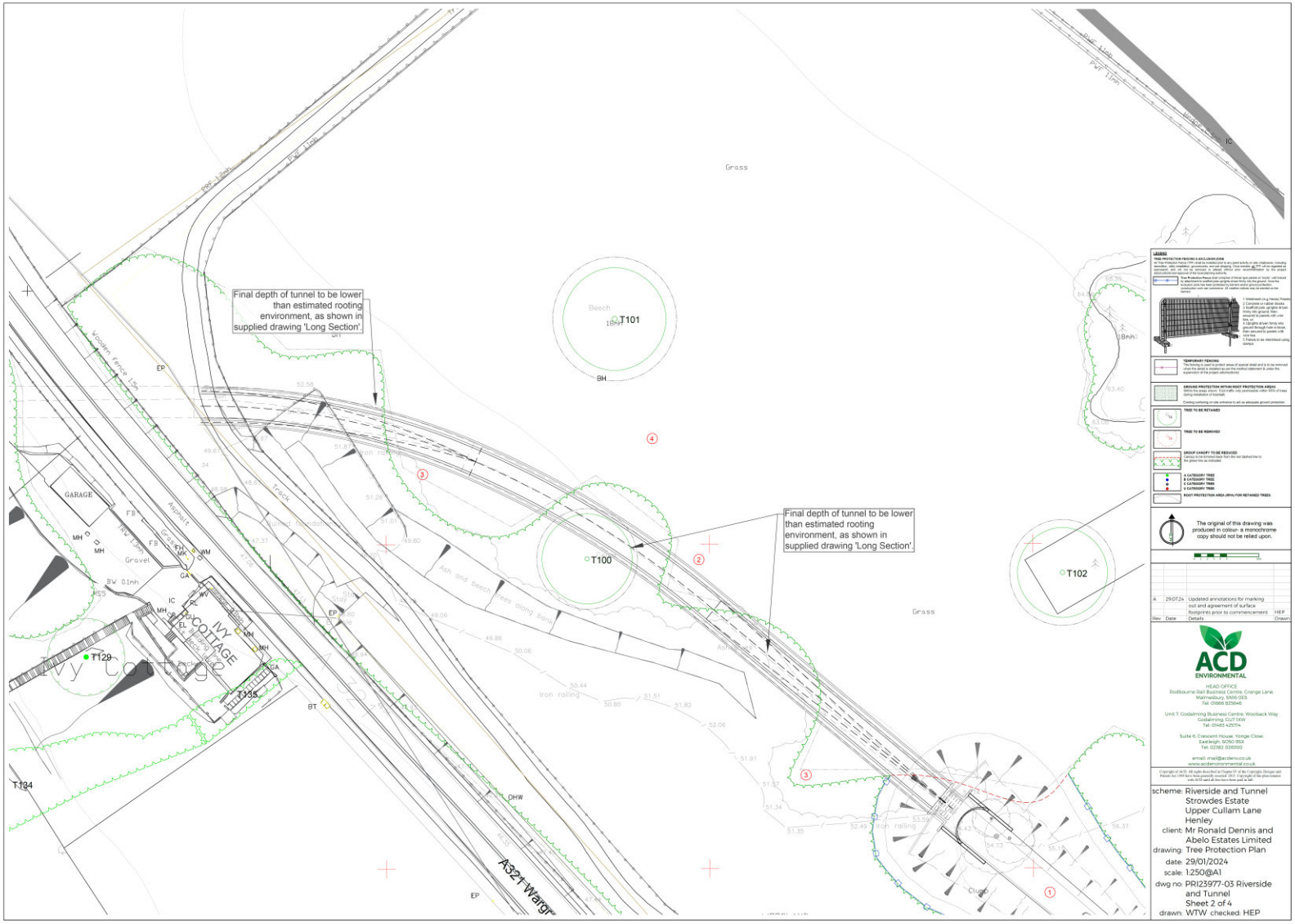
Strowdes Estate - revised tree protection plan (central section)

Tree protection fencing

Spot fixing, alignment and installation will be supervised and signed-off by the project arboriculturist.

Figure 5, the RTPS by FDA


Lodge
Boat House
BOAT HOUSE
Crown lift trees to 3m to facilitate construction of boathouse.
Footpath shown in the form of above ground boardwalk. Post holes within RPAs to be excavated using hand tools and lined with a non-permeable material.
Foot traffic only permitted, no machinery is to be situated within RPAs during installation of boardwalk.
Temporary position of tree protection fencing, prior to the installation of boardwalk.
Existing hard surfacing to act as ground protection.
No individual tree data shown for group. Trees to be removals to be kept to minimum to facilitate construction of southern portal and path only. Surface footprint and required banking works to be pegged out onsite and agreed with Wokingham Borough Council prior to commencement
47.7m
Ivy Cottage
IVY COTTAGE
GARAGE
SHED
T110
T111
T109
T112
T114
T113
T115
T116
T117
T118
T119
T108
T120
T107
T129
T135
Final dep
en
supplied
The original of this drawing was produced in colour- a monochrome copy should not be relied upon.
ACD ENVIRONMENTAL
scheme: Riverside and Tunnel Strowdes Estate Upper Culiam Lane Henley
client: Mr Ronald Dennis and Abelo Estates Limited
drawing: Tree Protection Plan
date: 29/01/2024
scale: 1:250@A1
dwg no: PRI23977-03 Riverside and Tunnel Sheet 1 of 4
drawn: WTW checked: HEP


Final depth of tunnel to be lower than estimated rooting environment, as shown in supplied drawing 'Long Section'.
Final depth of tunnel to be lower than estimated rooting environment, as shown in supplied drawing 'Long Section'.
T101
T100
T102
T129
T135
T134
Grass
Beech
Gravel
GARAGE
IVY COTTAGE
A321 Wargr
The original of this drawing was produced in colour- a monochrome copy should not be relied upon.
ACD ENVIRONMENTAL
scheme: Riverside and Tunnel Strowdes Estate Upper Cullam Lane Henley
client: Mr Ronald Dennis and Abelo Estates Limited
drawing: Tree Protection Plan
date: 29/01/2024
scale: 1:250@A1
dwg no: PRI23977-03 Riverside and Tunnel Sheet 2 of 4
drawn: WTW checked: HEP

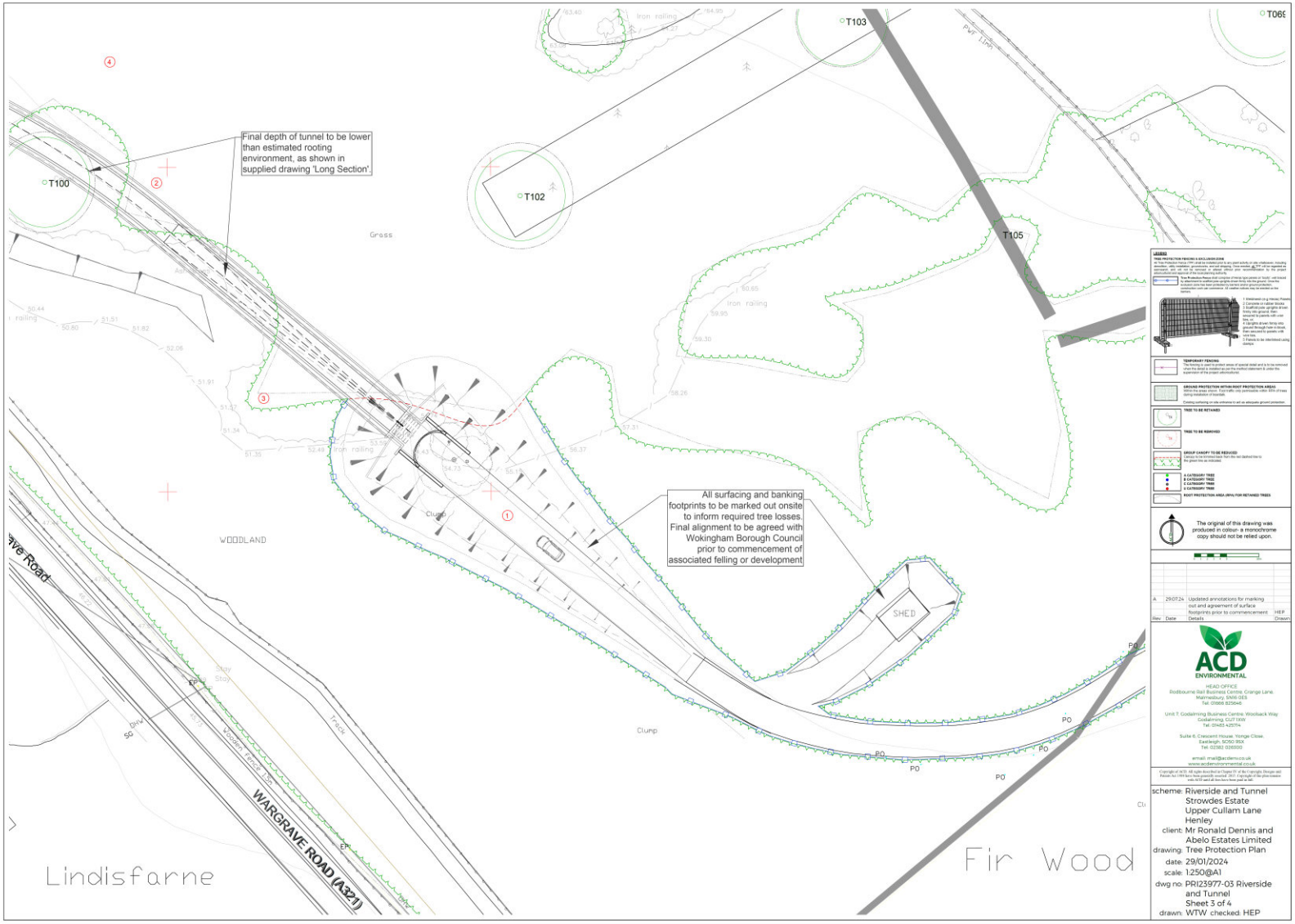

Final depth of tunnel to be lower than estimated rooting environment, as shown in supplied drawing 'Long Section'.
All surfacing and banking footprints to be marked out onsite to inform required tree losses. Final alignment to be agreed with Wokingham Borough Council prior to commencement of associated felling or development
T100
T102
T103
T105
T066
Grass
WOODLAND
SHED
Clump
Lindisfarne
Fir Wood
WARGRAVE ROAD (A321)
The original of this drawing was produced in colour- a monochrome copy should not be relied upon.
ACD ENVIRONMENTAL
scheme: Riverside and Tunnel Strowdes Estate Upper Culham Lane Henley
client: Mr Ronald Dennis and Abelo Estates Limited
drawing: Tree Protection Plan
date: 29/01/2024
scale: 1:250@A1
dwg no: PRI23977-03 Riverside and Tunnel Sheet 3 of 4
drawn: WTW checked: HEP

Figure 6, the TPPR&T from ACD

7 Arboricultural method statement – in principle

62 The AMS is defined in BS 5837 as:

> methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained

63 The purpose of the AMS therefore is to articulate the necessary steps, in logical sequence, that will protect the retained trees from accidental harm during the proposed development, and those steps may be illustrated upon a tree protection plan, and that term is defined in BS 5837 as:

> scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures

64 The preparation of an AMS and the accompanying TPP is therefore iterative, and changes will be required as plans change in response to circumstances.

65 This iteration does not refer to any ground protection measures that may be necessary around the built form, but simply to the layout of the CEZ to be erected to prevent avoidable harm to the retained trees during the initial phase of the development, the earth moving.

66 The principle that has been followed in the preparation of the scheme of protection for the retained tree stock across the estate is that the measures required to prevent avoidable harm to those trees, and the soil volumes at their base, are proportionate and fit for purpose, as per BS 5837:

> **6.2.2.1** Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s).

67 The Foreword of BS 5837 states, under **Use of this document**:

> This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.
>
> Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.
>
> It has been assumed in the preparation of this British Standard that the execution of its provisions is entrusted to appropriately qualified and experienced people, for whose use it has been produced.

68 **Section 6 Technical Design** of BS 5837 states:

> **6.2 Barriers and ground protection**
> **6.2.1 General**
> 6.2.1.1 All trees that are being retained on site should be protected by barriers and/or ground protection before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the root protection area, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's root protection area, appropriate ground protection should be installed.

69 BS 5837 goes on to state:

> **6.2.2 Barriers**
> **6.2.2.1** Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete.

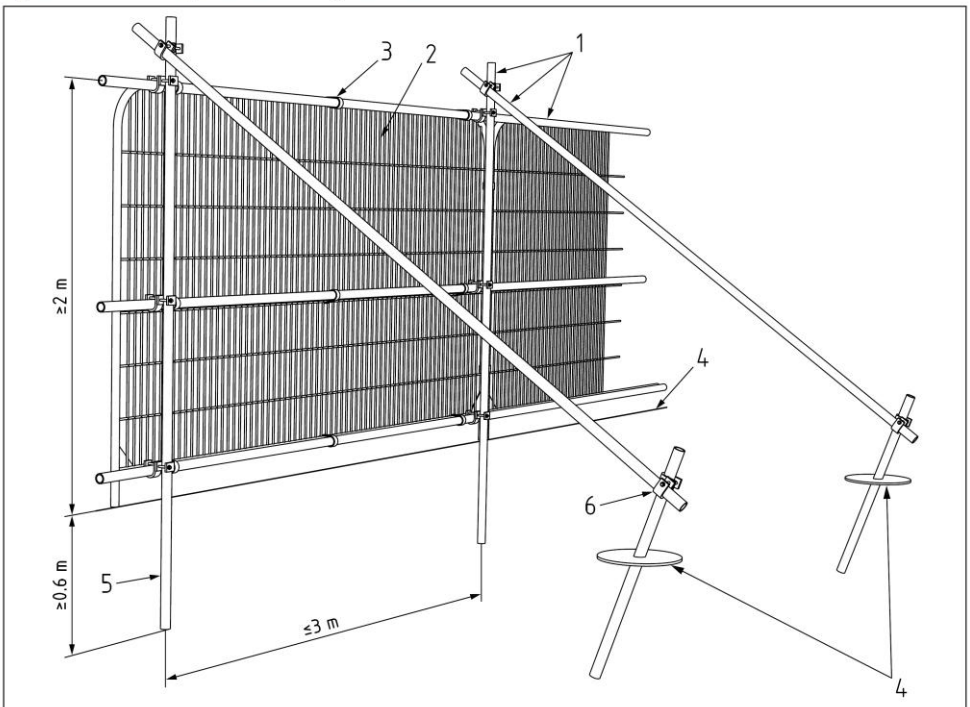
70 The specification of the protective barrier fencing proposed on the TPP should be proportionate to the anticipated intensity of site activity in the area and the perceived threat to the retained trees.

71 For example, where site traffic could be reasonably expected to represent a significant risk to the retained trees, such as the use of high ground-pressure vehicles, or traffic movements without a banksman within a storage compound, then a robust barrier to the default specification would be appropriate.

72 The model specification for a robust protective barrier fence to form a CEZ is included in BS 5837:

> **6.2.2.2** The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2 [*reproduced below*]. The vertical tubes should be spaced at a maximum interval of 3m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 7, figure 2 from BS 5837, default specification for protective barrier

73 This specification has been shown in certain critical locations on the TPP where a robust CEZ was required to prevent direct harm to a retained tree's canopy or stem, and indirect harm to the soil presumed to contain at least some of the tree's roots.

74 Within these isolated CEZ it has been recommended that a thick layer of organic mulch be applied to the soil surface to prevent the need for frequent grounds maintenance visits.

75 Elsewhere however, I consider that the exclusion of site traffic, and so the removal of the risk of indirect harm from compaction of the soil volumes presumed to contain the roots of the retained trees, or to contain site traffic on pre-determined haul routes through the site to protect the grass verges from damage, could in many places be achieved with a 1.2m tall 2- or 3-wire ches-pale barrier fence, or a simple 1m tall post and wire fence.

76 Such a barrier would still be fit for purpose and so perfectly adequate and meet the technical requirements of BS 5837 but would be much less imposing and visually intrusive than the default specification, and more in keeping with the rural nature of the site's landscape, see for example figure 8:

Figure 8, 3-wire ches-pale fencing

77 To allow teams to access the site for grounds maintenance then the ches-pale CEZ may be offset from boundary fencing by 2m, or a hit and miss gap might be created, see figure 9 for example:

Figure 9, a hit and miss gap to allow for access

78 An allée of lime trees was planted in 2013 and reflected the anticipated sub-division of the Conway estate at that time, with a modest dwelling sited at the southern end of the avenue. The trees were planted for immediate visual impact in a double avenue at close centres.

79 The current approved scheme, for a larger single dwelling, has necessitated the moving of the centre line of the allée and increasing the spacing between the lime trees to allow for their future growth.

80 As the new alignment of the allée will clash with a number of critical service diversions it has been decided to transplant the trees to a number of temporary nursery locations within the site until those works have been completed, those temporary locations are identified on the tree protection plan.

81 Where lime trees have been transplanted then we know that their RPA will not exceed 1.5m in radius as they were transplanted in January and February of 2025 with a 3m tree-spade, see figure 10, and so the CEZ has been located 2m beyond the trees' drip line, to allow for canopy development for the duration of the development.

Photo 10, the 3m tree spade

82 Notices will be secured to the fencing to remind all site personnel of the significance and importance of the barrier, to exclude site traffic, see figure 11; those notices would be carefully placed to be relevant rather than simply attached to the fence at a pre-determined interval.

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO **CRIMINAL PROSECUTION**

THE FOLLOWING **MUST** BE OBSERVED BY ALL PERSONS:-

- THE PROTECTIVE FENCING MUST NOT BE REMOVED
- NO PERSON SHALL ENTER THE PROTECTED AREA
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
- NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
- NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA
- NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Figure 10, the site notice

8 The tree protection plan

83 The development, and agreement, of suitable tree protection measures is iterative and will involve the local planning authority, the project arboriculturist, and the developer.

84 The TPP proposed here attempts to delineate the various CEZ necessary to protect the retained trees during the first phase of the development, and because the process is iterative, it will be subject to change as site circumstances change, depending upon a wide range of circumstances.

85 The specification for the CEZ varies in response to the presumed pressure upon the tree stock from the development proposals.

86 In the absence of any detail concerning the built form no attempt has been made to identify where ground protection measures may be required.

87 The TPP has been provided as a stand-alone document, allowing it to be modified in response to circumstances without the need to reissue the covering report.