

Land at Newlands Farm,
Arborfield

Arboricultural Impact Assessment

November 2025
12551.AIA. 01

Project Details	
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Project:	Land at Newlands Farm, Arborfield
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Contents

Text:

1 Introduction 2

2 The Trees..... 2

3 Policy Tests..... 5

4 Arboricultural Impact 7

5 Conclusions 11

Figures:

- Figure 1: Boundary arrangements and tree distribution 2025 (left) and 1888-1915 (right).
- Figure 2: Ancient Woodland Coverage (cited magic.defra.gov.uk).
- Figure 3: Illustrative Masterplan (Drawing no: IMP.01 Rev B).

Tables:

- Table 1: Extent of New Above Soil Surfacing Within RPAs.

Appendices:

- Appendix A: Tree Constraints Plan (12551 TCP 01 Rev B)
- Appendix B: Tree Survey Schedule (12551 TS 01 Rev A)
- Appendix C: Tree Protection Plan (12551 TPP 01)
- Appendix D: PiCUS Investigation
- Appendix E: Tree Survey Methodology

Executive Summary

- i) This Arboricultural Impact Assessment (AIA) has been prepared in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. The purpose of this assessment is to evaluate the potential impacts of the proposed development on existing trees within and adjacent to the site, and to provide guidance on tree protection and management proportionate to an outline planning application.
- ii) A detailed tree survey was undertaken to identify the species, condition, and value of all relevant trees. The findings have informed the site layout and design which responds appropriately to the constraints posed by site's existing trees and hedgerows. No trees classified as irreplaceable or significant under planning policy will be removed. Notwithstanding this, to accommodate the proposed development it will be necessary to remove three trees of individual distinction and clear sections from seven hedgerows, comprising low to moderate quality examples of their type. The loss of trees is necessary to accommodate access from Mole Road and further vehicular and pedestrian connectivity throughout the application area; replacement planting will ensure no net loss of canopy cover.
- iii) The scheme aligns with relevant arboricultural policies and is not expected to cause significant harm to retained tree assets. Where it is essential to rely on mitigation to manage RPA encroachment, it can be managed through planning conditions and detailed protection measures.
- iv) Overall, the arboricultural impact is considered acceptable and a net uplift in tree canopy cover is expected. The proposed tree protection strategy aims to safeguard the long-term health and amenity value of retained trees, contributing to the overall sustainability and visual quality of the development.

1 Introduction

1.1 Background and Purpose

- 1.1.1 Aspect Arboriculture are commissioned by Gleeson Land Limited to provide a professional assessment of the arboricultural impact incurred via the introduction of residential development on Land at Newland Farm, Arborfield (herein 'the site').
- 1.1.2 The primary purpose of this document is to inform an *'outline planning application for the comprehensive development of land at Newlands Farm as part of Loddon Valley Garden Village, comprising up to 430 dwellings, vehicular, bus, cycle and pedestrian corridor between Mole Road and northern boundary of site to connect with proposed Loddon Garden Village spine road, new pedestrian and cycle link between ARB03 (Carter's Hill Lane) and Byway ARB08 (Ellis's Hill), comprehensive strategic landscaping and network of multi-functional green and blue infrastructure, biodiversity enhancements to achieve at least a net gain of 10%, associated utilities, infrastructure, and engineering works. All matters reserved other than details for the approval of the principal vehicular access from Mole Road.'*
- 1.1.3 The report documents full consideration for the site's existing tree cover and the approach for managing potential issues early on. It assesses the direct and residual effects of the development proposal on the extant tree stock, including a review of any mitigation, compensation and enhancement measures.

1.2 Limitations and Professional Disclaimer

- 1.2.1 To facilitate focused and informed evaluation, this document is intended for review by individuals familiar with arboricultural terms of reference, both within the planning process and more generally. It does not reiterate themes or principles that would be considered standard knowledge at this level of professional practice.
- 1.2.2 The opinions expressed in this report are based on the professional judgment and duty of care expected of experienced and appropriately qualified arboriculturists. Observations made during site visits are considered valid for a period of 12 months from the date of the survey. Unless otherwise stated, these observations are derived from ground-based inspections conducted in accordance with the Visual Tree Assessment (VTA) methodology.
- 1.2.3 This report and its supporting documentation have been prepared exclusively for the benefit of the Client. No part of this document may be relied upon by any third party without the express written consent of Aspect Arboriculture. This report is intended solely to inform planning proposals and should not be used or referenced as a tree risk management survey or assessment.

2 The Trees

2.1 General Overview

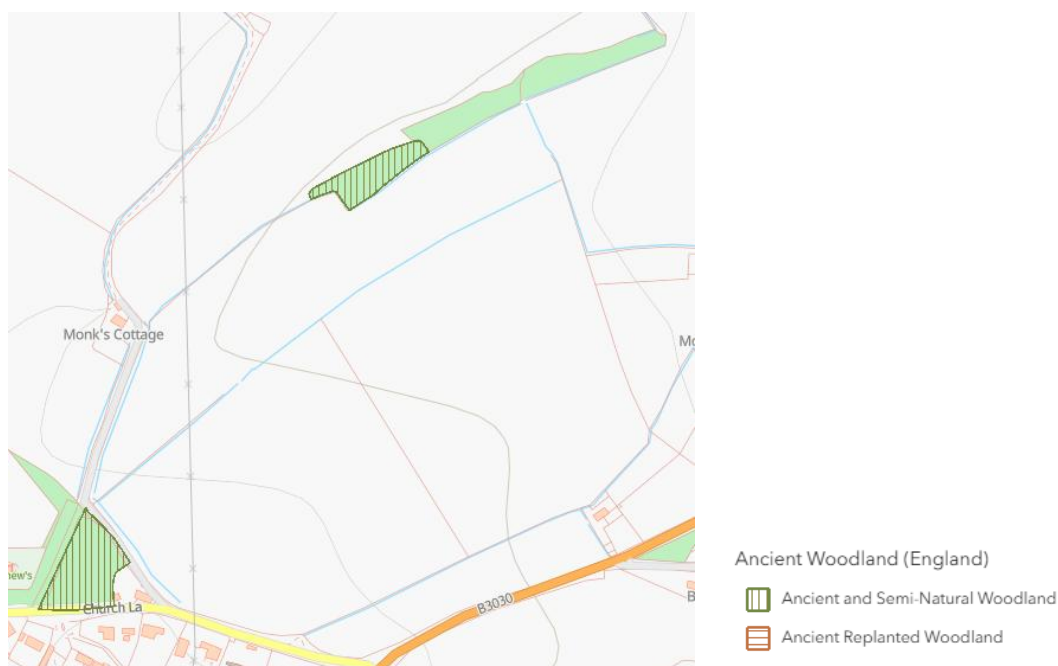
- 2.1.1 The application site falls within the administrative control of Wokingham Borough Council, comprising c.23.4ha of agricultural land situated on the northeastern fringe of Arborfield. The site is largely surrounded by an expanse of agricultural land, except for its southern and western boundaries which are defined by the highways, Mole Road, Church Lane and Arborfield Church. Beyond these roads lie the Oakland Plant Nursery and a small number of private residential plots.

- 2.1.2 The tree cover influencing the application area features largely within the individual field parcels' boundaries, majoring on native broadleaved standards set within typical native agricultural hedgerows. Three distinct pockets of woodland define large sections of site's north and eastern perimeters.
- 2.1.3 On account of the application site not being publicly accessible, appreciation of the extant tree assemblage is limited to views from the adjacent highways, Mole Road and Church Lane, and byway Arborfield Church.
- 2.1.4 All trees within the influence of the application site to be developed have been objectively assessed in accordance with the guidance set out in BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.
- 2.1.5 A Tree Constraints Plan has been prepared to illustrate the spatial distribution and quality of the tree stock within influence of the development parcel, along with associated constraints. An accompanying schedule details individual tree attributes, condition, and arboricultural merit. Both documents are appended within this document.
- 2.1.6 The survey identifies the existing tree cover by way of sixty-two trees of individual distinction, two groups of trees, eight hedgerows, and three woodland parcels. This comprehensive dataset, supported by statutory designation checks, provides a robust baseline for evaluating both direct and indirect impacts of the proposed development.
- 2.1.7 There are no outlying standard trees within the site interior; with the exception of three woodland parcels, the existing assemblage is of hedgerow origin, confined to a network of field boundaries consistent in connectivity and management, that appear to have followed the same alignment since at least 1888 (refer to Figure 1 below).
- 2.1.8 **Figure 1:** Boundary arrangements and tree distribution 2025 (left) and 1888-1915 (right).



- 2.1.9 No notable, veteran or ancient trees are present. However, two ancient woodland parcels are well documented and appear on Natural England's Ancient Woodland Inventory. Pursuant to the Framework definition, it is accepted that these are irreplaceable assets and have been considered in accordance with paragraph 193c of the Framework together with Natural England standing advice with regards minimum 15m buffers and the avoidance of both direct and indirect harms. The relative location and distribution of the two Ancient Woodland parcels are shown in Figure 2 overleaf.

2.1.10 Figure 2: Ancient Woodland Coverage (cited magic.defra.gov.uk).



- 2.1.11 Hedgerow-origin trees and associated hedgerow fragments are characteristic features of elevated importance, providing cover along Mole Road, Church Lane and Arborfield Church, contributing significantly to the sylvan setting shaped by the Ancient Woodlands. In contrast, interior tree cover, due to restricted access and screening by vegetation, offers less immediate visual impact.
- 2.1.12 The site's predominant mature tree cover is English Oak; regardless of location and proximity to the Ancient Woodlands, the majority of these trees represent moderate to high-quality constraints due to their intrinsic arboricultural quality and/or landscape value.
- 2.1.13 At least fifteen other tree species are present; the majority are native species occurring in both standard and hedgerow forms, Common Ash and Field Maple are the most frequent. The predominant hedgerow species include Hawthorn, Blackthorn and Elm.

2.2 Statutory Designations

- 2.2.1 Background checks have confirmed that the site does not occur within a Conservation Area (Wokingham Borough Council, cited October 2025). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.
- 2.2.2 A study of the Council's online database confirms that a number of trees within influence the application area's south and southeastern boundary are afforded protection under Tree Preservation Orders; TPO 1952/2024, TPO 1126/2006, and TPO 1883/2022 (Wokingham Borough Council, cited October 2025). Accordingly, the iterative process has adopted a precautionary approach with their retention and safeguarding a foremost concern. The extent of the orders is illustrated within appendix A.

3 Policy Tests

3.1 The National Planning Policy Framework (NPPF) (December 2024)

- 3.1.1 Paragraph 136: linked to aspirations for increasing tree cover in general, the Framework requires existing trees should be retained wherever possible in recognition for (their) *important contribution to the character and quality of urban environments and help to mitigate and adapt to climate change.*
- 3.1.2 Paragraph 187b: germane to existing trees in principle, requiring that: *'decisions should contribute to and enhance the natural and local environment by 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 trees and woodland'*.
- 3.1.3 Paragraph 193a: endorsing the use of mitigation hierarchy applied in this case, during environmental decision making i.e. where trees are a facet of biodiversity: *'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'*.
- 3.1.4 Paragraph 193c: is germane to the Ancient Woodlands situated to the north and southwest of the site, necessitating development proposals award particular consideration to these irreplaceable features, *'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'*.
- 3.1.5 Paragraph 193d: underlines the benefit that can be secured through the provision of public access to, and resultant appreciation of, retained tree cover, stating: *'...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can... enhance public access to nature where this is appropriate'*.

3.2 Wokingham Borough Council

- 3.2.1 Development is managed at a local level to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Council's Core Strategy (adopted January 2010), Managing Development Delivery Local Plan (adopted February 2014), and Arborfield and Barkham Neighbourhood Plan (adopted April 2020), are understood to be the Council's current primary development control documents; within which, Policies CP1, CP3, CC03, TB21, IRS2 and AD4 set out the Council's tests considered relevant to trees in the context of development (relevant parts reproduced below).
- 3.2.2 Policy CP1: Sustainable Development

'Planning permission will be granted for development proposals that:

1 Maintain or enhance the high quality of the environment.'
- 3.2.3 We consider trees to be a reasonable inclusion because they add to the high quality of the site's environment.

3.2.4 Policy CP3: General Principles for Development

'Planning permission will be granted for proposals that:

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

d) Maintain or enhance the ability of the site to support fauna and flora including protected species.'

3.2.5 We consider protected trees to be included in the ecological and landscape assets of the site and are, therefore, relevant to the policy.

3.2.6 Policy CC03: Green Infrastructure, Trees and Landscaping

'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

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.'

3.2.7 Policy TB21: Landscape Character

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

3.2.8 Policy IRS2: Recognise, Respect and Preserve Identity and Rural Setting of Settlements

'1. Development proposals must recognise, respect and preserve the identity and rural setting of settlements, with regard to:

d) Tree and hedgerow planting that reinforces and reflects local biodiversity in the parishes.'

3.2.9 Policy AD4: Address Local Flood Risk Management

'Planning applications for development must ensure that:

e) Encourage tree planting to reduce run-off rates. As an ideal a new tree should be planted to replace every one that is removed.'

4 Arboricultural Impact

4.1 The Iterative Process

- 4.1.1 The relationship between the proposed development and the existing tree cover has been carefully considered through an iterative design process, guided by BS5837:2012, BS3998:2010 (Tree Work – Recommendations), and the overall design vision. The assessment considers both the above and below ground components of the trees, with a focus on minimising impacts on tree health, condition, and long-term viability.
- 4.1.2 The objective throughout the design process has been to avoid tree loss; achieve confident integration of the site's most important trees and avoid misplaced tree retention, which might otherwise result in excessive pressure for tree removal or unsympathetic pruning works at a later date. Accordingly, priority has been to avoid impacts first, followed by mitigation measures to reduce harm, and lastly, compensation measures to offset any remaining negative impact i.e. through a replanting strategy.
- 4.1.3 Throughout this process priority has been placed on third party trees and Ancient Woodland, followed by category A assets and so on pursuant to BS5837 classification hierarchy. Design of the site's access and alterations to Mole Road has been guided by the existing arboricultural constraints to ensure the character of the site is not harmed by way of important mature tree loss.

4.2 Guiding principles

- 4.2.1 In deciding tree/hedgerow removal, the following tests have been uniformly applied:
- i. it is necessary and unavoidable to position development within proximity to existing trees/hedgerows, such that they cannot be confidently retained in the long-term as living features, and/or;
 - ii. where the amenity value of a tree/hedgerow will be significantly reduced as a result of the proposals, particularly if already of a low retention priority, and/or;
 - iii. where a tree/hedgerow is of such reduced outlook currently, that it should not be realistically retained on arboricultural merit and may instead be considered for replacement or conversion to a habitat feature as its primary purpose.

4.3 Tree Loss and Retention

- 4.3.1 To provide vehicular and pedestrian access from Mole Road it will be necessary to make improvements to the existing highway; comprising the introduction of a ghost island and pedestrian crossing, which will require widening of the road's existing footprint. The proximity of tree cover along both sides of Mole Road will unavoidably necessitate tree loss to accommodate the highway widening. Acknowledging tree loss is unavoidable, design has focussed on the retention and safe integration of the site's most important arboricultural assets. Consequently, it will be necessary to remove three mature trees consistent with BS5837:2012 category B, with preference given to the retention of trees of higher status. Accordingly, the scheme is accompanied by a landscape strategy that seeks to compensate for this loss through the introduction of high-quality soft landscape provision that reflects the rural setting, reinforces the retained tree cover and provides an uplift in canopy coverage.

4.4 Hedgerow Loss and Retention

- 4.4.1 The proposed development will affect seven category C hedgerows. The removal of two sections from H1 amounting to circa 28m; a c.5m section of H2; six sections of H4 amounting to c.46m; two sections of H5 amounting to c.177m; three sections from H6 amounting to c.44m; a c.14m section of H7; and a c.5m section of H8, will be necessary to accommodate pedestrian connectivity throughout the site's interior and vehicular links to the north and south of the application area. The remaining sections of all the hedgerows will continue to function effectively and maintain their structural and ecological integrity. Despite this loss, approximately c.86% of hedgerow within influence of the proposals will be retained.
- 4.4.2 Given the proportionally low level of hedgerow removal proposed across the site, it is not considered necessary to phase the clearance works. The limited extent of loss is unlikely to result in a premature reduction in amenity value or canopy cover.

4.5 Canopy Cover and Ecosystem Services

- 4.5.1 Approximately c.7.4% of the site is currently covered by tree canopy, including leaves, branches, and stems, as viewed from above. This estimate excludes tree crowns that extend beyond the site boundary and avoids double-counting overlapping canopies. Since canopy cover plays a vital role in supporting ecosystem services such as air quality improvement, temperature regulation, and biodiversity enhancement¹, it is considered a reliable indicator of the arboricultural effect of the proposal.
- 4.5.2 The proposed development will result in a modest reduction in canopy cover of approximately 0.4% prior to compensation. However, with the implementation of compensatory planting and landscape enhancements, the development will deliver a significant net gain in canopy cover across the site. This increase will enhance the site's capacity to provide ecosystem services over the long term and mitigate the effect.

4.6 Public Amenity and Visual Appreciation

- 4.6.1 The proposal will improve opportunities for the public to view and appreciate retained trees from a wider range of locations and perspectives. Although this improvement is modest, it contributes positively to the public amenity value of the site. As a result, the retained trees will offer greater visual and experiential benefits, further supporting the overall enhancement of the site's environmental and social value.

4.7 Compensation Replanting

- 4.7.1 Due to the outline nature of the application, much of the proposed layout is illustrative. Consequently, there are tree removals outlined within this document that are based upon this layout. At this stage, only trees directly affected by the new access are confirmed. Notwithstanding this, the principle of tree removal generates a requirement for replacement planting, which has been recognised during the design stage.
- 4.7.2 The new development will incorporate a tree planting strategy that increases the overall canopy cover of the site and will be based on the principle of 'right-tree, right-place'; i.e. within areas of public open space or within proximity of SUDS features, large canopy bearing species can be

¹ Rouquette, J.R. and Holt, A.R. (2017). The benefits to people of trees outside woods (TOWs). Report for the Woodland Trust. Natural Capital Solutions.

readily introduced without concern regarding their ultimate size at maturity; whereas within private amenity spaces, incidental pockets of soft landscape, and tree lined streets, room will be slightly more constrained and species suitable for the setting will be introduced. The planting scheme will reinforce the green corridors created by retained trees and hedgerows, ensuring that these features can contribute to both biodiversity and site functionality. The reliance on a range of native species and cultivars of varying maturity and structural diversity will ensure a layered and resilient treescape. The distribution of proposed trees is illustrated in Figure 3 below.

4.7.3 Figure 3: Illustrative Masterplan (Drawing no: IMP.01 Rev B).



4.8 New Above Soil Surfacing Within Root Protection Areas

4.8.1 Based on the Illustrative Masterplan there will be a requirement to introduce sections of new footpath within the RPAs of seven trees, where this is necessary, a cellular confinement system (CellWeb or similar) installed above the existing soil profile is an appropriate and robust solution for founding the new hard surface upon. This approach will prevent RPA compaction and minimise the requirement for excavation works, precluding the associated risk of root severance.

4.8.2 The coverage of new above soil hard surfacing within the RPAs is detailed in Table 1 below; in all cases the extent of new hard surfacing within a previously unsurfaced area of RPA, is below acceptable levels as per guidance set out within BS5837:2012 clause 7.4.2.3. Accordingly, the introduction of new footpath is not expected to have an adverse effect on the trees physiological or structural condition.

4.8.3 Table 1: Extent of New Above Soil Surfacing Within RPAs.

	Above Soil Surfacing (m ² /%)	
T47	99.8m ²	14.1%
T48	85.1m ²	13.1%
T50	89.4m ²	13.2%
T55	5.6m ²	3.7%
T56	19.6m ²	6.0%
T57	24.6m ²	6.4%
T58	95.5m ²	14.1%

- 4.8.4 Where trees are to receive new hard surfacing, it is recommended that installation is carried out in conjunction with decompaction and soil improvement measures. Decompaction should occur within the areas contiguous to the RPA and during the subsequent growing season, the retained portion of RPA should receive a one-off soil drench application to apply key nutrients. These measures are considered prudent for promoting future root development.

4.9 Pruning Works

- 4.9.1 Based on the Illustrative Masterplan, the need for pruning work to accommodate the development proposal is expected to be low and limited to crown lifting works within proximity to access, highways and public open spaces.
- 4.9.2 To limit the need for unsympathetic pruning work and provide a sustainable relationship between retained trees and the built form; it is recommended that consideration is given during detailed design to ensure sufficient spatial separation. Should pruning work be required, it must be carried out by a competent tree contractor and be restricted to the shortening of secondary branches only; as per guidance within BS3998:2010.
- 4.9.3 Although not required to accommodate the proposals, it is recommended that dead branches are removed from the canopies of the retained trees where oversailing areas of high use (within the applicant's control). This will help mitigate the risk of future tree related hazards emerging and associated apprehension. Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood) of BS3998:2010, by a competent tree contractor.

4.10 Residual Pressure

- 4.10.1 The probability of successful tree retention across the site benefits from the presumption that the site's significant trees not currently afforded protection under a Tree Preservation Order (TPO), would warrant safeguarding. Therefore, as a matter of first principle the design precludes scenarios that would place pressure on a TPO worthy asset.
- 4.10.2 If a TPO were to be made, it is reasonable to assume that it would provide an additional layer of effective control, particularly in resisting unreasonable requests for pruning or felling, on the basis that the development has already been designed to avoid such pressures. This precautionary approach includes the integration of internal green corridors, SUDS features and recreational space adjacent to the majority of the site's boundaries, thereby buffering the trees.
- 4.10.3 Providing risk obligations are met in the proposed setting, then apprehension (regarding actual and perceived tree risk) will be successfully facilitated by the separation of tree canopies from residential parcels under the current Illustrative Masterplan. The likelihood of there being an irresistible pressure to remove trees or concede to amenity loss in the future is therefore not a likely consequence of the proposed development. It is understood that the tree risk management would be secured under the duties of a Management Company.
- 4.10.4 Aspect Arboriculture's appointment included decay investigation works, comprising PiCUS 3 sonic tomography and resistograph drilling to three of the site's significant trees (T23, T42 and T47 English Oak). Following an initial inspection, the additional works were deemed necessary on account of the presence of *Ganoderma resinaceum* (T23), extensive wounding and canker (T42), and exposed heartwood (T47). The purpose of the investigation was to support the safe integration of the trees within a residential setting and inform any appropriate management, where necessary.

- 4.10.5 Sonic tomography works on the principle of generating sound waves to produce a 2D and 3D tomographic image of the tree's interior, showing variations in wood integrity. The PiCUS 3 results were confirmed using a resistograph drill which measures inward and rotational resistance of a drill bit to identify changes in wood density. The results from the investigations and subsequent recommendations and timescale of works, can be viewed at appendix D.

4.11 Protective Barriers

- 4.11.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction. To achieve this, tree protection barriers should be erected prior to the commencement of any works; the default specification, as set out within BS5837:2012 clause 6.2.2, are to be installed on the alignment illustrated with a dark blue line within appendix C.
- 4.11.2 Where hedgerows are to be protected, a reduced specification barrier is appropriate. This specification omits the diagonal bracing to the rear and is formed of Heras panels mounted on pinned rubber feet. To ensure rigidity, the barriers are to be secured with a driven 100x100mm timber post or scaffold pole every second panel. The position of this specification barrier is denoted with a light dashed blue line within appendix C.
- 4.11.3 It will be necessary to relocate tree protection barriers to a secondary position when installing proposed new hard surfacing within the RPAs of T47, T48 and T50. Where this is necessary secondary positions are illustrated within appendix C with a dotted pink line.

5 Conclusions

5.1 Arboricultural Considerations and Policy Compliance

- 5.1.1 The proposals have been carefully considered in response to the constraints posed by existing trees. All the site's important high-quality tree cover, considered integral to the sylvan nature and amenity of the existing and proposed landscape, will be retained and safely integrated into the scheme. The health and long-term retention of these trees will not be compromised, owing to appropriate separation distances and thoughtfully designed relationships with residential parcels.
- 5.1.2 While there is an unavoidable requirement to remove three trees of individual distinction and clear sections from seven hedgerows, to accommodate the access proposals and vehicular and pedestrian connectivity throughout the site, the overall canopy cover of the site will be enhanced. The scheme's soft landscaping strategy demonstrates how a significant uplift in canopy coverage will be achieved throughout the site with the introduction of new tree and hedgerow plantings of improved compatibility with an urban setting.

5.2 Policy Alignment and Arboricultural Opinion

- 5.2.1 On balance, the development responds appropriately to the relevant policy tests. Where tree and hedgerow loss is unavoidable, design has focussed on trees of reduced quality with preference given to the retention and future protection of the site's most important arboricultural assets. No tree cover considered as irreplaceable or significant will be removed or damaged as a result of the proposals. Where minor residual concerns remain, particularly relating to the introduction of new hard surfacing within RPAs, these can be addressed through planning conditions and detailed tree protection measures. Accordingly, the outline proposals are considered acceptable in terms of their impact and can be supported from an arboricultural standpoint.

Prepared By:

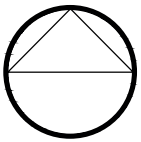
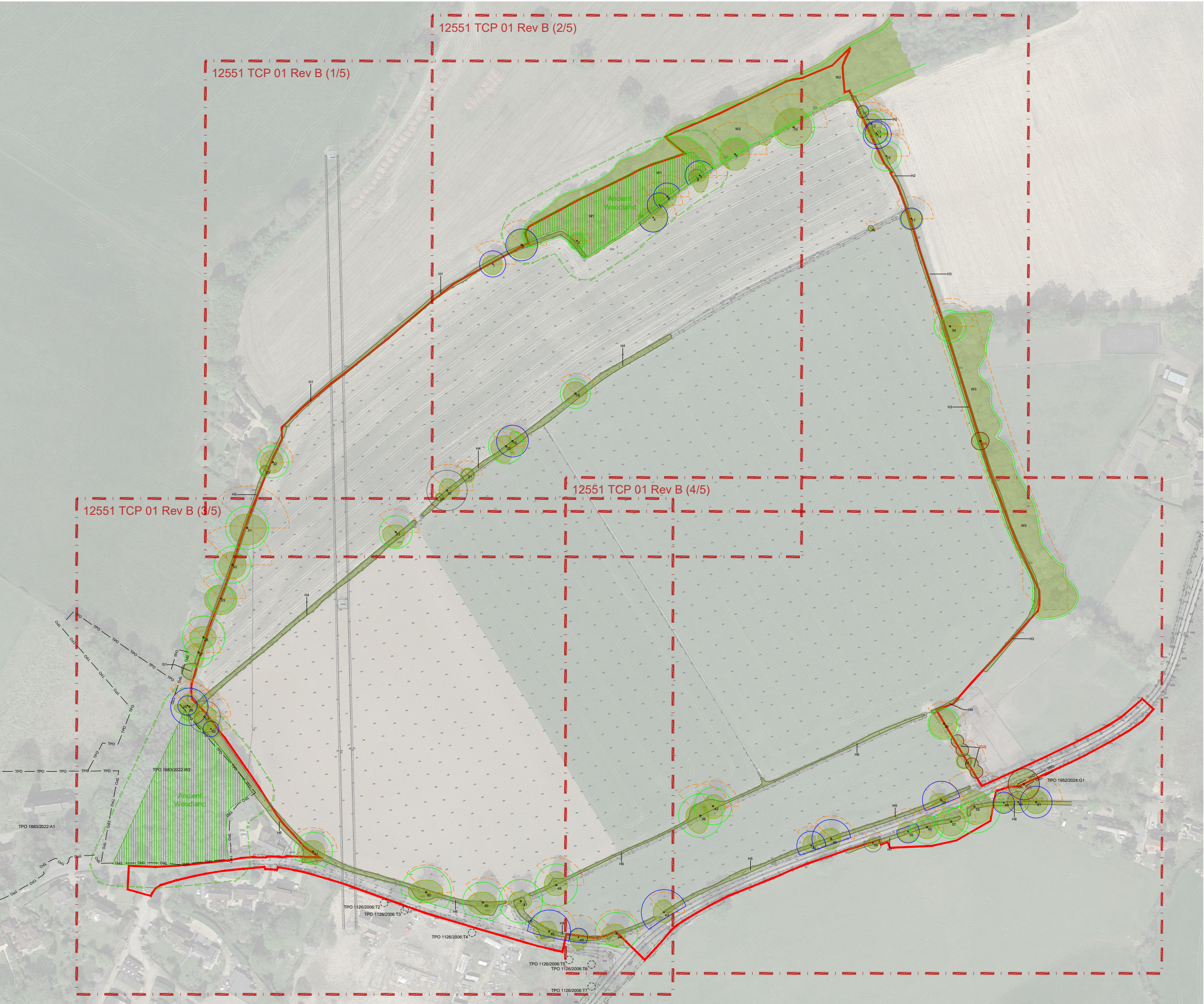
Justin Hodges
Arboricultural Consultant



APPENDICES

APPENDIX A

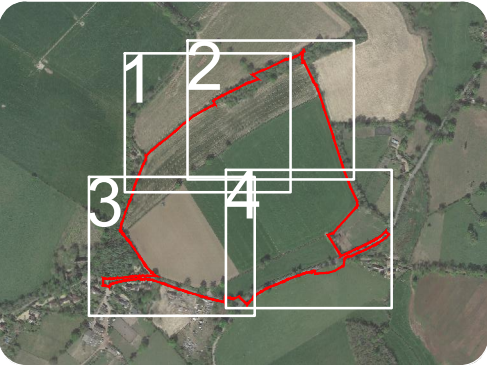
TREE CONSTRAINTS PLAN (12551 TCP 01 Rev B)



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc
 - Tree Preservation Order
 - Ancient Woodland
 - Ancient Woodland 15m Buffer

Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



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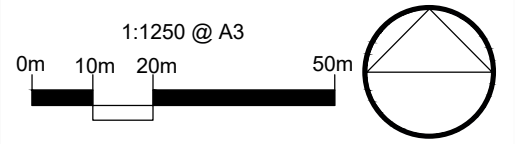
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TITLE
Land at Newlands Farm, Arborfield
Tree Constraints Plan

CLIENT
Gleeson Land

SCALE Not to scale	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12551 TCP 01 Rev B (Overview)	REVISION B	

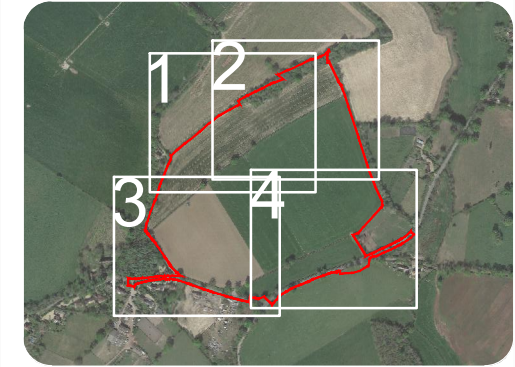
Based on: 2205063 - Newland Farm Mole Road Wokingham - Topographical Survey.dwg



- KEY:**
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REVISIONS				

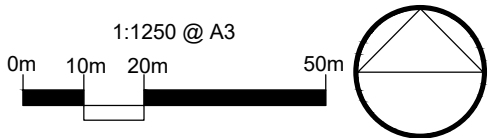
aspect arboriculture

TITLE
**Land at Newlands Farm, Arborfield
Tree Constraints Plan**

CLIENT
Gleeson Land

SCALE 1:1250 @ A3	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12551 TCP 01 Rev B (1/4)	REVISION B	

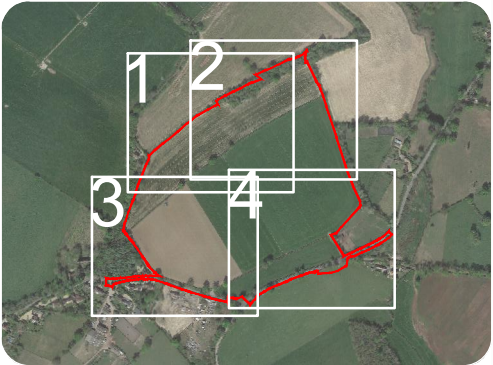
Based on: 2205063 - Newland Farm Mole Road Wokingham - Topographical Survey.dwg



- KEY:
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc
 - Tree Preservation Order
 - Ancient Woodland
 - Ancient Woodland 15m Buffer

Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



Overall Site Location

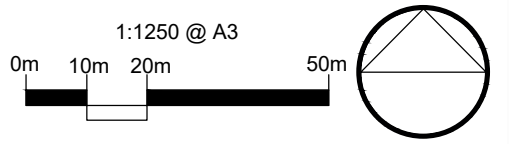
REV	DATE	NOTE	Drawn	Chk'd



TITLE
Land at Newlands Farm, Arborfield
Tree Constraints Plan

CLIENT
Gleeson Land

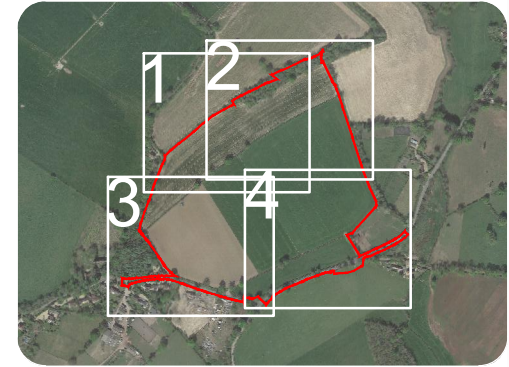
SCALE 1:1250 @ A3	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12551 TCP 01 Rev B (2/4)	REVISION B	



- KEY:**
- Site Boundary
 - 15 Tree Numbers
 - Tree Canopies
 - [8] Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc
 - TPO Tree Preservation Order
 - Ancient Woodland
 - Ancient Woodland 15m Buffer

Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

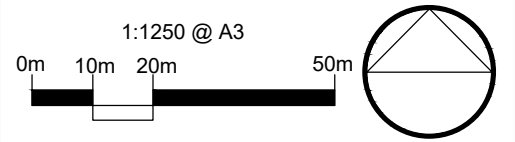
aspect arboriculture

TITLE
 Land at Newlands Farm, Arborfield
 Tree Constraints Plan

CLIENT
 Gleeson Land

SCALE 1:1250 @ A3	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12551 TCP 01 Rev B (3/4)		REVISION B

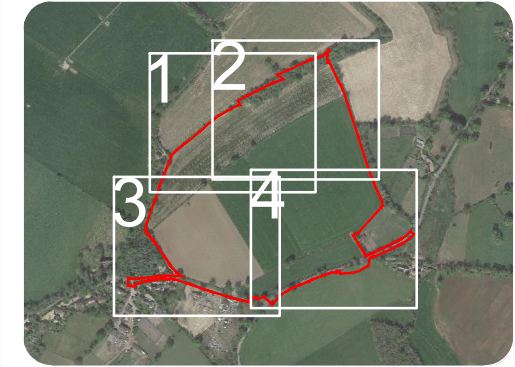
Based on: 2205063 - Newland Farm Mole Road Wokingham - Topographical Survey.dwg



- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
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Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd



TITLE
Land at Newlands Farm, Arborfield
Tree Constraints Plan

CLIENT
Gleeson Land

SCALE 1:1250 @ A3	DATE MAY 2025	DRAWN GW
DRAWING NUMBER 12551 TCP 01 Rev B (4/4)	REVISION B	

Based on: 2205063 - Newland Farm Mole Road Wokingham - Topographical Survey.dwg

APPENDIX B

TREE SURVEY SCHEDULE (12551 TS 01 Rev A)

**BS 5837:2012 Tree Schedule: Land at Newlands Farm,
Arborfield**

BS5837:2012 Tree Survey: Explanation of Survey Criteria

Sequential reference number cited on all aspect drawing.															e.g.: young, semi-mature, early-mature or mature.															Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.															Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities. Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long 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The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	English Oak	745	16	6#	6.5	7	7		4	4	Mature	Average	Indifferent	Apical dieback and deadwood with epicormic growth throughout crown; canopy chlorotic	B1	9
2	English Oak	900#	17	11#	11	9	10		4	5	Mature	Below Average	Indifferent	Apical dieback and deadwood with epicormic growth throughout crown; canopy chlorotic	B1	10.8
3	Field Maple	2*350#	9	5#	5	6	5		4	4	Mature	Average	Indifferent	Significant woodland edge component, inspection access restricted	A12	6
4	English Oak	710	16	7#	9.5	10	10		5.5	4	Mature	Average	Indifferent	Significant woodland edge component; incomplete primary scaffold structure and dieback in lower crown; inspection access restricted	B12	8.4
5	Ash	2*370	16	6#	6	7.5	8		3.5#	4	Mature	Average	Indifferent	Significant woodland edge component, inspection access restricted	B12	6.3
6	Field Maple	220 250 400 350 #	15	6#	6	7.5	8		4	4	Mature	Average	Indifferent	Significant woodland edge component, inspection access restricted	B12	7.5
7	Ash	630#	19	6.5	6	11.5	5.5		5	4	Mature	Average	Indifferent	Significant woodland edge tree, active woodpecker nests in primary scaffold cavities, compression flattening in the main stem to south.	B12	7.5
8	Ash	350#	14	3	6	3	5.5		3	3	Early Mature	Average	Poor	Etiolated with phototropic growth response to T7	C1	4.2
9	English Oak	700#	22	11#	10	11	10		5	4	Mature	Average	Indifferent	Principal woodland edge tree; complete primary scaffold and canopy of good condition.	A12	8.4

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
10	English Oak	935	23	13#	12.5	12.5	13		5.25	4	Mature	Average	Indifferent	Principal woodland edge component; complete primary scaffold and canopy, both in good condition	A12	11.1
11	Ash	350#	12					3.75	3.5	3	Early Mature	Average	Indifferent	Hedge-thrown with complete canopy	B1	4.2
12	English Oak	800	15	7	7	6	7		3	3.5	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	9.6
13	English Oak	640	16	4	8#	1	8		3	3.5	Mature	Average	Indifferent	Significant contribution as a pair; individually of significantly reduced canopy area	B12	7.8
14	English Oak	810	18	1	8#	6	8		3	3.5	Mature	Average	Indifferent		B12	9.6
15	English Oak	840	16	7	7	6	8		2	4	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	10.2
16	English Oak	150	5					2	1.25	1	Young	Average	Poor	Flailed and readily replaceable	C1	1.8
17	English Oak	600#	15	7	8#	8	8		4	3.5	Mature	Average	Indifferent	Apical die back in upper canopy; slightly reduced extension growth; canopy slightly sparse	B1	7.2
18	English Oak	850#	14	8	8	7.5	8.5		5	4.5	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
19	English Oak	890 at c.0.5m	11	6.5	9.5	9.5	2.5		3.25	4	Mature	Below Average	Indifferent	Apical dieback and low canopy density; cavities within basal flair, occluding.	B1	10.8
20	English Oak	1000#	13	7.5	4.5	11	10.5		6.5	3.25	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	12
21	Ash	180 200 220 #	10					5	3	3.5	Young	Average	Poor	Hedge-thrown with tight primary union at 300mm; readily replaceable	C1	4.2
22	English Oak	1150	18	8	8.5	6	5.5		6	6.5	Mature	Below Average	Poor	<i>Desiccated fistulina</i> bracket on southern buttress; stem canker extending to 2m west including exposed heartwood, hollow when sounded. Circa 25% of primary scaffold removed by pruning; above average deadwood of large diameter; Canopy demonstrating terminal decline with epicormic growth throughout primary scaffold; only 50 % of expected canopy remaining with small leaf size and short extension growth. Of insufficient size and age to qualify as veteran despite features present.	C1	13.8
23	English Oak	950	16	5	6	10.5	9		5.25	4	Mature	Average	Poor	<i>Ganoderma rescinacium</i> at base to south and southwest, extending up to 400mm; positioned on top of lynchet/mound with distinct lean correcting in upper crown. Decay investigation required to determine structural outlook.	A12	11.4
24	Field Maple	80 90 2*110 #	5					3	1.5	1.5	Young	Average	Poor	Hedge-thrown, flailed with acute primary unions. Readily replaceable.	C1	2.4
25	English Oak	560	17	8	8.5	10#	5.5		5	2	Early Mature	Below Average	Indifferent	Cohesive canopy of moderate condition; crown lifted over trackway; both trees dependant on existing bank and ditch arrangement.	B12	6.6
26	English Oak	1070 oi	17	2.5	6.5	6#	10.5		4	1.5	Mature	Average	Indifferent		B12	12.9
27	English Oak	850	15	6.5	3.5	9.5	9		3.5	4	Mature	Average	Indifferent	Storm damage hanging in lower crown - prioritise removal. Crown lifted over field; principal hedge-thrown Oak.	A12	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
28	English Oak	1200	15	7.5	8.5	7.5	9.5		4.5	4	Mature	Average	Indifferent	Principal hedge-thrown Oak; crown lifted over trackway and field; otherwise complete primary scaffold and canopy, both in good condition	A12	14.4
29	English Oak	760	17	9	11	11	11		3.75	4	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	9
30	English Oak	1050	27	9	9	9.5	9.5		5.25	4	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition with allowances for shortening of primary scaffold over field; decay cavities at pruning wounds appear localised however these should be incepted in detail.	A12	12.6
31	English Oak	1230 at c.1m	29	9.5	13	11.5	12		4.25	3.75	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy; crown appears to be good quality however decay investigation recommend to test strip canker to north side of stem extending 6m.	A12	12.7
32	English Oak	900 oi	14	8	7	7.5	8.5		4.25	4	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both in good condition	A12	10.8
33	Field Maple	270#	14	4	1	4	4		3.5	3.5	Early Mature	Average	Poor	Grown-out section of H1, provides density and height variation to immediate screen.	C1	3.3
34	English Oak	900#	16	7.75	8#	8.75	7.25		5.25#	3.75	Mature	Average	Indifferent	Principal woodland edge tree; complete primary scaffold and canopy of good condition.	A12	10.8
35	English Oak	1000#	14					6	4	3.75	Mature	Dead	Hazardous	Offsite standing Deadwood	U	N/A
36	English Oak	900#	5	10	9	10	10		2	3.75	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both appear to be in good condition, however inspection restricted by access and Ivy	A12	10.8
37	English Oak	390	14.5					5.5	2.75	3.25	Early Mature	Below Average	Indifferent	Sparse crown and canopy; short extension growth	C1	4.8
38	English Oak	1250	22	8.5	5.5	12	10		6.5	6	Mature	Average	Indifferent	Principal hedge-thrown Oak; inspection obscured by Ivy; complete primary scaffold and canopy bias to southwest.	A12	15
39	English Oak	850#	13	5.25	3.5	5#	8		4	3.5	Mature	Average	Indifferent	Prominent from highway and set site-side of boundary ditch; upper canopy retrenching; Ivy obscures inspection	B1	10.2

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
40	English Oak	900#	16	7	6.25	7#	9.5		3.75	4	Mature	Below Average	Indifferent	Prominent from highway and set site side of boundary ditch; large diameter deadwood in upper crown; crown slightly chlorotic	B1	10.8
41	English Oak	700#	13.5	7.25	4	4.5#	5.75		5.75	4.5	Mature	Average	Indifferent	Prominent from highway and set side by side of boundary ditch; inspection obscured by Ivy.	B1	8.4
42	English Oak	1075	17.5	7.75	8.25	8.5	7		2.5	3.75	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, canker on south side of stem extending c.12m, occluding; category A pending decay investigation	A12	12.9
43	English Oak	1050 oi	14	8.5	6.5	7#	7.25		6.5	1.75	Mature	Below Average	Indifferent	Prominent from highway and set side by side of boundary ditch; upper canopy retrenching; Ivy obscures inspection; large diameter deadwood in lower crown	B1	12.6
44	English Oak	1100#	16.5	6.5	6.25	9#	10		4.5	3	Mature	Average	Indifferent	Prominent from highway and set site side of boundary ditch; inspection obscured by Ivy.	A1	13.2
45	Ash	370 330 #	15.5	6	7	8#	5.75		3.25	3.5	Early Mature	Average	Indifferent	Included primary union at 500mm; set site side of boundary bank	B1	6
46	English Oak	1000#	18.5	7	5	7#	11#		4.75	4	Mature	Average	Indifferent	Prominent from highway and set side by side of boundary ditch; apical dieback in mid and low crown to south and north; chlorotic canopy; minor deadwood throughout; compact column crown.	B1	12
47	English Oak	1265 oi	15	6.75	7.25	5.75	8.5		5.75	5.5	Mature	Below Average	Poor	Exposed heartwood to south at ground level extending for 2m; Ivy and bramble obscure inspection; large diameter deadwood throughout crown; bark delamination on north side of stem; suitable for conversion to habitat feature pending Picus examination of basal condition.	A12	15
48	English Oak	1190#	9	9.5	7.5	7.25	7.25		4.25	3.5	Mature	Average	Indifferent	Principal hedge-thrown Oak; complete primary scaffold and canopy, both appear to be in good condition; Ivy obscures inspection; flailed lower crown	A12	14.4
49	English Oak	1120	17	7	9	8.75	10.5		3.25	3.25	Mature	Average	Indifferent	Prominent from highway and set side by side of boundary ditch; complete primary scaffold and canopy, both appear to be in good condition; Ivy obscures inspection	A12	13.5
50	English Oak	1230 oi	19	8.5	11.5	7.75	12		4.5	6.5	Mature	Below Average	Indifferent	Sparse canopy with apical dieback, possibly early signs of retrenchment; prominent from highway and set site side of boundary ditch.	A123	14.7

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
51	English Oak	1030 oi	16.5	7.5	8	8.75	10.5		4	3.5	Mature	Average	Indifferent	Prominent from highway and set site side of boundary ditch; exposed heartwood c.100mm x 300mm on east side of stem	A12	12.3
52	English Oak	450 oi	13	6.75	7.5	6.25	3.5		3.75	2.75	Mature	Average	Indifferent	Compact crown with suppression from companion shelter; reduced over telephone line	B1	5.4
53	English Oak	890	18	7	8	9.25	7.25		5.25	4.25	Mature	Below Average	Poor	Positioned atop of mound; basal cavity to east; numerous woodpecker cavities throughout primary scaffold; crown and canopy of low vigour; consider veteranisation to further conversion to habitat feature.	C1	10.8
54	Field Maple	450#	8					4	2	2	Mature	Average	Indifferent	Prominent from highway and set site-side of ditch	C1	5.4
55	Turkey Oak	570#	16					7	2.5	5.25	Early Mature	Average	Indifferent	Prominent from highway set site-side of ditch; primary compression union	B1	6.9
56	English Oak	860	13					8	3.25	3.25	Mature	Average	Indifferent	Prominent from highway and set site-side of ditch; elevated root plate; low diameter deadwood throughout canopy.	A12	10.2
57	English Oak	925 oi	17					9.75	4	3.75	Mature	Average	Indifferent	Prominent from highway and set site-side of ditch; primary branch failure to west, otherwise complete and appears to be in good condition; maintained by flail in lowered canopy to NW	A12	11.1
58	Turkey Oak	1220 oi	25	11	12.5	12	9.5		4	3.25	Mature	Average	Indifferent	Notable for size; Ivy obscures inspection; located on top of boundary bank; localised flail damage and exposed heartwood; primary structure and canopy appears to be complete. Hazard beam to southeast.	A123	14.7
59	English Oak	600#	12					6.5	4.5	5.5	Mature	Average	Indifferent	Radial measurement given due to limited access, unable to thoroughly inspect Situating adjacent to road Structure appears typical for species within current context	B12	7.2
60	English Oak	600#	12					5.75	4	2.75	Mature	Below Average	Poor	Radial measurement given due to limited access, unable to thoroughly inspect Situating adjacent to road Structure appears typical for species within current context	C12	7.2
61	English Oak	900#	18					8	5.5	3.25	Mature	Average	Indifferent	Radial measurement given due to limited access, unable to thoroughly inspect Situating adjacent to road Structure appears typical for species within current context	B12	10.8

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
62	Turkey Oak	980	21					10.75	4	7.5	Mature	Below Average	Poor	Signs of past management from previous reduction works Unsympathetic reductions on lower scaffold limbs Above average internal deadwood Sparse crown for species Entering a state of terminal decline, reduced future potential	U	N/A
G1	English Oak Ash	300 max	13 av	2.5#	4	7	7		2 av	4 av	Young to Early Mature	Average	Indifferent	Small parcel of self-set specimens	C12	3.6
G2	Norway Spruce	320# max	14.5 max					4.25 max	1.5 av	3.75 av	Young to Early Mature	Average	Poor	Inaccessible due to fence and dense understorey, unable to thoroughly inspect Linear collection of Norway Spruce Entering a state of terminal decline, reduced future potential	U	N/A
H1	Blackthorn Hawthorn Elm	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H2	Blackthorn Hawthorn Elm	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H3	Blackthorn Hawthorn Elm	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H4	Plum Blackthorn Hawthorn Elm Field Maple	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H5	Blackthorn Hawthorn Elm	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H6	Elder Hawthorn Field Maple Elm Blackthorn	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H7	Hawthorn Elm	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9
H8	Hawthorn	75# av	1.5 max					1.5 av	1 av	1 av	Young	Average	Indifferent	Maintained field boundary hedgerow	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
W1	Blackthorn	500# av	12 av					As drawn	2# av	1# av	Young to Mature	Average	Indifferent	Inaccessible due to fence and dense understorey, unable to thoroughly inspect Ancient Woodland	A12	6
	Field Maple															
	Hawthorn															
	Hazel															
	Elm															
	Plum															
	Copper Beech															
	Norway Maple															
	Sycamore															
	Ash															
	English Oak															
	Grey Poplar															
	Hybrid Black Poplar															
	Red Oak															
W2	Ash	400 max	22 max					As drawn	2# av	1# av	Young to Mature	Average	Indifferent	Inaccessible due to fence and dense understorey, unable to thoroughly inspect Secondary woodland	A12	4.8
	Plum															
	Copper Beech															
	Norway Maple															
	Sycamore															
	English Oak															
	Grey Poplar															
	Hybrid Black Poplar															
	Red Oak															
W3	Blackthorn	600# max	18 max					As drawn	2# av	3.25 av	Young to Mature	Average	Indifferent	Inaccessible due to fence and dense understorey, unable to thoroughly inspect Ancient Woodland	A123	7.2
	Field Maple															
	Hawthorn															
	Hazel															
	Elm															
	Plum															
	Copper Beech															
	Norway Maple															
	Sycamore															
	Ash															
	English Oak															
	Grey Poplar															
	Hybrid Black Poplar															
	Red Oak															

APPENDIX C

TREE PROTECTION PLAN (12551 TPP 01)

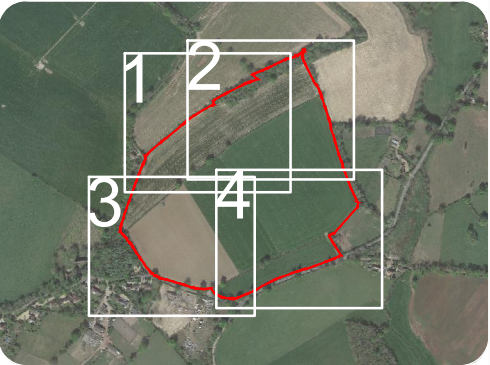


KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
- Ancient Woodland
- Ancient Woodland 15m Buffer
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)
- Above Soil Surfacing

Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements made in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The TPOs for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd
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2				
3				
4				

aspect arboriculture

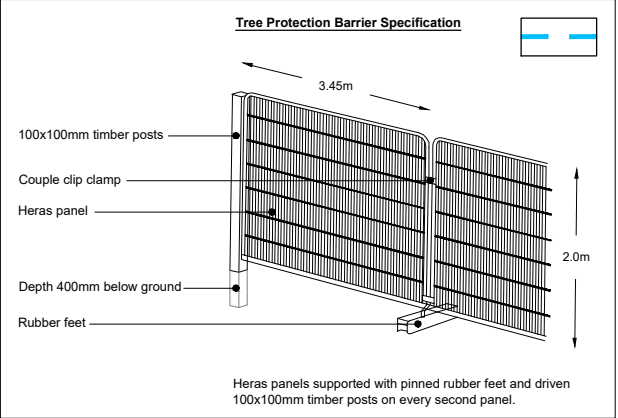
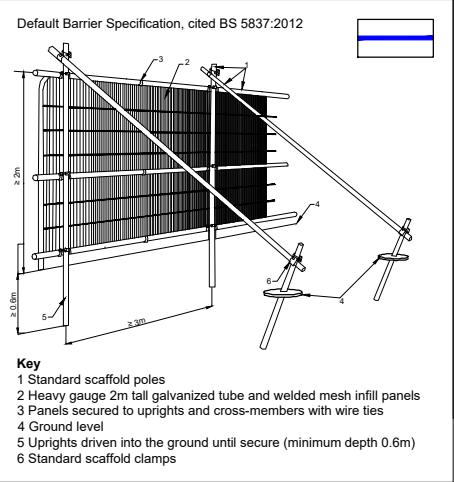
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Land at Newlands Farm, Arborfield
Tree Protection Plan

CLIENT
Gleeson Land

SCALE Not to scale	DATE OCT 2025	DRAWN GW
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DRAWING NUMBER 12551 TPP 01 (Overview)	REVISION
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Based on: GLEE250321_FP01_P4.dwg
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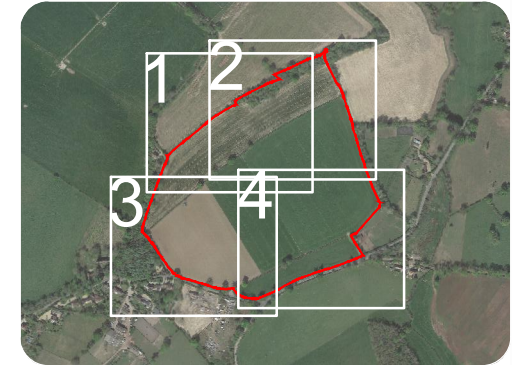
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KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
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- Tree Protection Barrier (Secondary Specification)
- Tree Protection Barrier (2nd Position)
- Above Soil Surfacing

Note: Trees 8, 18, 24, 32, 33, 34 and parts of Group 01, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements made in conjunction with aerial imagery. Their locations were not recorded on the topographical map.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd



TITLE

Land at Newlands Farm, Arborfield

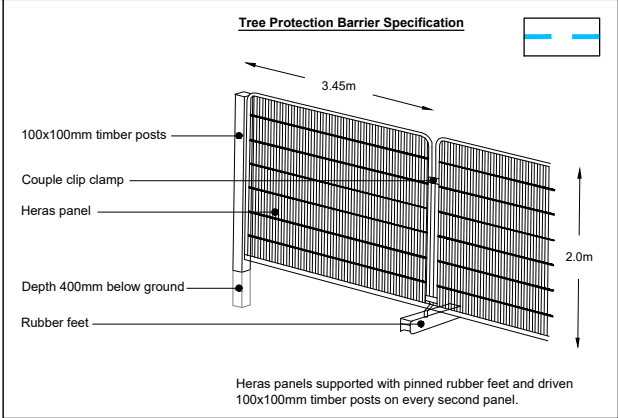
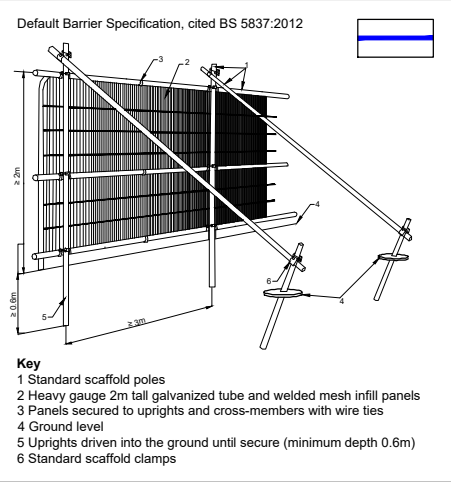
Tree Protection Plan

CLIENT

Gleeson Land

SCALE	DATE	DRAWN
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DRAWING NUMBER	REVISION	
12551 TPP 01 (1/4)		

Based on: GLEE250321_FP01_P4.dwg
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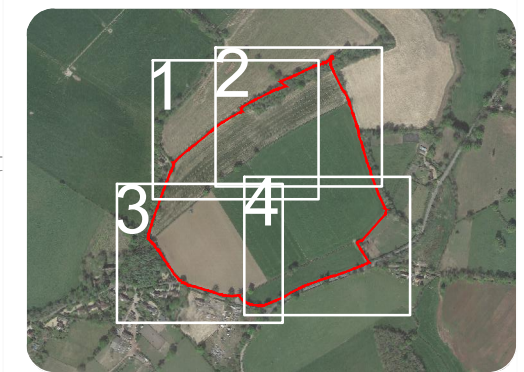
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KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
- Ancient Woodland
- Ancient Woodland 15m Buffer
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- Tree Protection Barrier (2nd Position)
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Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements made in conjunction with aerial imagery. Their locations were not recorded on the topographical.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

aspect arboriculture

TITLE

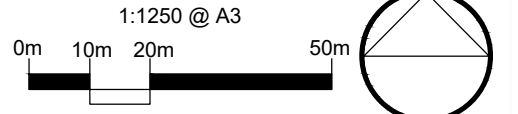
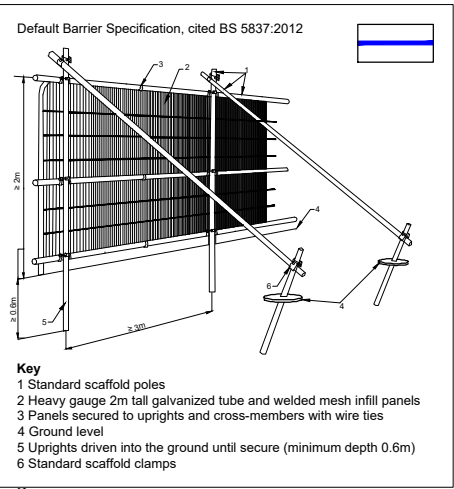
Land at Newlands Farm, Arborfield
Tree Protection Plan

CLIENT

Gleeson Land

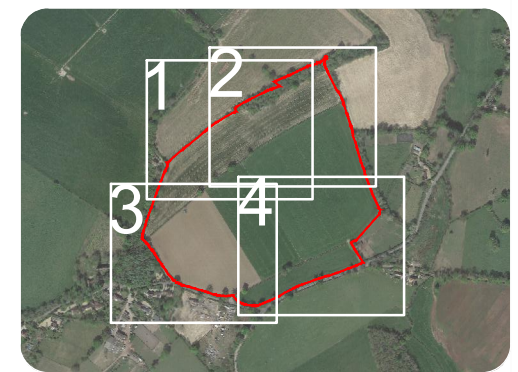
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DRAWING NUMBER	REVISION	
12551 TPP 01 (2/4)		

Based on: GLEE250321_FP01_P4.dwg
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- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'A' RPA
 - Category 'B' RPA
 - Category 'C' RPA
 - Tree Preservation Order
 - Ancient Woodland
 - Ancient Woodland 15m Buffer
 - Trees to be Removed
 - Tree Protection Barrier
 - Tree Protection Barrier (Secondary Specification)
 - Tree Protection Barrier (2nd Position)
 - Above Soil Surfacing

Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements made in conjunction with aerial imagery. Their locations were not recorded on the topographical map.
Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

aspect arboriculture

TITLE
Land at Newlands Farm, Arborfield
Tree Protection Plan

CLIENT Gleeson Land	
SCALE 1:1250 @ A3	DATE OCT 2025
DRAWING NUMBER 12551 TPP 01 (3/4)	REVISION

Based on: GLEE250321_FP01_P4.dwg
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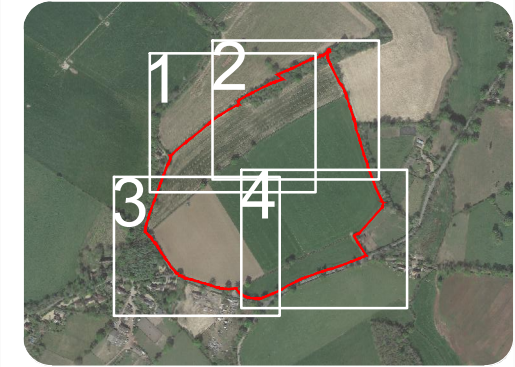
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KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'U' Trees
- Category 'A' RPA
- Category 'B' RPA
- Category 'C' RPA
- Tree Preservation Order
- Ancient Woodland
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Note: Trees 8, 16, 24, 32, 33, 34 and parts of Group G1, Hedgerows H1-H8 and Woodland W1, W2 & W3 have been plotted using measurements made in conjunction with aerial imagery. Their locations were not recorded on the topographical map.

Note: The RPA footprint for Trees 4-10, 36, 39-41, 43-46, 49-51 & 54-58 have been displaced to allow for the effect of the adopted highway and existing watercourse. The surface area of the RPA has not been reduced.



REV	DATE	NOTE	Drawn	Chk'd

aspect arboriculture

TITLE

Land at Newlands Farm, Arborfield

Tree Protection Plan

CLIENT

Gleeson Land

SCALE

1:1250 @ A3

DATE

OCT 2025

DRAWN

GW

DRAWING NUMBER

12551 TPP 01 (4/4)

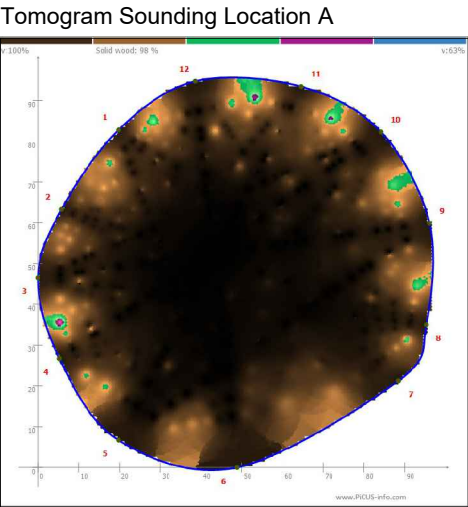
REVISION

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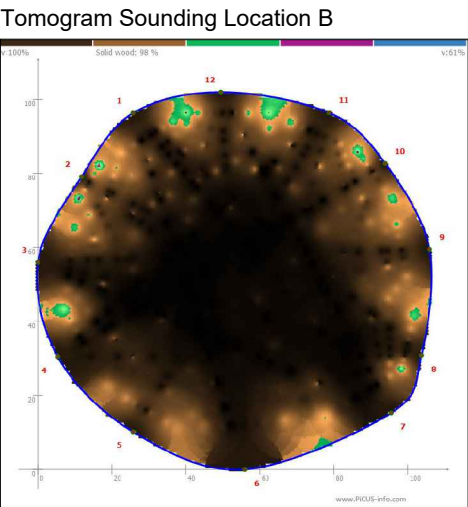
APPENDIX D

PiCUS INVESTIGATION

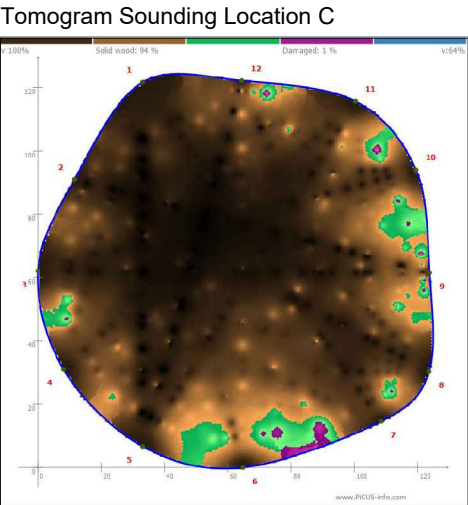
HEIGHT ABOVE GROUND - 1.50m
Percentage Solid Wood - 98%
Percentage Damaged Wood - 0%



HEIGHT ABOVE GROUND - 1.00m
Percentage Solid Wood - 98%
Percentage Damaged Wood - 0%



HEIGHT ABOVE GROUND - 0.50m
Percentage Solid Wood - 94%
Percentage Damaged Wood - 1%



Sounding Locations for Tomogram

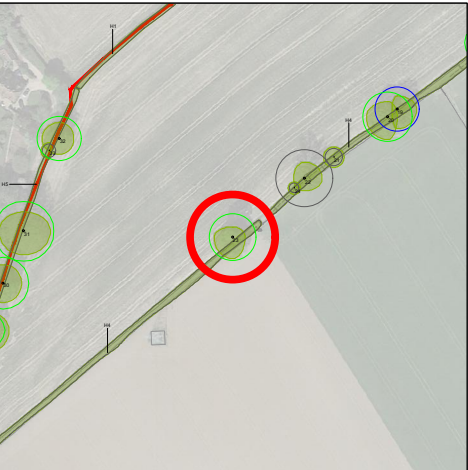


Comments and Recommendations

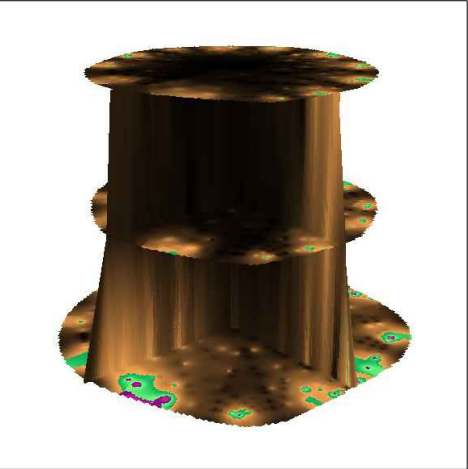
The investigation was prompted due to the presence of *Ganoderma resinaceum* fruiting bodies at the base of the tree, a fungal species commonly associated with white rot that compromises the tensile strength of woody tissues. Diagnostic assessments using PiCUS sonic tomography and resistograph testing indicate a satisfactory proportion of structurally sound wood, with localized and well-contained areas of decay.

Recommendations: None.

Tree Location Plan



3D Visual



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

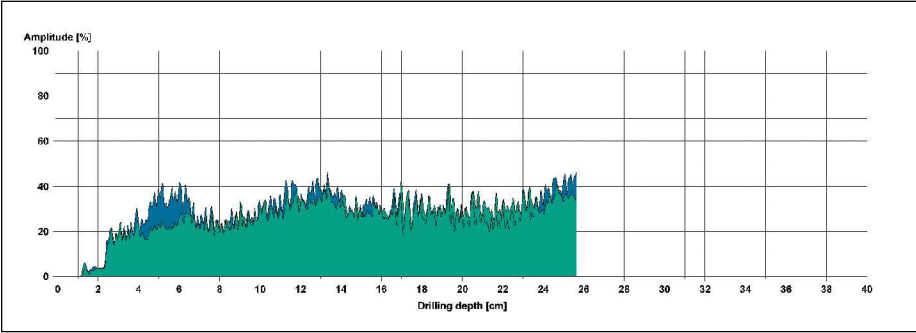
aspect arboriculture

TITLE
Land at Newland Farm, Arborfield
PiCUS Investigation Results
T23 English Oak

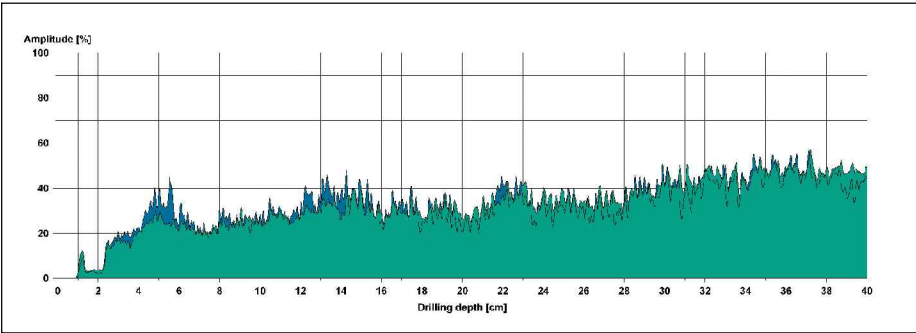
CLIENT Gleeson Land		
SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PiCUS 01_T23 English Oak		REVISION

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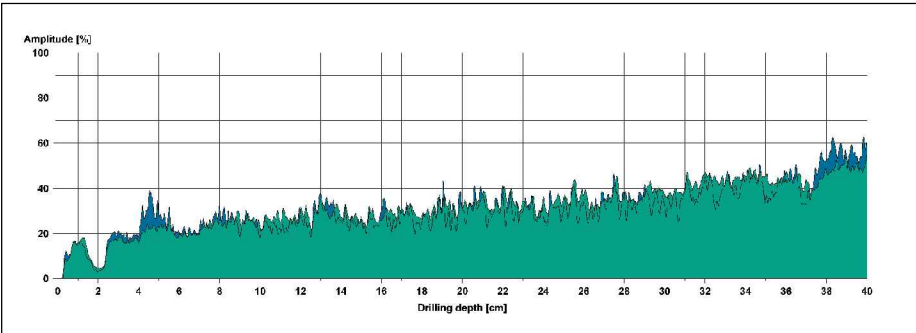
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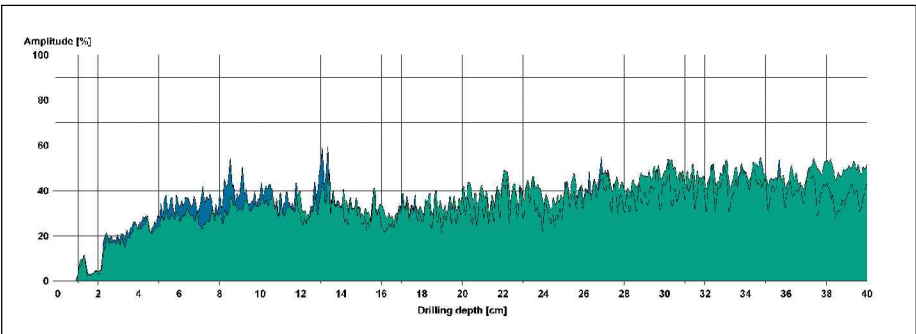
Resi-Drill Data (from east)



Resi-Drill Data (from south)

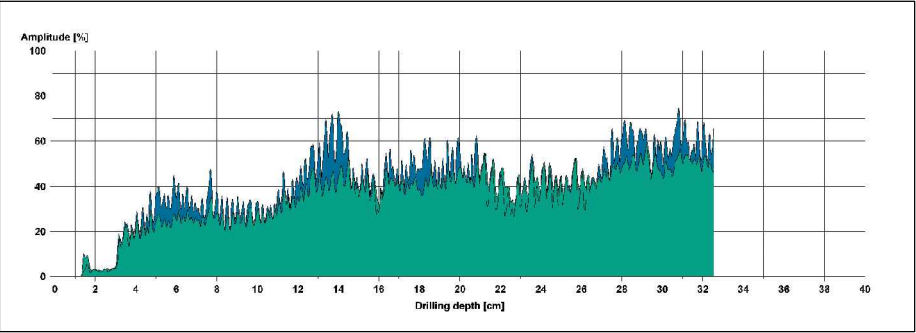


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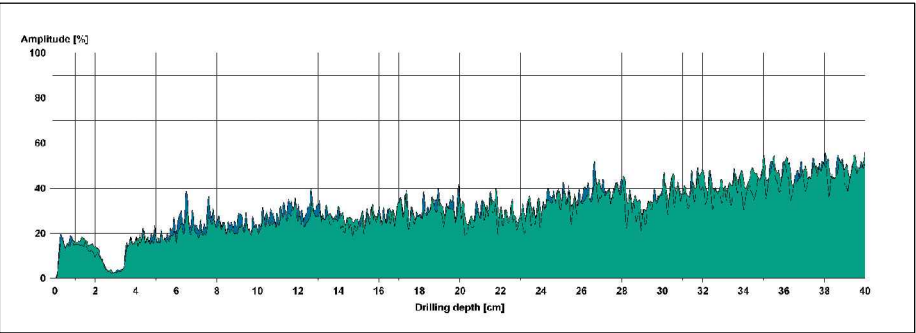


LOCATION B

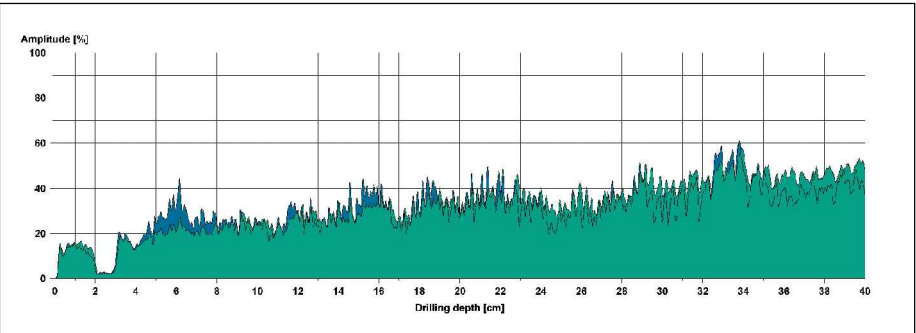
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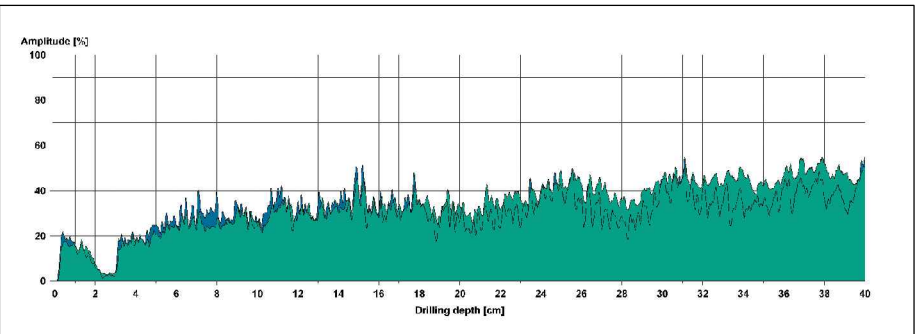
Resi-Drill Data (from east)



Resi-Drill Data (from south)

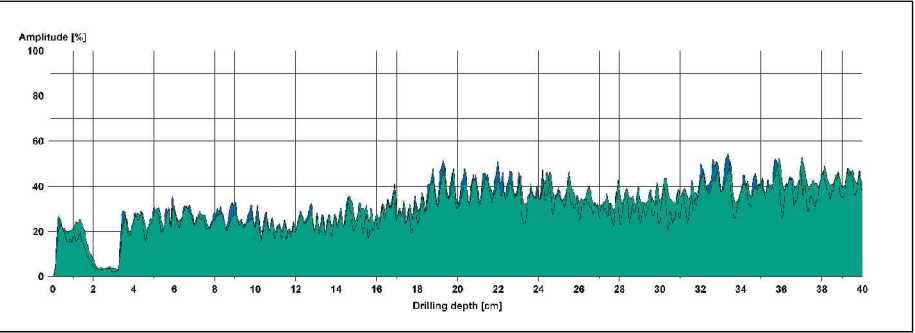


Resi-Drill Data (from west)

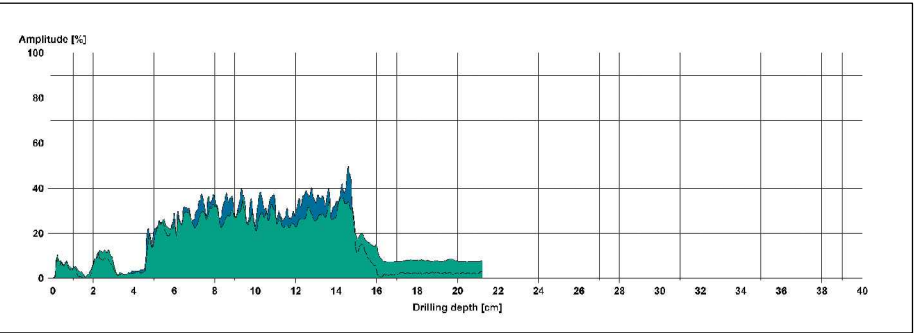


LOCATION C

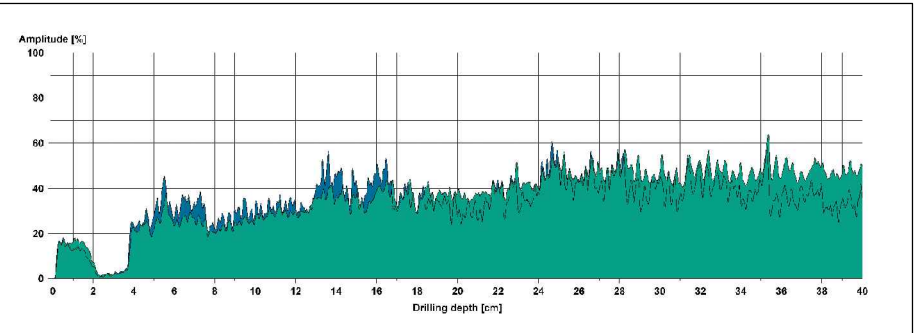
Resi-Drill Data (from north)



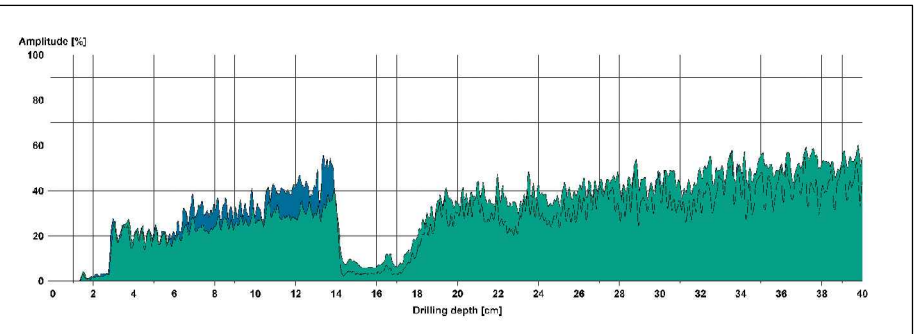
Resi-Drill Data (from east)



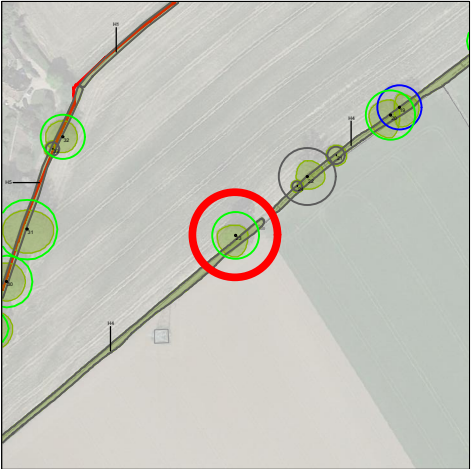
Resi-Drill Data (from south)



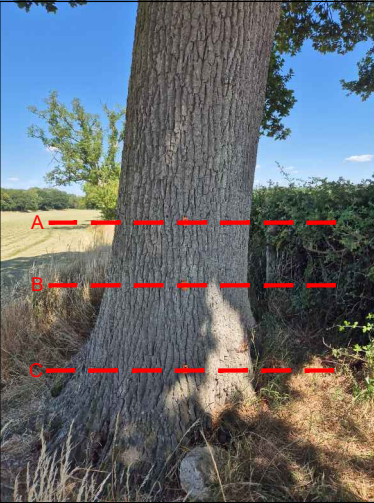
Resi-Drill Data (from west)



Tree Location Plan



Sounding Locations for Tomogram



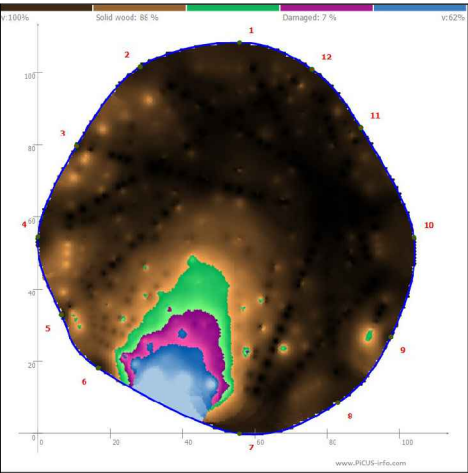
TITLE
Land at Newland Farm, Arborfield
Resistograph Investigation Results
T23 English Oak

CLIENT
Gleeson Land

SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PICUS 01_T23 English Oak		REVISION

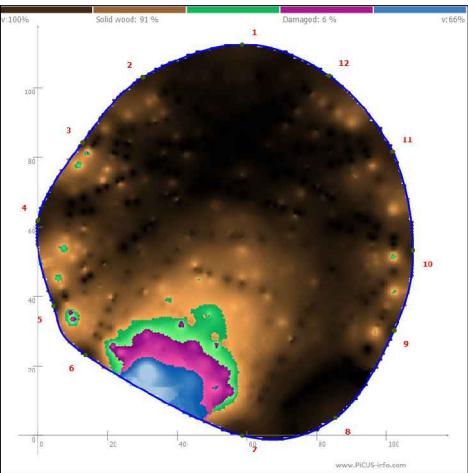
HEIGHT ABOVE GROUND - 1.50m
Percentage Solid Wood - 88%
Percentage Damaged Wood - 7%

Tomogram Sounding Location A



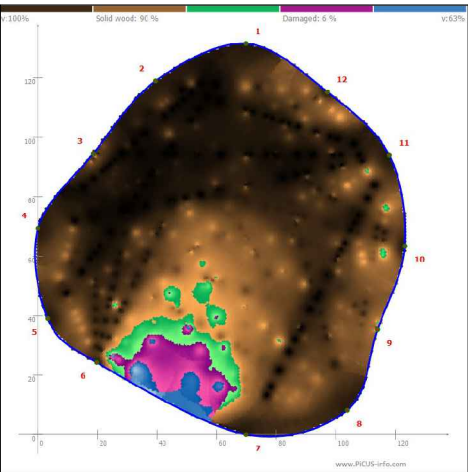
HEIGHT ABOVE GROUND - 1.00m
Percentage Solid Wood - 91%
Percentage Damaged Wood - 6%

Tomogram Sounding Location B

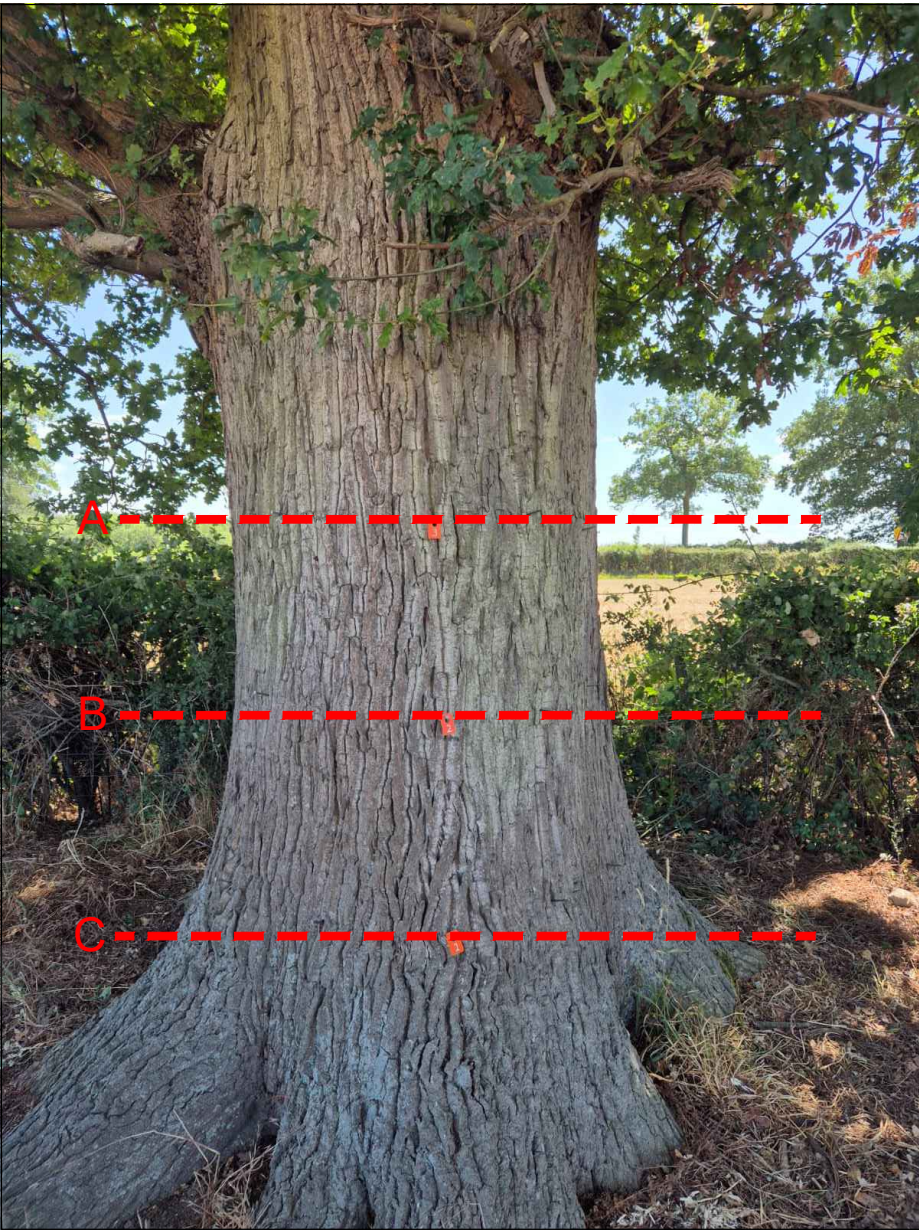


HEIGHT ABOVE GROUND - 0.50m
Percentage Solid Wood - 90%
Percentage Damaged Wood - 6%

Tomogram Sounding Location C



Sounding Locations for Tomogram



Comments and Recommendations

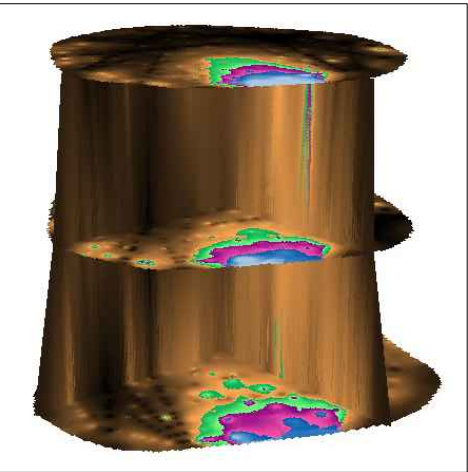
The investigation was prompted by the presence a longitudinal wound on southern aspect of stem from ground level to c.8m exposing heartwood. Diagnostic assessments using PiCUS sonic tomography and resistograph testing indicate a satisfactory proportion of structurally sound wood, with localized and well-contained area of dysfunctional wood. The limited occlusion will likely lead to progressive internal decay and potential hollowing of the stem over time.

Recommendations: Monitor annually for indication of decline within the crown and emergence of fungal fruiting bodies, which may indicate further compromise of structural integrity.

Tree Location Plan



3D Visual



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

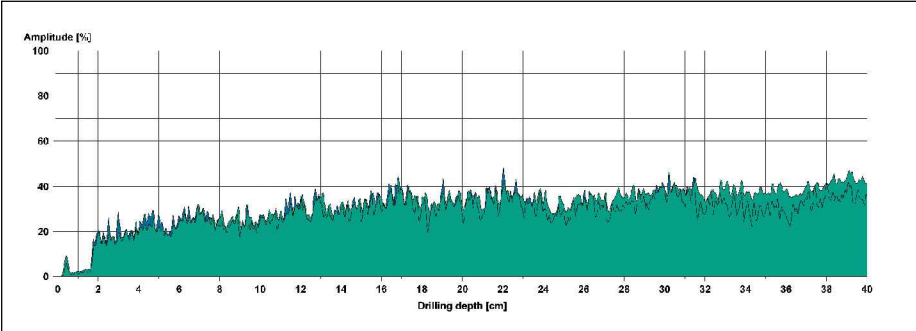
aspect arboriculture

TITLE
Land at Newland Farm, Arborfield
PiCUS Investigation Results
T42 English Oak

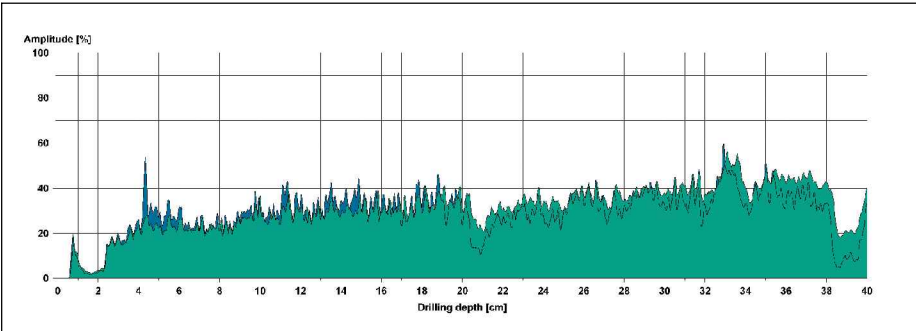
CLIENT Gleeson Land		
SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PiCUS 01_T42 English Oak		REVISION

LOCATION A

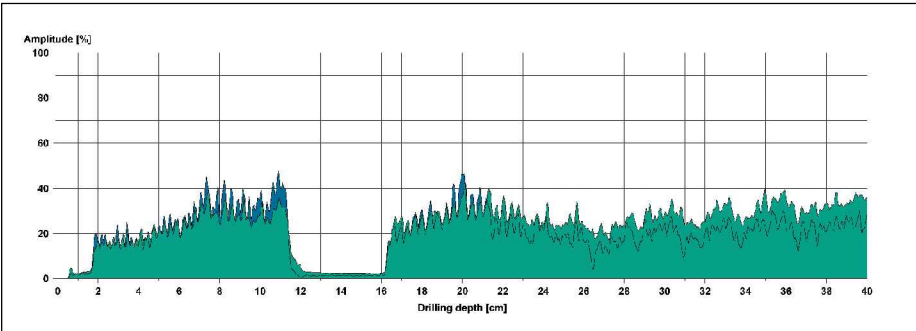
Resi-Drill Data (from north)



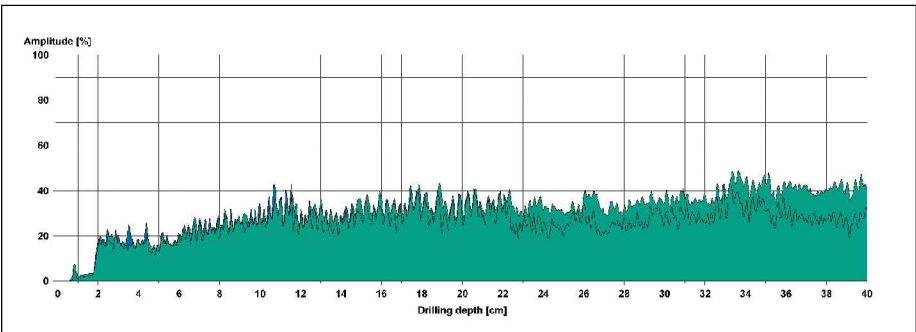
Resi-Drill Data (from east)



Resi-Drill Data (from south)

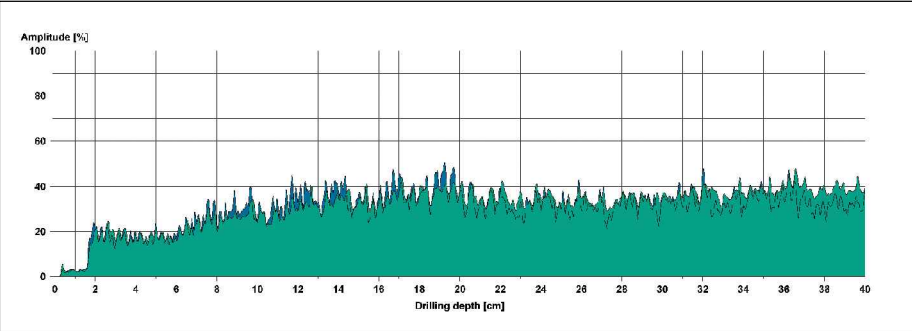


Resi-Drill Data (from west)

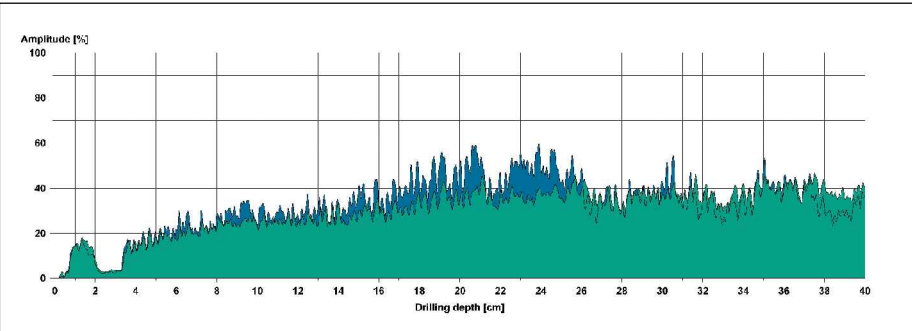


LOCATION B

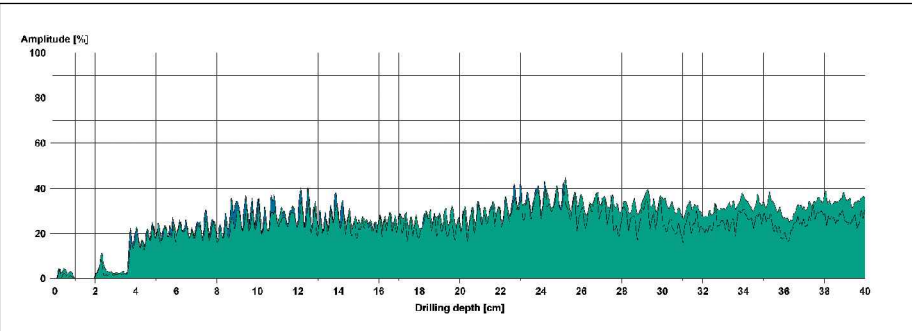
Resi-Drill Data (from north)



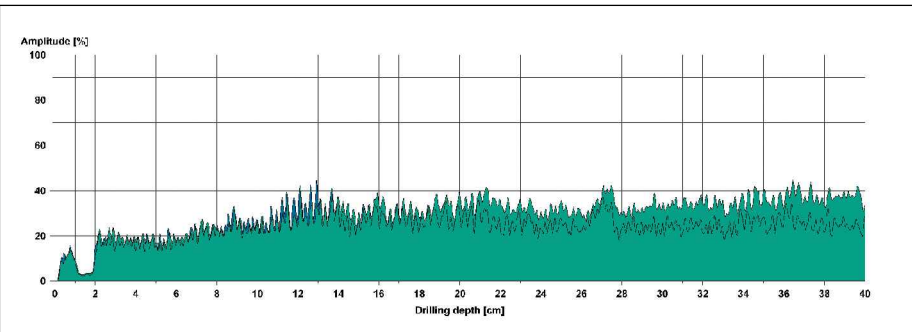
Resi-Drill Data (from east)



Resi-Drill Data (from south)

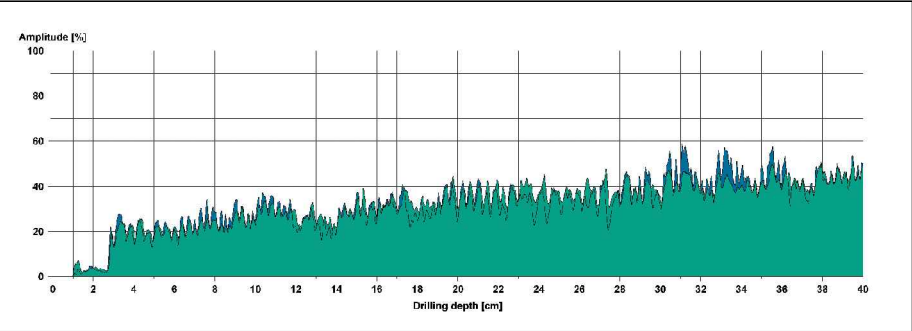


Resi-Drill Data (from west)

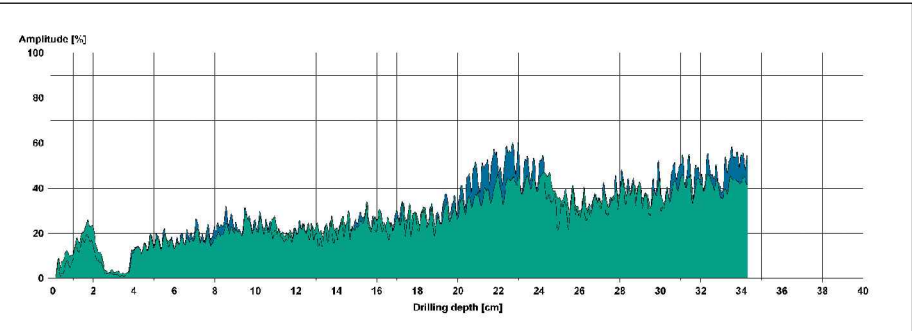


LOCATION C

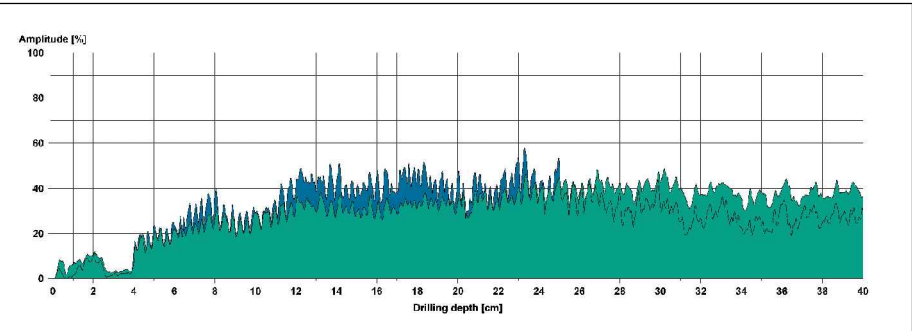
Resi-Drill Data (from north)



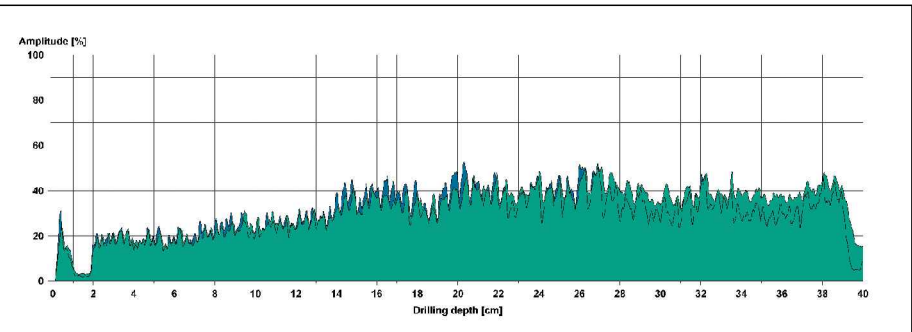
Resi-Drill Data (from east)



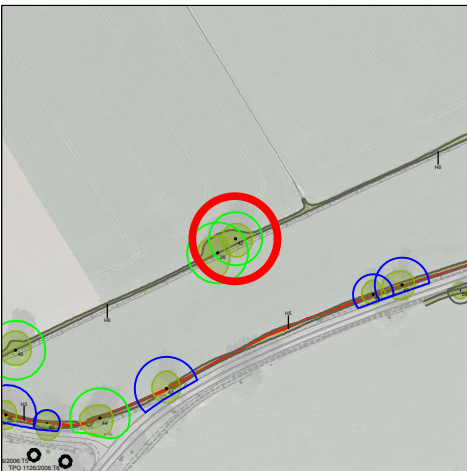
Resi-Drill Data (from south)



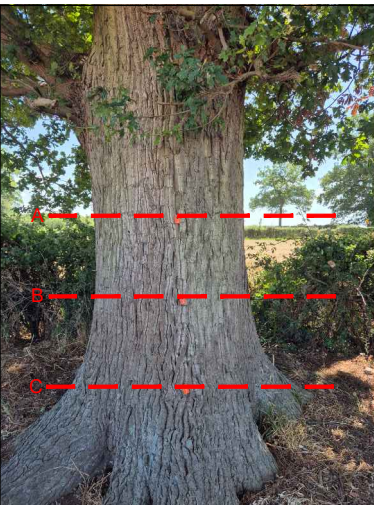
Resi-Drill Data (from west)



Tree Location Plan



Sounding Locations for Tomogram



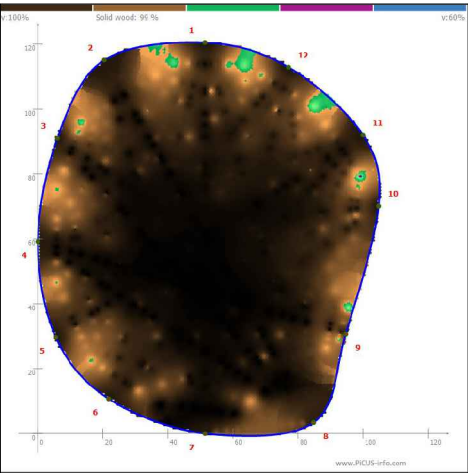
aspect arboriculture

TITLE
Land at Newland Farm, Arborfield
Resistograph Investigation Results
T42 English Oak

CLIENT Gleeson Land		
SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PICUS 01_T42 English Oak		REVISION

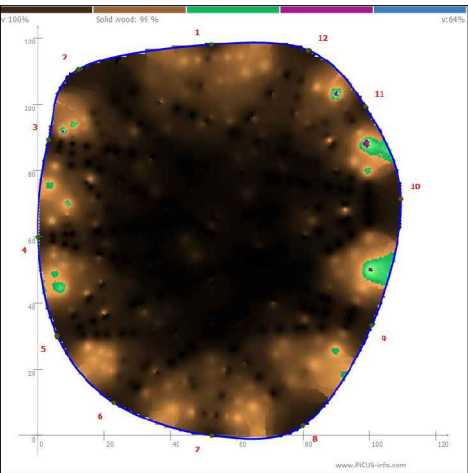
HEIGHT ABOVE GROUND - 1.50m
Percentage Solid Wood - 99%
Percentage Damaged Wood - 0%

Tomogram Sounding Location A



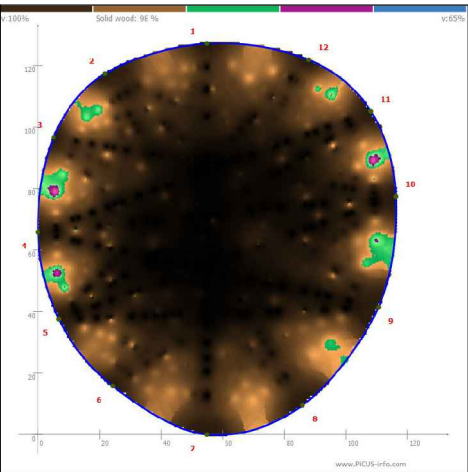
HEIGHT ABOVE GROUND - 1.00m
Percentage Solid Wood - 99%
Percentage Damaged Wood - 0%

Tomogram Sounding Location B

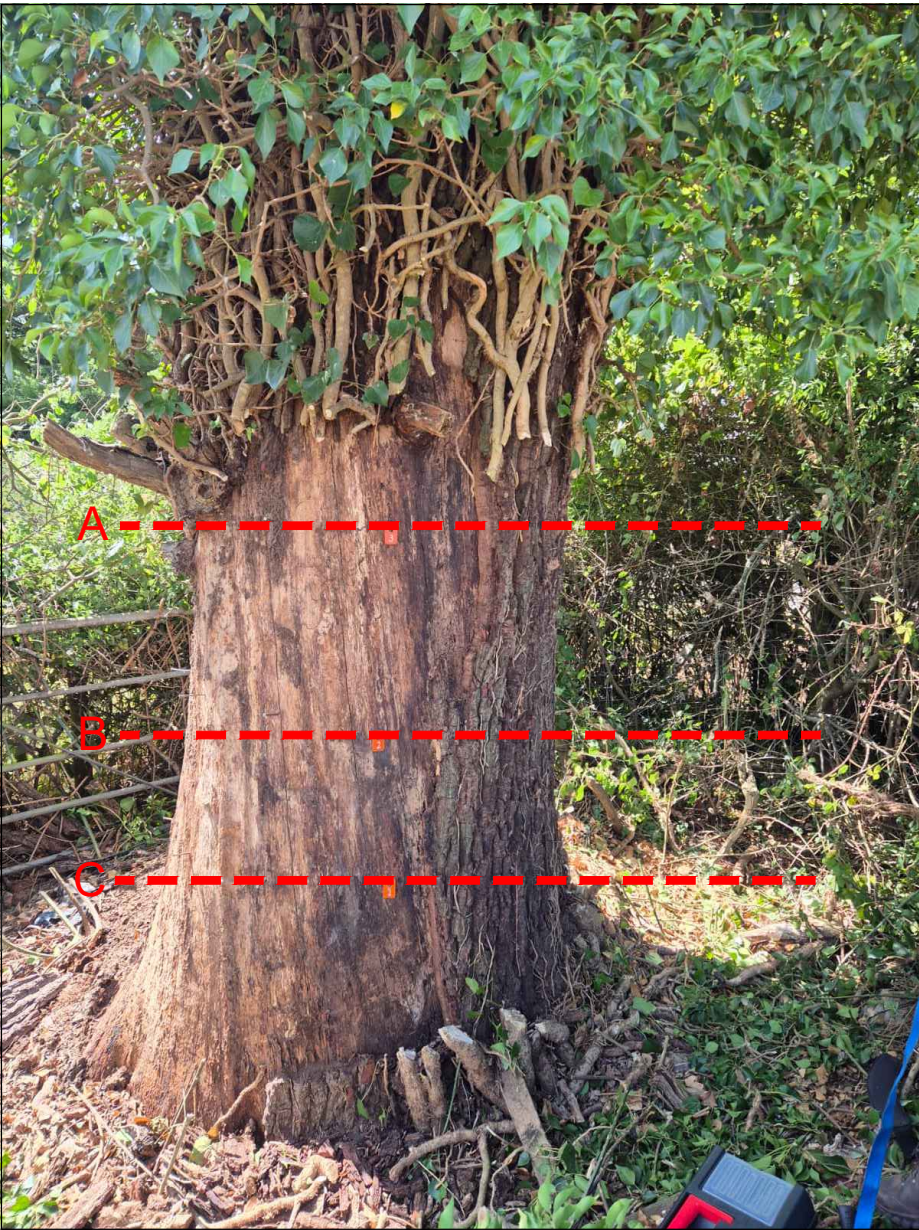


HEIGHT ABOVE GROUND - 0.50m
Percentage Solid Wood - 98%
Percentage Damaged Wood - 1%

Tomogram Sounding Location C



Sounding Locations for Tomogram



Comments and Recommendations

The investigation was initiated following the observation of dieback within upper crown, potentially indicative of internal stem decay. Subsequent removal of dense Ivy revealed extensive bark delamination across the majority of the stem. Diagnostic assessments using PiCUS sonic tomography and resistograph testing indicate a satisfactory proportion of structurally sound wood. However, the absence of functional bark and limited potential for effective compartmentalisation significantly diminish the tree's capacity to sustain long-term physiological function and structural integrity.

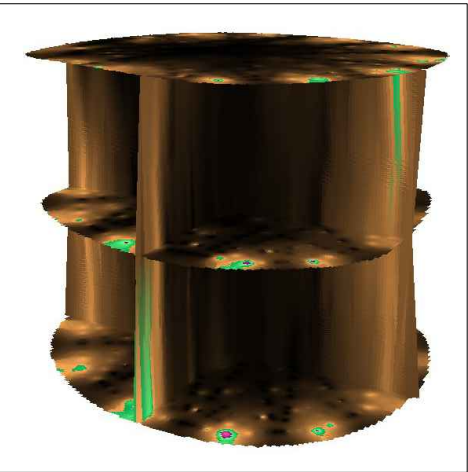
Recommendations: Monolith to c.2m to reduce the risk of failure and provide habitat spaces.

Timescales of works: Within 3 months of this report

Tree Location Plan



3D Visual



REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

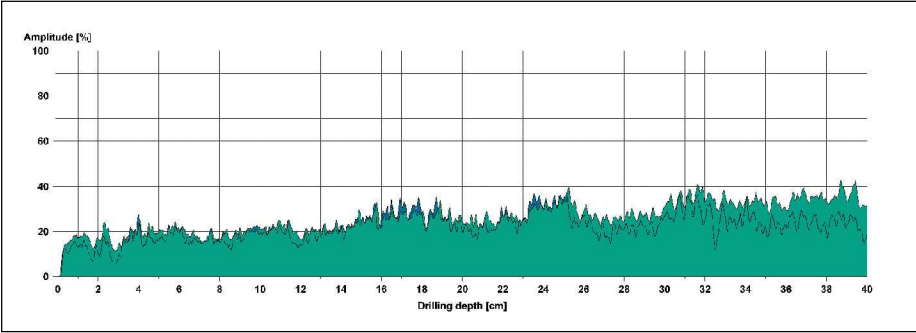
aspect arboriculture

TITLE
Land at Newland Farm, Arborfield
PiCUS Investigation Results
T47 English Oak

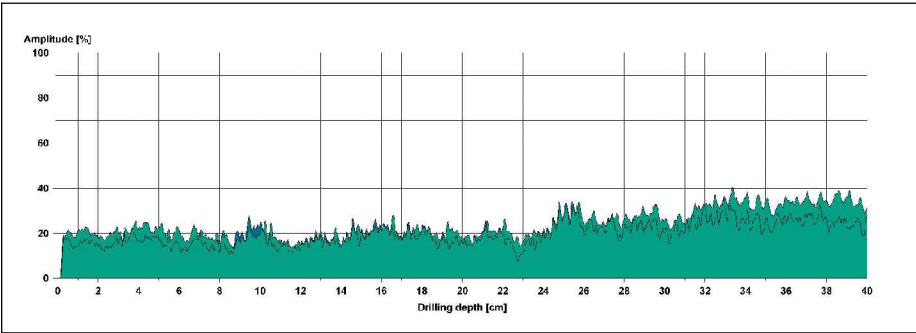
CLIENT Gleeson Land		
SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PiCUS 01_T47 English Oak		REVISION

LOCATION A

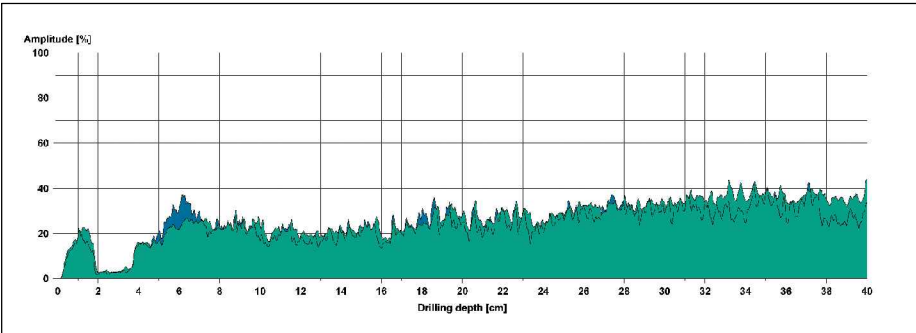
Resi-Drill Data (from north)



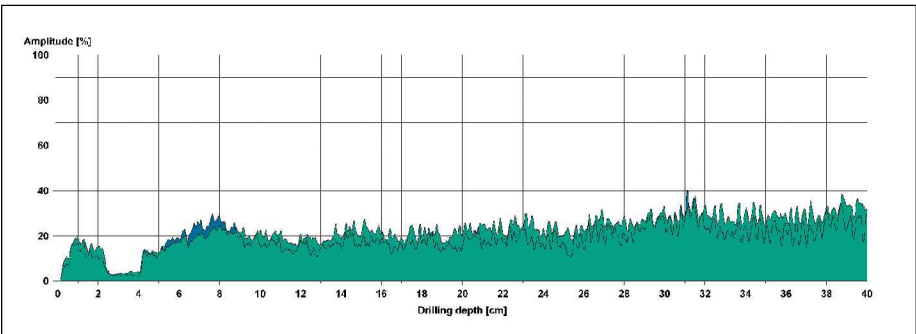
Resi-Drill Data (from east)



Resi-Drill Data (from south)

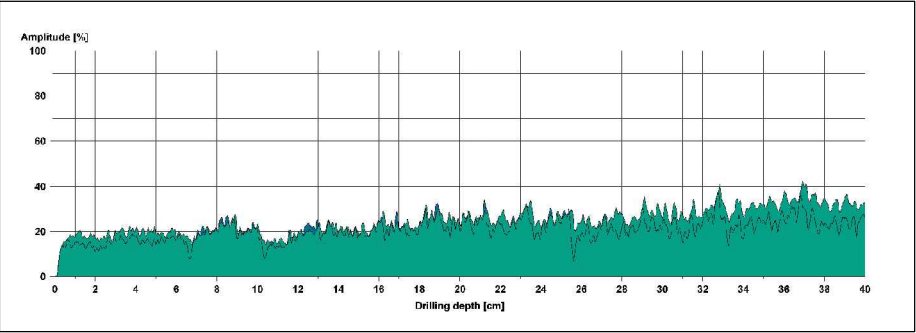


Resi-Drill Data (from west)

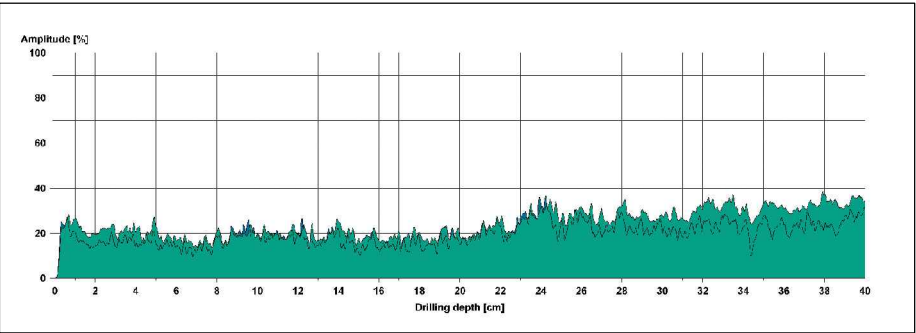


LOCATION B

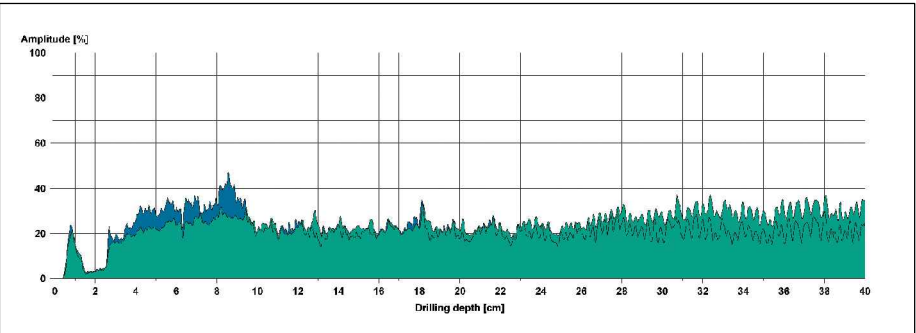
Resi-Drill Data (from north)



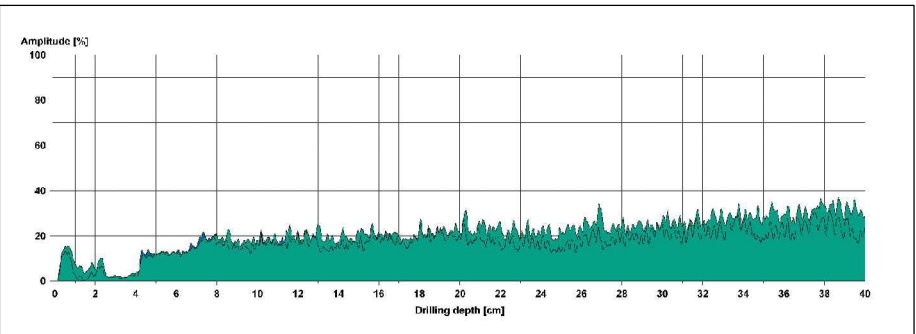
Resi-Drill Data (from east)



Resi-Drill Data (from south)

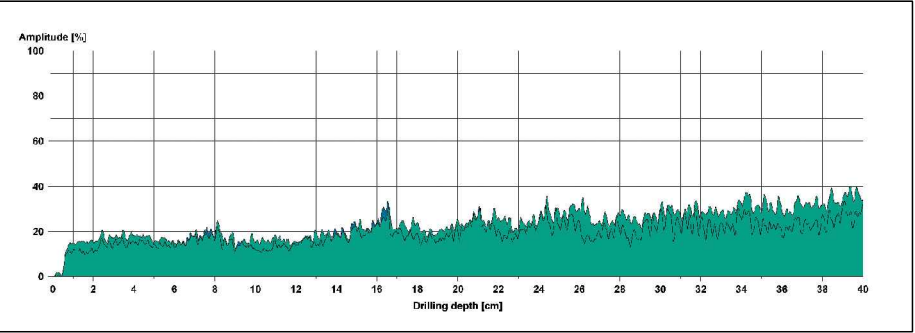


Resi-Drill Data (from west)

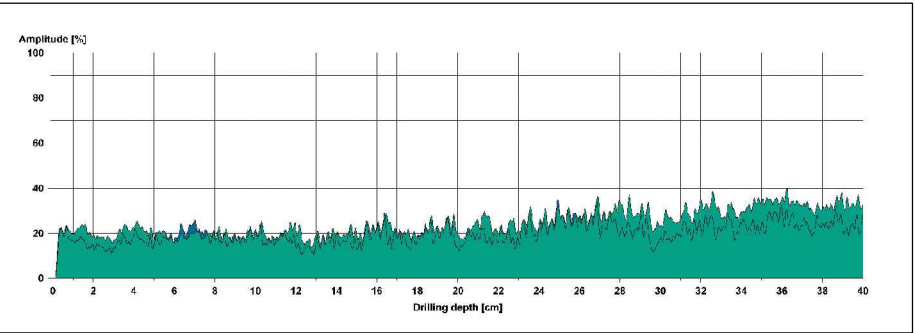


LOCATION C

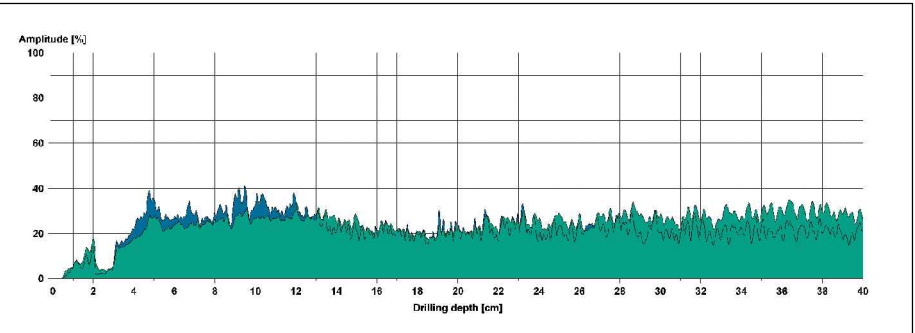
Resi-Drill Data (from north)



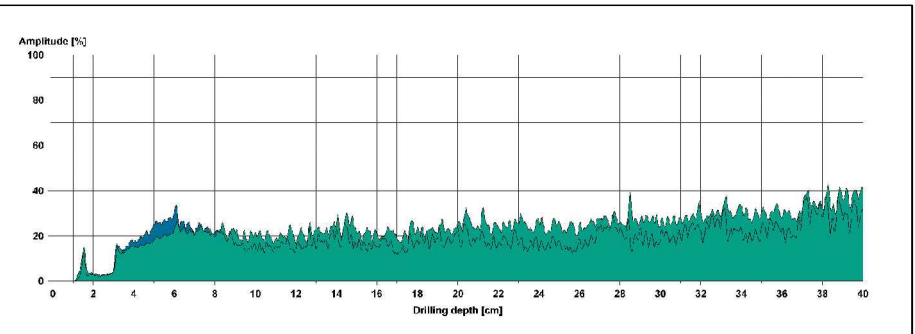
Resi-Drill Data (from east)



Resi-Drill Data (from south)



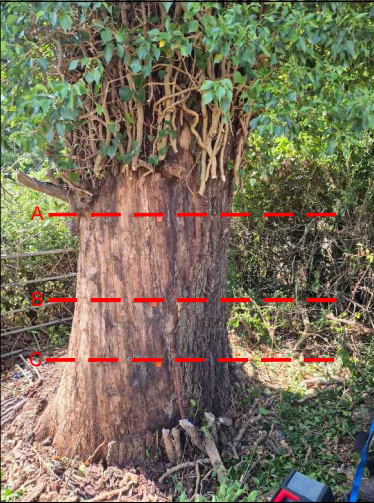
Resi-Drill Data (from west)



Tree Location Plan



Sounding Locations for Tomogram



aspect arboriculture

TITLE
Land at Newland Farm, Arborfield
Resistograph Investigation Results
T47 English Oak

CLIENT
Gleeson Land

SCALE NTS	DATE JUL 2025	DRAWN GW
DRAWING NUMBER 12551 PICUS 01_T47 English Oak		REVISION

APPENDIX E

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during June 2025. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young - A tree that has been recently planted or established and is still in the early stages of growth.
- Semi-mature - A tree that has passed the early establishment phase but has not yet reached its full size.
- Early Mature - A tree that has reached a stage where it is structurally developed and possesses a near full size crown.
- Mature - A fully developed tree that has reached or is near its maximum size and is functioning at full capacity.
- Notable - a significant tree because of its age or size but does not yet possess sufficient features to be considered veteran.
- Veteran - old and large for the species and possesses aged features associated with senescence.
- Ancient - a tree of significant age and size by comparison to others of the same species. All ancient trees are veteran trees, although very few trees of any species reach ancient life-stage.

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)		
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>		
	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)
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
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

landscape planning • ecology • arboriculture

 aspect

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