



TREE SURVEY REPORT, IMPACT APPRAISAL & TREE PROTECTION DETAILS

In respect of:

Warren Crest Farm
Wick Hill Lane
Finchampstead
Wokingham
Berkshire
RG40 3PY



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Revised September 2025

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CONTENTS

Arboricultural Report including Arboricultural Implications Assessment

1.0	Introduction	3
2.0	Site Visit	3
3.0	Soils	3
4.0	Tree Survey Data	4
5.0	Tree Quality Assessment	20
5.1	Category A trees	20
5.2	Category B trees	20
5.3	Category C trees	20
6.0	Root Protection Areas	20
7.0	Legal Constraints	21
8.0	Arboricultural Impact Assessment	21
8.1	Description of proposed development	21
8.2	Drawings used	21
8.3	Trees in relation to the proposed development	21
8.4	Tree Surgery Work	22
8.5	Changes in ground surface and ground level	22
8.6	Tree Protection Detail	22
8.7	Infrastructure detail – access and services	23
8.8	Foundation design	23
8.9	Landscaping	23
8.10	Policy Checklist	23
9.0	Conclusions	24
	Glossary	25
	Authors Credentials	25

Appendix 1	Tree constraints on the existing layout
Appendix 2	Extract from BS5837:2012 – definition of Tree Quality Categories
Appendix 3	Tree constraints on the proposed layout
Appendix 4	Tree Protection Plan

References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- NJUG 4 Vol 10 – NJUG Guidelines for the Planning, Installation and maintenance of Utility apparatus in proximity to trees
- TDAG Trees in the Townscape: A Guide for Decision Makers

EXECUTIVE SUMMARY

Sixty-eight individual trees and four groups were surveyed due to their proximity to the proposed development across the site. Four C grade fruit trees, one B grade tree (Mulberry), two self-set small Norway Maple trees (of poor form) and the end section of C grade TG1 Leylandii will be lost because of the proposals, but as they are internal to the site it is considered that their removal will not have a negative impact on the character of the surrounding area. All the remaining trees can be retained and adequately protected during the works and it is considered that the proposals are compatible with their existing and future growth.

1.0 INTRODUCTION

- 1.1 This is a revision of the original report written in April 2025 which now shows a reduction in tree removal from ten to just seven trees in total. The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated at **Appendix 1** on the site plan and information about the tree stock and its current condition is given. It will assist the planning process by discussing the impact that the proposals will have on the existing trees.
- 1.2 An Arboricultural Impact Assessment is included which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position. A tree protection plan is also given which demonstrates how the trees to be retained can be adequately protected throughout the construction operations.

2.0 SITE VISIT

- 2.1 The trees were surveyed visually, externally and from ground level only. No samples or internal decay detection readings were taken for further analysis. All dimensions have been measured unless stated otherwise. Weather conditions at the time of the survey were clear and dry.
- 2.2 An existing site layout plan was made available at the time of the tree survey.

3.0 SOILS

- 3.1 A full laboratory soil assessment has not been provided. The British Geological Survey digital geological map for this part of Wokingham shows that the soils of the site comprise of the Windlesham Formation of Silt, Sand and Clay.

The soils may well therefore be shrinkable as there is clay present; therefore, this must be checked by a structural engineer prior to the foundations being designed.

4.0 TREE SURVEY DATA – Warren Crest Farm, Finchampstead

In accordance with BS 5837:2012, the characteristics of trees over 75mm stem diameter measured at 1.5m above ground level have been recorded and they have been categorised in accordance with Table 1 of BS5837: 2012. The following tree data tables should be read in conjunction with the annotated site plan shown at **Appendix 1** and the key on page 19.

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T1 English oak (<i>Quercus robur</i>)	20m	655mm	N13m E10m S4m W6m	1m	M	Good	Good	High	40+	Sound base and stem. Asymmetric form to north-east due to being on edge of group of 5 Oaks. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	7.9m	194.1m ²
T2 English oak	24m	732mm	N7m E11m S4m W4m	1m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	8.8m	242.4m ²
T3 English oak	22m	480mm 470mm	N5m E4m S6m W7m	1m	M	Good	Good	High	40+	Two stems from ground level, forming one crown. Sound base and stems. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	8.1m	204.2m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T4 English oak	20m	770mm	N5m E13m S4m W4m	1m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	9.2m	268.2m ²
T5 English oak	20m	830mm est	N6m E11m S9m W7m	1m	M	Good	Good	High	40+	Dense holly bush surrounding tree limiting inspection, dbh estimated. Base and stem appear sound. Large historic tear wound at 2-3m. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	10.0m	311.7m ²
T6 English oak	4m	180mm	N3m E3m S3m W3m	1m	Y	Good	Fair	Low	20+	Sound base, stem with minor damage, some woundwood. Crown in typical form and vigour. Retain and protect.	B (3)	2.2m	14.7m ²
T7 English oak	8m	290mm 470mm	N9m E10m S6m W5m	1m	M	Fair	Fair	Low	20+	Two stems from ground level, forming one crown, leaning to south-east over adjacent footpath. Typical vigour, deadwood throughout. Retain and protect.	C (1)	6.6m	138.0m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T8 English oak	16m	730mm est	N10m E12m S10m W10m	1m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	8.8m	241.1m ²
T9 English oak	4m	250mm	N3m E3m S3m W3m	1m	SM	Good	Good	Low	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (3)	3.0m	28.3m ²
T10 Common walnut (<i>Juglans regia</i>)	5m	130mm	N2m E4m S4m W2m	1m	SM	Good	Fair	Low	10+	Sound base, stem leaning to east, asymmetric form under canopy of adjacent Oak trees. Retain and protect.	C (2)	1.6m	7.6m ²
T11 Flowering cherry (<i>Prunus sp.</i>)	4m	330mm	N3m E4m S3m W3m	1m	M	Poor	Poor	Low	10+	Sound base. Large stem with grafted union at 1m with several stems in poor form and vigour. Deadwood throughout. Retain and protect.	C (2)	4.0m	49.3m ²
T12 Crab apple (<i>Malus sp.</i>)	5m	270mm	N4m E4m S4m W3m	1m	SM	Fair	Fair	Low	10+	Sound base. Multi stemmed from 1m with dense crown. Crossing and rubbing branches and deadwood throughout. Retain and protect.	C (2)	3.2m	33.0m ²
T13 Goat willow (<i>Salix caprea</i>)	6m	490mm	N6m E3m S4m W4m	1m	M	Fair	Fair	Low	10+	Sound base. Multi stemmed from 1m. In typical form for species. Retain and protect.	C (2)	5.9m	108.6m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T14 Norway maple (<i>Acer platanoides</i>)	5m	160mm 150mm 150mm 190mm	N4m E4m S4m W4m	1m	SM	Good	Fair	Low	10+	Sound base. Multi stemmed from 0.5m with included unions. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	C (2)	3.9m	48.3m ²
T15 Sweetgum (<i>Liquidamber styraciflua</i>)	8m	400mm	N5m E7m S4m W4m	1m	M	Fair	Fair	Low	10+	Sound base. Low crown over driveway. Several historic failure wounds throughout crown, with limited woundwood and adventitious growth. Deadwood throughout. Retain and protect.	C (2)	4.8m	72.4m ²
T16 English oak	14m	390mm	N4m E6m S6m W6m	2m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	4.7m	68.8m ²
T17 Atlas Cedar (<i>Cedrus atlantica</i>)	16m	590mm	N7m E8m S6m W6m	1m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (1)	7.1m	157.5m ²
T18 English oak	8m	360mm	N3m E9m S7m W2m	1m	M	Fair	Poor	Low	10+	Growing from within boundary hedge. Stem horizontal from 1m to south-east. Overextended form, of limited useful life expectancy. Retain and protect.	C (2)	4.3m	58.6m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T19 Flowering cherry	5m	270mm	N3m E3m S3m W3m	1m	SM	Fair	Fair	Low	10+	Sound base, stem bifurcates at 1.5m with included union. Typical vigour for species. Retain and protect.	C (2)	3.2m	33.0m ²
T20 Eucalyptus	8m	220mm	N3m E3m S3m W3m	3m	SM	Good	Good	Low	20+	Sound base and stem. Crown in typical form and vigour for species, with deadwood throughout. Retain and protect.	B (2)	2.6m	21.9m ²
T21 Flowering cherry	5m	230mm	N3m E3m S3m W3m	1m	SM	Fair	Fair	Low	10+	Sound base, stem bifurcates at 1.5m with included union. Typical vigour for species. Retain and protect.	C (2)	2.8m	23.9m ²
T22 English oak	26m	1250mm	N12m E12m S12m W12m	1m	M	Good	Good	High	40+	Sound base and stem. Dead snapped hanging branch within crown, typical for species. Crown in typical form and vigour, with deadwood throughout. Retain and protect.	A (2)	15.0m	706.9m ²
T23 Norway spruce (<i>Picea abies</i>)	12m	280mm 120mm 200mm	N4m E4m S3m W3m	0m	SM	Fair	Fair	Low	10+	Three stems forming one crown. Stems leaning to east. Typical vigour. Retain and protect.	C (2)	4.4m	60.1m ²
T24 Flowering cherry	6m	320mm	N3m E3m S3m W3m	3m	SM	Good	Good	Low	10+	Growing from within hedge. Typical form and vigour, with deadwood throughout. Retain and protect.	C (2)	3.8m	46.3m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T25 Ash (<i>Fraxinus excelsior</i>)	6m	350mm	N2m E2m S2m W2m	2m	SM	Poor	Poor	Low	In decline	Growing within small hedge, historically topped to level of hedge, with typical regrowth. Of limited useful life expectancy. Retain and protect.	C (2)	4.2m	55.4m ²
T26 Plum (<i>Prunus Domestica</i>)	5m	180mm	N2m E3m S2m W2m	1m	SM	Poor	Poor	Low	In decline	Historic twin stemmed tree, one stem failed leaving large wound. Of limited useful life expectancy. Retain and protect.	C (2)	2.2m	14.7m ²
T27 Flowering cherry	7m	360mm 310mm 400mm	N5m E3m S7m W6m	1m	M	Poor	Poor	Low	In decline	Multi stemmed from ground level with included unions. Dead Wisteria within crown. Deadwood, poor form and vigour. Limited useful life expectancy. Remove to facilitate development.	C (2)	7.5m	174.5m ²
T28 Plum	5m	270mm	N1m E5m S6m W4m	2m	SM	Fair	Fair	Low	10+	Stem leans to south, in poor form and vigour. Deadwood throughout. Remove to facilitate development.	C (2)	3.2m	33.0m ²
T29 Apple (<i>Malus domestica</i>)	6m	400mm	N4m E4m S5m W5m	1m	M	Fair	Fair	Low	10+	Sound base. Multi stemmed dense crown, with deadwood throughout. Typical form and vigour. Remove to facilitate development.	C (3)	4.8m	72.4m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T30 Apple (<i>Malus domestica</i>)	5m	410mm	N5m E3m S4m W4m	1m	M	Fair	Fair	Low	10+	Sound base. Multi stemmed dense crown, with deadwood throughout. Typical form and vigour. Retain and protect.	C (3)	4.9m	76.0m ²
T31 Apple	4m	250mm 300mm	N4m E4m S5m W5m	1m	M	Fair	Fair	Low	10+	Sound base. Twin stemmed from 1m with good union. Dense crown, with deadwood throughout. Typical form and vigour. Retain and protect.	C (3)	4.7m	69.0m ²
T32 Mulberry (<i>Morus nigra</i>)	5m	300mm 410mm	N5m E5m S6m W6m	1m	M	Good	Fair	Low	10+	Multi stemmed from ground level, in wide spreading form. Typical form and vigour for species. Deadwood throughout. Remove to facilitate development.	B (3)	6.1m	116.8m ²
T33 Plum	5m	280mm	N7m E7m S7m W7m	0m	SM	Poor	Poor	Low	10+	Group of five multi stemmed trees forming one crown. Adjacent to house, some branches touching house. Ivy and deadwood throughout. Remove to facilitate development.	C (3)	3.4m	35.5m ²
T34 Norway maple (<i>Acer platanoides</i>)	5m	220mm	N3m E3m S3m W3m	2m	SM	Fair	Fair	Low	10+	Self-set small tree in typical form and vigour. Visually, a low-quality tree. Remove as part of future landscaping.	C (2)	2.6m	21.9m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T35 Norway maple	5m	190mm 100mm 140mm	N3m E3m S3m W3m	1m	SM	Fair	Fair	Low	10+	Self-set tree, with multiple stems with included unions. Poor form, limited useful life expectancy. Remove as part of future landscaping.	C (2)	3.1m	29.7m ²
T36 Tulip tree (<i>Liriodendron tulipifera</i>)	8m	650mm	N9m E6m S8m W7m	2m	M	Fair	Poor	Low	10+	Sound base. Stem with decay cavity at 1.5m with unidentifiable fungus. Crown with several historic limb failure wounds, little woundwood. Deadwood throughout. Retain but defects have limited its safe useful life expectancy.	C (2)	7.8m	191.1m ²
T37 English oak	8m	180mm 260mm	N4m E5m S5m W2m	1m	SM	Fair	Fair	Low	10+	Two trees forming one crown. Asymmetric form under canopy of T 38. Typical vigour. Retain and protect.	C (1)	3.8m	45.2m ²
T38 English oak	14m	410mm	N4m E3m S6m W5m	1m	SM	Good	Good	Moderate	40+	Sound base and stem. Crown in typical form and vigour, deadwood throughout. Retain and protect.	B (2)	4.9m	76.0m ²
T39 Silver birch (<i>Betula pendula</i>)	16m	260mm 300mm	N3m E3m S5m W4m	1m	M	Good	Good	Moderate	20+	Twin stemmed from ground level, with good union. Crown in typical form and vigour, deadwood throughout. Retain and protect.	B (2)	4.8m	71.3m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T40 Norway maple	8m	180mm	N3m E3m S3m W2m	1m	SM	Fair	Fair	Low	10+	Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	C (2)	2.2m	14.7m ²
T41 Beech (<i>Fagus sylvatica</i>)	6m	220mm	N4m E4m S3m W3m	1m	SM	Good	Fair	Moderate	20+	Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	2.6m	21.9m ²
T42 English oak	5m	150mm 150mm 220mm	N5m E4m S5m W5m	1m	SM	Good	Good	Moderate	20+	Three trees forming one crown. Typical form and vigour. Retain and protect.	B (2)	3.7m	42.3m ²
T43 Norway maple	4m	140mm	N3m E3m S3m W3m	1m	SM	Fair	Fair	Low	10+	Self-set tree in typical form and vigour. Retain and protect.	C (2)	1.7m	8.9m ²
T44 English oak	26m	960mm	N8m E9m S10m W9m	2m	M	Good	Good	High	40+	Sound base and stem. Low crown over access driveway. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (1)	11.5m	416.9m ²
T45 English oak	24m	710mm	N5m E8m S7m W10m	2m	M	Good	Good	High	40+	Sound base and stem. Crown in typical vigour for species, slightly suppressed form between adjacent Oaks. Deadwood throughout. Retain and protect.	B (2)	8.5m	228.0m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T46 English oak	24m	930mm	N7m E9m S8m W10m	2m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	11.2m	391.3m ²
T47 English oak	18m	750mm	N4m E7m S4m W8m	4m	M	Fair	Fair	Moderate	20+	Sound base. Ivy throughout. Suppressed crown between adjacent Oaks. Crown in low vigour, deadwood throughout. Retain and protect.	C (2)	9.0m	254.5m ²
T48 English oak	22m	630mm 720mm	N5m E9m S7m W12m	2m	M	Good	Fair	Moderate	20+	Sound base, with two stems from ground level, fusing at 2m. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	11.5m	414.1m ²
T49 English oak	20m	640mm 620mm	N5m E9m S5m W9m	2m	M	Good	Good	Moderate	40+	Sound base, with two stems from ground level with good union. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	10.7m	359.2m ²
T50 English oak	22m	1180mm 480mm	N5m E9m S12m W10m	2m	M	Good	Good	High	40+	Two stems from ground level, smaller extends over access gate. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (1)	15.0m	706.9m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T51 Norway maple	5m	280mm	N3m E3m S3m W3m	3m	SM	Fair	Fair	Low	10+	Growing within tree group 3, self-set tree in typical form and vigour. Retain and protect.	C (2)	3.4m	35.5m ²
T52 Robinia (<i>Robinia pseudoacacia</i>)	6m	250mm	N3m E3m S3m W3m	3m	SM	Fair	Fair	Low	10+	Growing within tree group 3. Appears in typical form and vigour for species. Retain and protect.	C (2)	3.0m	28.3m ²
T53 Norway maple	5m	240mm	N3m E3m S3m W3m	2m	SM	Fair	Fair	Low	10+	Twin stemmed from 1.5m with included union. Crown in typical form and vigour. Retain and protect.	C (2)	2.9m	26.1m ²
T54 English oak	18m	1090mm	N14m E12m S7m W12m	2m	M	Good	Good	High	40+	Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	A (2)	13.1m	537.5m ²
T55 English oak	18m	950mm	N7m E9m S8m W9m	2m	M	Good	Good	Moderate	40+	Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (1)	11.4m	408.3m ²
T56 English oak	10m	550mm	N8m E10m S6m W3m	1m	M	Fair	Fair	Low	20+	Stem leans to the east with overextended branches, some lower limbs historically cut back to stubs. Crown in typical vigour for species, deadwood throughout. Retain and protect.	C (2)	6.6m	136.8m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T57 Hazel (<i>Corylus avellana</i>)	4m	350mm est	N7m E10m S6m W10m	0m	M	Fair	Fair	Low	10+	Densely multi stemmed Hazel tree situated either side of rear access gate, in typical form and vigour. Retain and protect.	C (2)	4.2m	55.4m ²
T58 Ash	16m	900mm est	N6m E8m S5m W8m	2m	M	Fair	Fair	Low	10+	Dense ivy throughout, limiting inspection. DBH estimated. Crown in poor form and vigour with deadwood throughout. Retain and protect.	C (2)	10.8m	366.4m ²
T59 English oak	20m	1070mm 870mm	N11m E8m S12m W10m	2m	M	Good	Good	High	40+	Two stems from ground level. Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	A (2)	15.0m	706.9m ²
T60 Goat willow (<i>Salix caprea</i>)	5m	240mm 430mm	N7m E5m S6m W4m	2m	SM	Fair	Fair	Low	10+	Multi stemmed from ground level. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	C (2)	5.9m	109.7m ²
T61 English oak	4m	380mm	N3m E3m S3m W3m	1m	SM	Good	Fair	Low	20+	Third party tree, historically reduced to shape and regularly trimmed. Typical vigour. Retain and protect.	B (3)	4.6m	65.3m ²
T62 Eucalyptus	8m	430mm	N5m E5m S5m W5m	3m	SM	Fair	Fair	Low	20+	Third party tree, overhanging into site. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	5.2m	83.6m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T63 Norway maple	5m	150mm 170mm	N2m E3m S3m W3m	1m	SM	Fair	Fair	Low	10+	Two self-set trees in typical form and vigour for species. Retain and protect.	C (2)	2.7m	23.3m ²
T64 English oak	18m	510mm	N6m E5m S7m W4m	3m	M	Fair	Fair	Moderate	20+	Third party tree adjacent to boundary. Sound base and stem. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	6.1m	117.7m ²
T65 Beech	16m	360mm	N6m E5m S4m W3m	1m	M	Fair	Poor	Low	10+	Historically twin stemmed tree, stem on south side failed with large decaying tear wound from 1m to base. Remaining crown in good vigour. Limited useful life expectancy. Retain and protect.	C (2)	4.3m	58.6m ²
T66 English oak	18m	500mm	N3m E4m S6m W3m	1m	M	Good	Good	Moderate	20+	In suppressed form between adjacent trees. Deadwood and ivy throughout crown. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	6.0m	113.1m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
T67 English oak (<i>Quercus robur</i>)	16m	720mm	N3m E8m S10m W8m	2m	M	Fair	Fair	Moderate	20+	Sound base, twin stemmed from 1m with good union. Crown in asymmetric form to the south-west. Historically cut away from adjacent power lines. Deadwood throughout. Retain and protect.	B (2)	8.6m	234.5m ²
T68 English oak (<i>Quercus robur</i>)	16m	950mm est	N8m E7m S10m W6m	2m	M	Good	Good	Moderate	40+	Third party tree adjacent to access. Low crown over driveway. Dense shrubbery surrounding base and stem, dbh estimated. Crown in typical form and vigour for species, deadwood throughout. Retain and protect.	B (2)	11.4m	408.3m ²
TG1 Leylandii	6m	240mm est	See plan	0m	SM	Fair	Fair	Low	10+	Group of Leylandii hedges. Western section left to mature to trees, remaining has been trimmed as hedge. Typical form and vigour. Remove a small end section to facilitate the construction of a ha-ha. Retain and protect the remainder and continue with the trimming regime.	C (2)	2.9m	26.1m ²
TG2 Sweet chestnut, Oak, Hazel, Thorn, Maple	8m	400mm	See plan	0m	SM	Good	Good	Moderate	20+	Small wooded area to west of site. Typical form and vigour throughout. Retain and protect.	B (3)	4.8m	72.4m ²

Tree	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category	RPA Radius	RPA m2
TG3 Hawthorn, Holly	5m	240mm	See plan	0m	SM	Fair	Poor	Low	10+	Dense group of Thorn and Holly trees along rear of barn. In poor form and vigour. Good habitat. Retain and protect.	C (2)	2.9m	26.1m ²
TG4 Oak, Hawthorn, scrub understorey	To 15m	250 – 300mm average	See plan	0m	M	Fair	Poor	High	10+	Remnant hedge line of mainly oak with some understorey scrub of hawthorn and self-set woody stems. Retain and protect.	C (2)	4.8m from each stem	71.3m ² for each stem

The comments made with regard to the health of the trees within this report were correct at the time of inspection. Trees are dynamic structures and changes can occur in response to biological, mechanical or environmental changes at any time. This report has been written in accordance with the criteria as laid out in BS5837:2012.

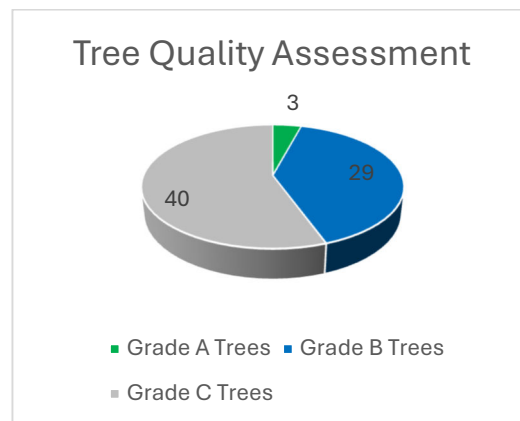
Key to terms.

- Identification numbers have been used and correspond to the site plan shown at **Appendix 1**.
- Vegetation type has been categorized as one of the following: Tree (T), Hedge (H), Shrub (S), Group (TG), Stump (ST)
- Species are listed by common and botanical name where appropriate.
- Where possible, measurements have been made in accordance with the conventions detailed below. Where this was not possible, due to site conditions or the vegetation being in third party ownership, dimensions have been estimated. * Indicates estimated measurement.
- Height has been estimated to the nearest half metre.
- Stem diameter (of single stem trees and multi stemmed trees) has been measured at approx. 1.5m and recorded in millimetres. Where this was not possible the actual height where the diameter was measured is recorded. GL = Ground Level.
- Crown spread has been recorded in metres.
- Age class has been recorded as follows:

Y	Young recently planted or establishing tree that could be transplanted without specialist equipment, i.e. up to 12-14cms-stem girth.
S/M	Semi mature. An established tree but one that has not reached its potential ultimate height and has significant growth potential.
E/M	Early mature. A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread, and has a safe life expectancy.
M	Mature. A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy.
O/M	Over mature. A senescent or moribund specimen with a limited safe life expectancy. Possibly also containing significant structural defects with attendant safety and/or duty of care implications.
- Physiological Condition has been recorded as Good, Fair or Poor.
- Recommendations for tree management have been based on current Arboricultural Best Practice as set out by the Arboricultural profession and all relevant publications.

5.0 TREE QUALITY ASSESSMENT

Sixty eight individual trees and four groups on site have been surveyed for planning purposes and categorized according to BS5837: 2012 as a guide to their condition. They are coloured on the plan attached at **Appendix 1** to indicate their category and the colours are explained in the key of the plan. The full tree quality assessment chart, which gives a more detailed explanation of the definition of the subcategories, has been attached at **Appendix 2**.



5.1 Category A Trees

These trees are of high quality, in good condition and are capable of making a substantial contribution of up to 40 years.

5.2 Category B Trees

These trees are of moderate quality with an estimated remaining life expectancy of at least 20 years. They may have been previously managed and no longer exhibit their natural form, or they have been downgraded because of impaired condition such that they are unlikely to be suitable for retention for beyond 40 years.

5.3 Category C Trees

BS5837:2012 defines Category C trees as those that are *“of low quality with an estimated remaining life expectancy of at least 10 years”*. According to the descending hierarchical assessment methodology of BS5837:2012, trees across the site which have been given a C grade have *“impaired condition”* which prevents them from qualifying in a higher category. They provide structure to the site, but they are generally unremarkable trees with historically limited or poor management and may require remedial work in the future to maintain their safety. Some may be young trees with a stem diameter below 150mm.

6.0 ROOT PROTECTION AREAS

- 6.1 In accordance with BS5837:2012, the root protection areas (RPA) of the trees have been calculated and shown in the previous table and on the plan attached at **Appendix 3**. This is the minimum area in m², which if being retained, should ideally be left undisturbed around the trees to ensure their safe retention during the development process. It is calculated as an area equivalent to a circle with a radius twelve times

stem diameter. Where the tree is growing next to structures such as roads, walls, buildings etc, it would be expected that the shape of the RPA be altered (but not reduced in size) to take into account the area of ground that the roots are most likely exploiting. In some circumstances, the incorporation of hard surfaces and other construction can take place within the RPA.

7.0 LEGAL CONSTRAINTS

- 7.1 The site is outside a Conservation Area and the Wokingham Borough Council online mapping system show that there are no Tree Preservation Orders on the site. At the time of writing therefore, there were no statutory controls on the trees on the site.

However, Developers and future Homeowners need to be aware of the Planning practice guidance on Biodiversity Net Gain. The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021, and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

Appropriately worded planning conditions and planning obligations therefore attached to any grant of permission will put in place the need for monitoring and enforcement of biodiversity net gain, particularly in relation to the maintenance of existing trees and the monitoring of significant onsite habitat enhancements and registered offsite biodiversity gains (if any). If trees within this report have been included in a Biodiversity Net Gain calculation therefore, Developers and homeowners must understand that the BNG process involves a 30-year commitment to habitat creation and maintenance and obtain proper consent for any tree removal work in the future from Wokingham Borough Council.

8.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

8.1 Description of Proposed Development

It is proposed to demolish the existing dwelling and some of the older farm buildings and re-develop the house with several new buildings and associated infrastructure.

8.2 Drawings Used

An existing site layout plan was used to show the location of the trees on the Tree Quality Assessment Plan (**Appendix 1**). The proposed site layout plan was used to show the root protection areas (**Appendix 3**) and the Tree Protection Plan (**Appendix 4**).

8.3 Trees in Relation to Proposed Development

The proposed scheme will see the loss of seven C grade trees and one B grade tree. The removal of the B grade Mulberry tree (T32) is necessary as it will not be compatible with the future proposal. Trees are naturally growing and shedding organisms (BS5837:2012 5.3.4 paragraph 3) and it is highly likely that a conflict will arise between the occupants of the proposed building and T32 because of its seasonal leaf and fruit debris and tendency to drop branches as it matures. Apprehension will be caused to

future occupiers of the nearby building, resulting in pressure for the removal of the tree. If left in situ, this tree would not be able to develop naturally and therefore, its removal and replacement elsewhere on site, is preferred.

8.4 Tree Surgery Work

T27 Cherry, T28 Plum, T29 Apple, T32 Mulberry, T33 Plum, T34 and T35 Norway Maple and a small end section of TG1 Leylandii will be removed.

The lowest branches of several trees bordering the driveway are potentially vulnerable to damage from passing vehicles / machinery during construction. To reduce the risk of accidental damage, the trees will be crown lifted to 5m by tip pruning where they overhang the driveway. The proposed pruning is minor and will not affect the health or appearance of the trees.

Minor remedial work and on-going inspection to all of the trees will be carried out going forwards as they have not been recently actively managed. It would be reasonable to expect the site owners to carry out some pruning to ensure the safety of trees, to enhance the crown forms and to re-establish a regime of pruning to vegetation such as TG1 Leylandii, regardless of whether the site is developed. A good tree surgeon would carry out such pruning so that the visual amenity and form of the trees and hedgerows was not compromised.

8.5 Changes in ground surface and ground level within RPA's

There will be a change of surface within the RPAs of T36, T44 – T47 with the removal of the old farm buildings and re-development in this part of the site. The trees have grown and adapted to the existing foundations and it is likely that they will not be rooting significantly under the footprints of the existing buildings. Demolition and re-build will take place carefully and under the supervision of the retained Arboriculturist and any roots encountered will be cut cleanly with hand tools.

8.6 Tree Protection Detail

Soil compaction can be caused by various construction-related activities such as storage of materials and the use of heavy machinery (or even heavier than normal footfall during works). It is harmful to tree roots because it reduces gaseous exchange and the availability of water and nutrients. To avoid soil compaction affecting the retained trees at this site, all vulnerable areas will be separated from the working area by protective fencing (this will also protect the stems of the trees).

As such, a construction exclusion zone (CEZ) will be designated on site by using protective barriers to ensure the safe retention of the trees to be retained. These barriers will be in accordance with BS 5837: 2012 and will guard against impact damage to the trunks and branches and will protect the below ground rooting environment so that the soil structure remains viable for root growth and not compacted by construction operations. Where possible, the positions of the barriers should be based on a distance equivalent to the radius of each tree's RPA. The location and type of tree protection to be used is shown on the Tree Protection Plan attached at **Appendix 4**.

Space for construction work, mixing and material storage will be designated on site away from the construction exclusion zone as defined by the protective barriers.

8.7 Infrastructure Detail

Access

The existing access will be utilised. It has been formed from tarmac and is heavily consolidated from years of vehicular use and the adjacent trees have adapted to this ground conditions. If considered necessary by the LPA, the driveway surface can be re-enforced with temporary ground protection during the works.

Services

No specific detail about the proposed service routes is available at the time of writing. They will be designed in such a way as to either connect directly to existing underground services (with no further excavations) or be connected to existing services using a route outside the construction exclusion zones of trees shown to be retained. If the existing services within RPAs require upgrading, care shall be taken to minimise disturbance and where practicable, trenchless techniques employed; only as a last resort should open excavations be considered. Where existing services within RPAs are deemed not satisfactory for any further use, they should be left in situ rather than being excavated or removed. No dig techniques in line with NJUG 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees', to be used for installation of services if installed or modified within the RPAs of any retained tree. All work within the RPAs is to be supervised by the project Arboriculturalist. A method statement of how the services are to be established must be submitted to and agreed in writing by Wokingham Borough Council if required.

8.8 Foundation Design

The foundations will be of conventional build methodology, appropriate to the ground conditions and design.

8.9 Landscaping

The site is well stocked with existing trees and shrubs that are being retained as part of the proposals, so a major new planting scheme is not considered necessary. However, new soft landscaping could be carried out to mitigate for the loss of the seven C grade trees and one B grade tree if the Local Planning Authority required. It would be expected that details of this planting would be submitted in accordance with a suitably worded pre-commencement planning condition if needed.

8.10 Policy Checklist – Wokingham Borough Core Strategy (Adopted January 2010)

The site is not a Site of International Nature Conservation importance or a Site of Special Scientific Interest. No tree species of rarity will be lost because of the development. The site does not fall within the Greenbelt and the proposal does not result in the loss of significant hedgerows or woodland and it will not have an adverse effect on public amenity.

The removal of the smaller ornamental fruit trees (T27, T28, T29, T32, T33, T34 and T35) is necessary to facilitate the scheme however, they could easily be replaced as part of the future landscaping of the site. The significant and important trees are being retained and respected as part of the proposed layout and it is considered that the

proposal is compatible with their existing and future growth. No ancient woodland or ancient or veteran trees are to be lost as a result of the proposals.

If relevant, the Landscape Biodiversity Accounting Metric has been provided by others.

9.0 CONCLUSIONS

- 9.1 The surveyed trees range from low to moderate quality. Some could benefit from some minor remedial work or on-going inspection as they have not recently been actively managed. It would be reasonable to expect the site owners to carry out some pruning to enhance the crown forms regardless of whether the site is developed or not.
- 9.2 The removal of seven trees graded C, one Mulberry tree graded B in accordance with BS5837:2012 (all easily replaceable fruit trees) and the end section of C grade TG1 Leylandii is preferred to facilitate the scheme and as part of the future landscaping of the site. These trees are internal to the site and it is considered that their removal would not have a negative effect upon the vista from outside the plot. All tree work is to be carried out in line with the current British standard for Tree Work BS 3998 by qualified Arborists.

Glossary

Adventitious Growth	New growth arising from dormant or new buds directly from main branches/stems or trunks
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

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The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

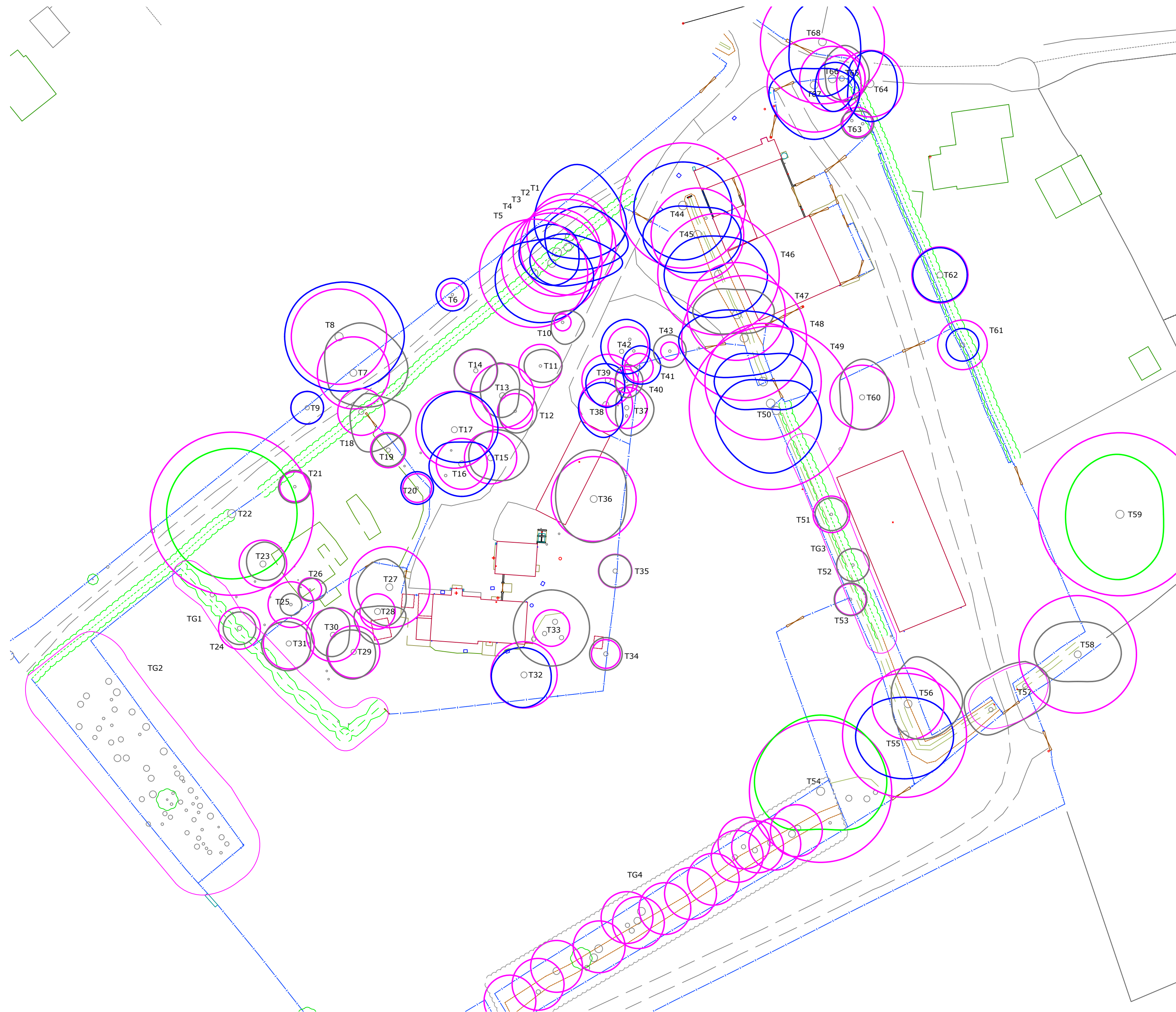
Sarah Venners has worked in the arboricultural profession for twenty-eight years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

Master's degree in forestry from The Oxford Forestry Institute, Oxford University. (MSc For. Oxon).

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric).

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).





- Key
- Trees of high quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 40 years
 - Trees of moderate quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 20 years
 - Trees of low quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 10 years
 - Trees in irreversible decline
 - Likely spread of roots calculated in accordance with BS5837:2012 (m2) 'Root Protection Area'

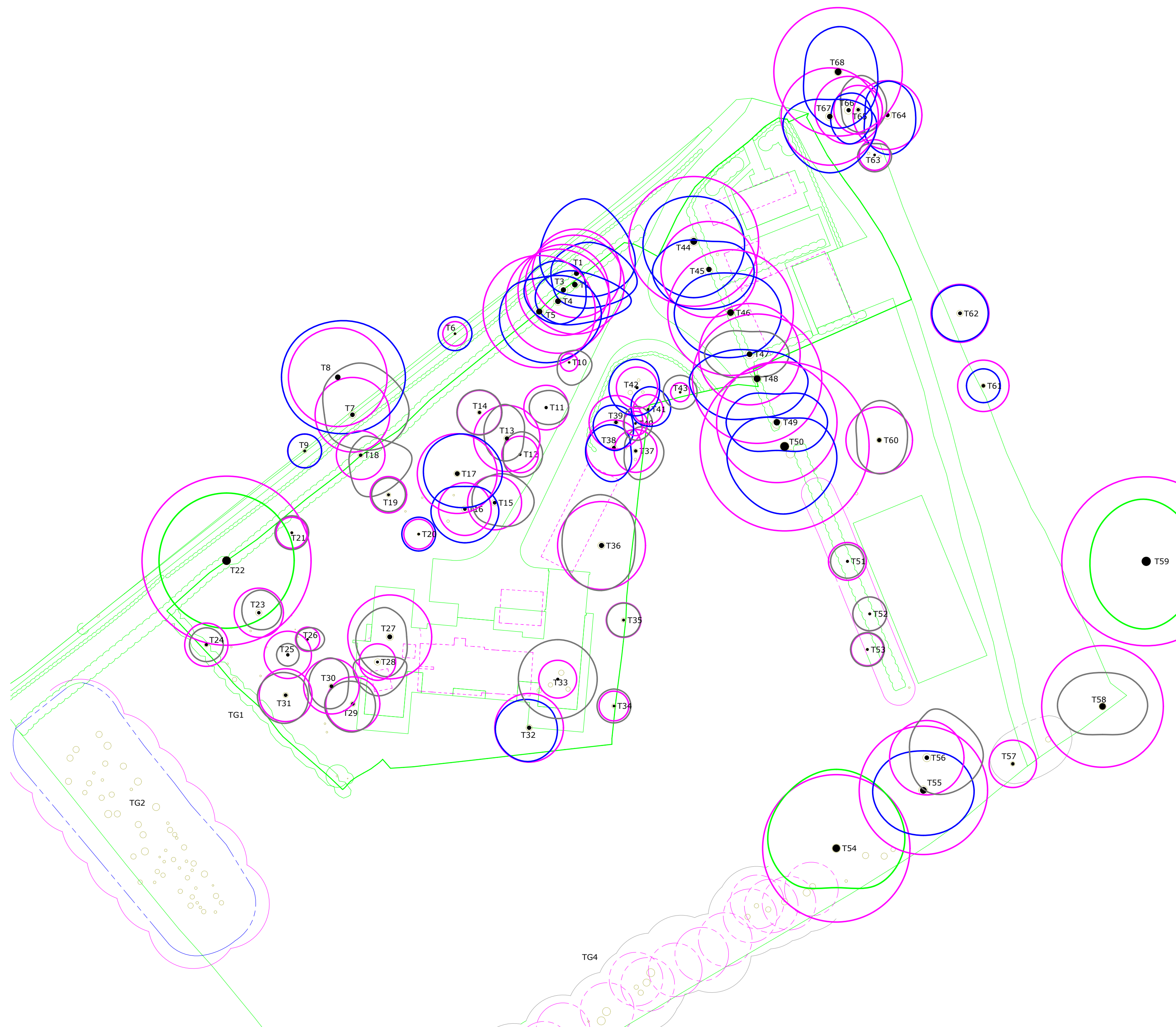
- Tree location and survey number
- Canopy spread (m) and quality (see key for colour coding)
- Likely spread of roots calculated in accordance with BS5837:2012 m2



Scale: 1:500	
Warren Crest Farm, Finchampstead	
Appendix 1	
Tree constraints on the existing layout	
April 2025	
Sheet:	Rev.
Size:	A2

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.	See Table 2
1 Mainly arboricultural qualities		
2 Mainly landscape qualities		
3 Mainly cultural values, including conservation		
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
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
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 with material conservation or other cultural value
	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



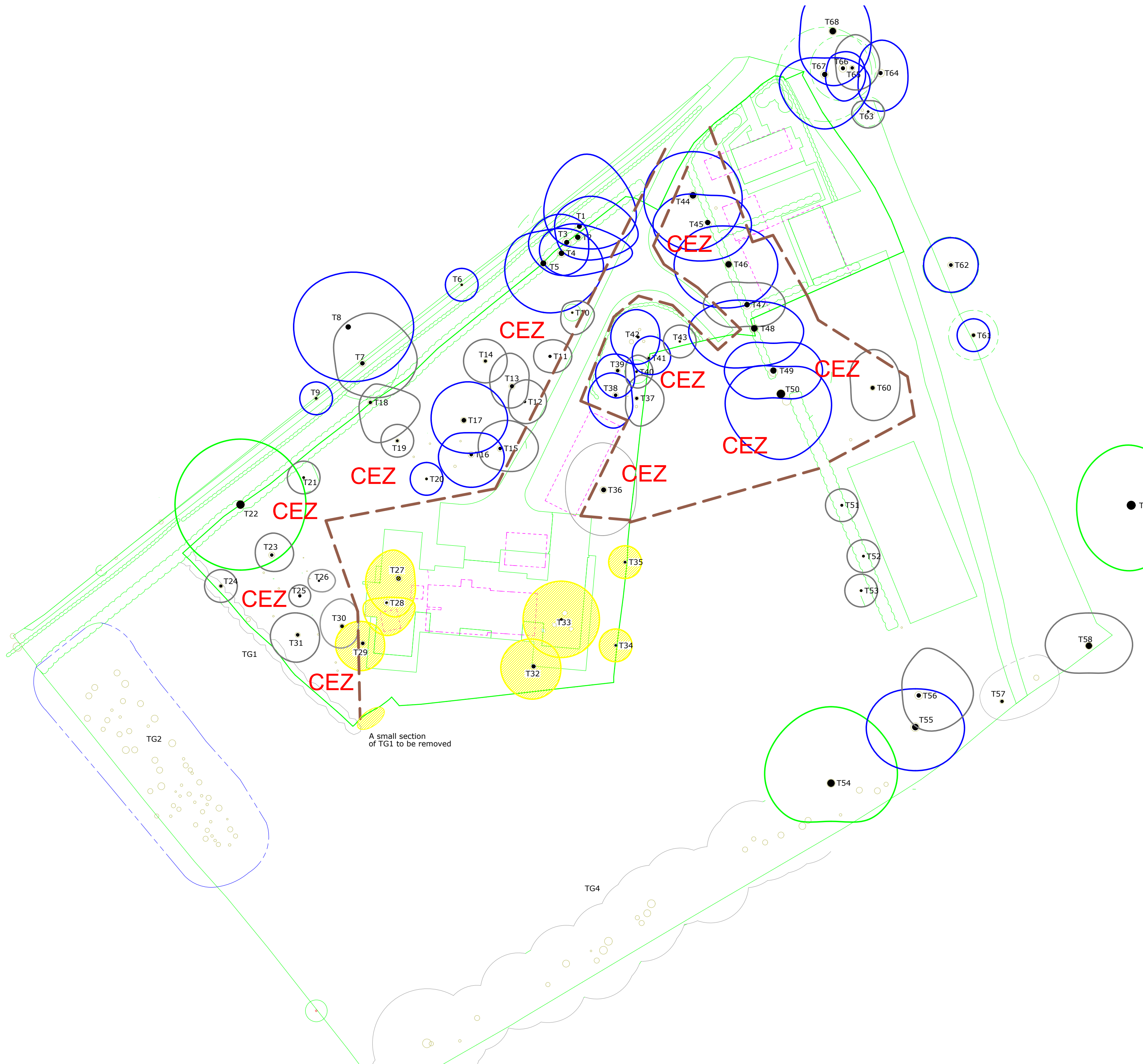
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 - Trees in irreversible decline
 - Likely spread of roots calculated in accordance with BS5837:2012 (m2) 'Root Protection Area'

- Tree location and survey number
- Canopy spread (m) and quality (see key for colour coding)
- Likely spread of roots calculated in accordance with BS5837:2012 m2

- Buildings to be demolished
- Proposed new buildings



Scale: 1:500	
Warren Crest Farm, Finchampstead	
Appendix 3	
Tree constraints on the proposed layout	
April 2025	Sheet: 1
Size: A2	Rev. 1



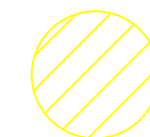
Key

CEZ

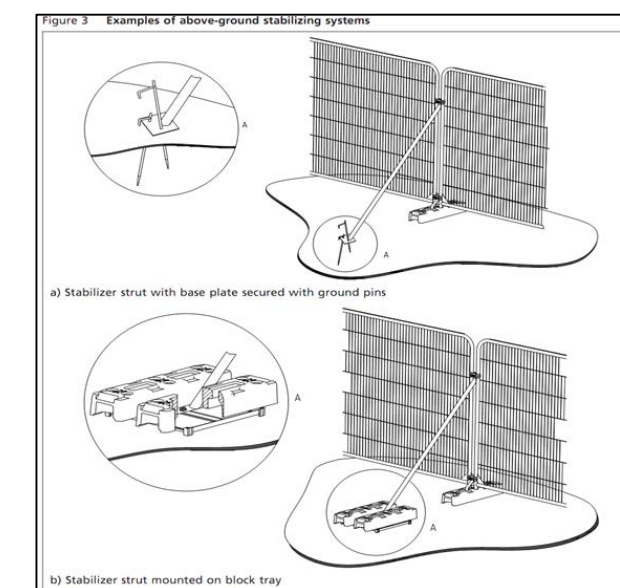
CEZ - Construction Exclusion Zone. No construction operations of any kind to take place within the fenced off area. No vehicular or pedestrian traffic. No storage of materials. No raising or lowering of soil levels. No cement mixing or washings. No fires.



Tree Protection Fencing in accordance with BS5837:2012 (see example illustration below)



Trees to be removed



Scale: 1:500

Warrens Crest Farm, Finchampstead

Appendix 4
Tree Protection Plan

revised September 2025

Sheet:	Rev.
	1
Size:	A2