

Arboricultural Report



Relating to:

11 Cypress Close, Finchampstead, Wokingham
RG40 3JW

Tree Survey	✓
Arboricultural Impact Assessment	✓
Arboricultural Method Statement	✓

All to BS5837:2012 – Trees in relation to design, demolition and construction - Recommendations

Produced For:
Daniel Sargeant

Ref: APA/AP/2025/035
Date: 11th April 2025

Prepared By:

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www.aparboriculture.co.uk

Contents

Section

Introduction

1

- Overview 1.1
- Key Issues for Implementation 1.2
- Contact Details 1.3
- Key Terms and Abbreviations 1.4
- The Proposal/Relevant Planning History 1.5
- Brief and Purpose 1.6
- Scope 1.7
- Documents Supplied and Used 1.8
- Site Details 1.9

Tree Survey

2

- Survey Method 2.1
- Tree Details 2.2
- Legal Protection Status of Trees 2.3

Arboricultural Impact Assessment

3

- Overview of Arboricultural Impact 3.1
- Tree works 3.2
- Incursions Within RPAs 3.3
- Light and Proximity Issues 3.4
- Mitigation 3.5
- Conclusion 3.6

Arboricultural Method Statement

4

- Introduction 4.1
- Pre-Commencement Meeting 4.2
- Sequencing and Inspection/Supervision 4.3
- General Site Precautions 4.4
- Carrying out of Tree Works 4.5
- Tree Protective Fencing and Ground Protection 4.6
- Site Access and Hard Surfacing 4.7
- Demolition 4.8
- Underground Services 4.9
- Foundations and Construction 4.10
- Fencing and Landscaping 4.11
- Amendments 4.12

Appendices

Appendix 1 – Tree Survey Schedule to BS5837:2012

Appendix 2 – Tree Protection Plan - Scale 1:250 at A3

Appendix 3 – BS5837 Categorisation System

BS 5837:2012



BSI Standards Publication

Trees in relation to design, demolition and construction – Recommendations

✓ BS5837: 2012 compliant report, supplied electronically as pdf document

This report is for the exclusive use of the client and those involved in the submission and approval of the planning application to which the report relates and the implementation of any consented works. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without the express consent of APArboriculture

Introduction

1.1 Overview

- The proposal is to erect a single storey rear extension following demolition of the existing conservatory and erect a part single, part two storey side extension
- A planning application is being submitted to Wokingham Borough Council for these works
- 3 trees and 1 hedge have been surveyed
- No trees or hedges are to be removed or pruned
- There is an incursion of new foundations within the RPA of off-site Cypress hedge H1
- Precautions are to be observed when installing the new foundations within the RPA of hedge H1 as detailed in the AMS
- The retained trees are to be protected during the development works in accordance with the BS
- A pre-commencement meeting is to be convened on site prior to any development related activity commencing

1.2 Key Issues for Implementation

If the proposed development works are implemented, these are the key issues that the project manager/builder will need to be aware of:

- ***A pre-commencement meeting needs to be convened on site prior to any construction related activity starting (Section 4.2)***
- ***The tree protective fencing needs to be in place prior to any demolition or construction related activity starting (specifications given in Section 4.6)***

- ***Some of the works need to be carried out under the direct supervision of a suitably qualified and experienced arboricultural consultant (Section 4.3)***

1.3 Contact Details

Contact	Name	Company/LPA	Tel. / E-mail address	Sent report
Client	Daniel Sargeant	-	-	✓
Architect/Planning Agent	Ellen Cullen	Fluent Architectural Design Services Ltd	01932 629522 ellen.cullenr@fluent-ads.co.uk	✓
Arboricultural Consultant	Andrew Pinchin	APArboriculture	01932 450104 aparboriculture@gmail.com	
LPA Tree Officer	Sarah Duckworth	Wokingham Borough Council	0118 9373 787 s.duckworth@wokingham.gov.uk	

1.4 Key Terms and Abbreviations

Arboricultural Impact Assessment - <i>An assessment of arboricultural impact</i>	AIA
Arboricultural Method Statement - <i>Contains the tree protection information</i>	AMS
British Standard 5837 2012: Trees in Relation to Design, Demolition and Construction – Recommendations – the relevant British Standard	The BS
Root Protection Area - <i>The volume of soil a tree needs to stay healthy</i>	RPA
Local Planning Authority - <i>The Council</i>	LPA
Tree Preservation Order - <i>A legal document that is used by the LPA to protect trees</i>	TPO

1.5 The Proposal/Relevant Planning History

The proposal is to erect a single storey rear extension following demolition of the existing conservatory and erect a part single, part two storey side extension.

A planning application is being submitted to Wokingham Borough Council for these works.

1.6 Brief and Purpose

This report has been commissioned by Daniel Sargeant to;

- Survey the trees/hedges in the vicinity of the proposed works in accordance with the BS.
- Assess the arboricultural impact of the proposed project.
- Present an effective tree protection strategy for the duration of the development works.
- Provide the necessary arboricultural information enable a planning application to be validated and determined.

1.7 Scope

The trees/hedges in the vicinity of the proposed works have been surveyed in accordance with the BS. Trees with a stem diameter over 75mm have been included.

The report is designed to fulfil the recommended criteria for the provision of arboricultural information in relation to the validation of planning applications (ref. Department for Communities and Local Government Circular 02/2008 and the associated guidance document entitled 'Validation of Planning Applications'.)

In addition to providing the necessary arboricultural information to enable a planning application to be validated and determined, the report is intended to be used as a working document for site personnel to inform and guide the tree protection process throughout the development works.

A full hazard assessment of the trees (including the assessment of decay or defects and their implications), has not been undertaken as this is considered beyond the scope of this report.

Detailed ecological considerations are also beyond the scope of this report.

1.8 Documents Supplied/Used

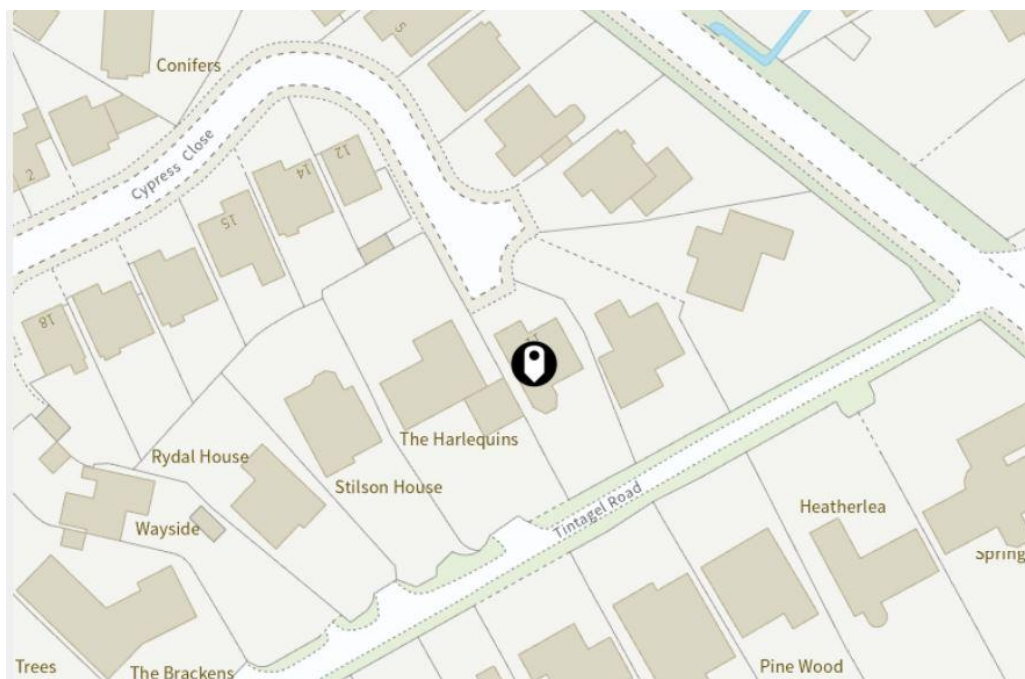
Document	Obtained From	Format/Ref
Existing and proposed plans	Fluent Architectural Design Services Ltd	Pdf & Dwg

1.9 Site Details

The site in question is within the administrative jurisdiction of Wokingham Borough Council. It lies in Cypress Close in Finchampstead, Wokingham.

In terms of levels, the site is essentially level with no inclines of significance from an arboricultural perspective.

Site Location Plan



2 Tree Survey

2.1 Survey Method

The trees were surveyed on 10th April 2025.

Locations of the trees/hedges were plotted with a laser measuring device using triangulation and trilateration techniques.

The trees were inspected from ground level using widely accepted Visual Tree Assessment techniques. No climbing inspections were undertaken. No samples of soil, tree tissue or suspected pests/pathogens were taken.

Heights of the trees were estimated by eye. Crown spreads at each of the four cardinal points were measured using a laser measuring device. The diameters of the trees were measured at a height of 1.5m above ground level (using a diameter tape) as per Annex C of The BS.

Photographs were taken on site using a digital camera.

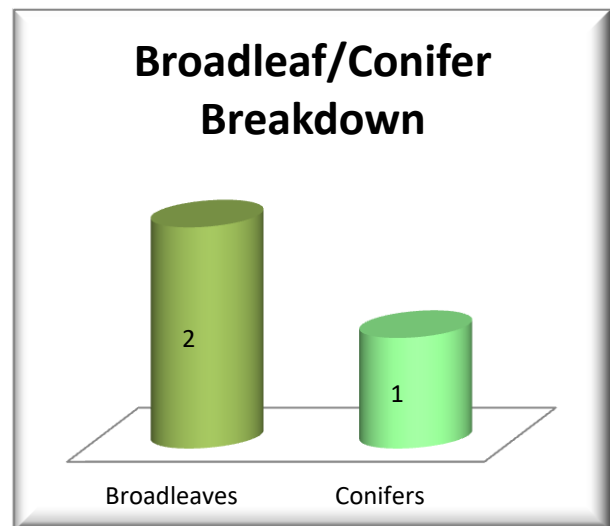
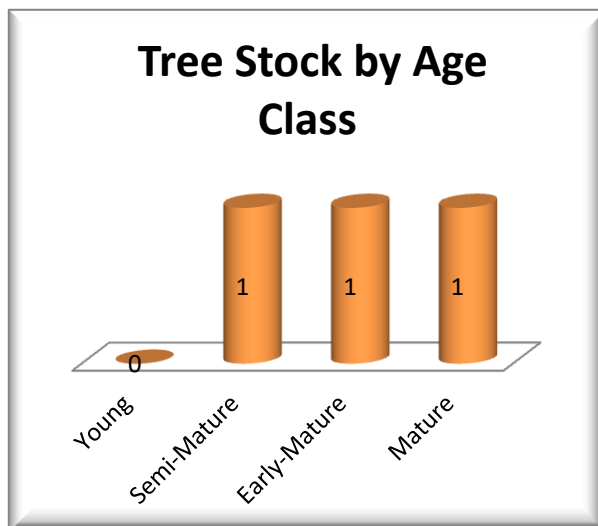
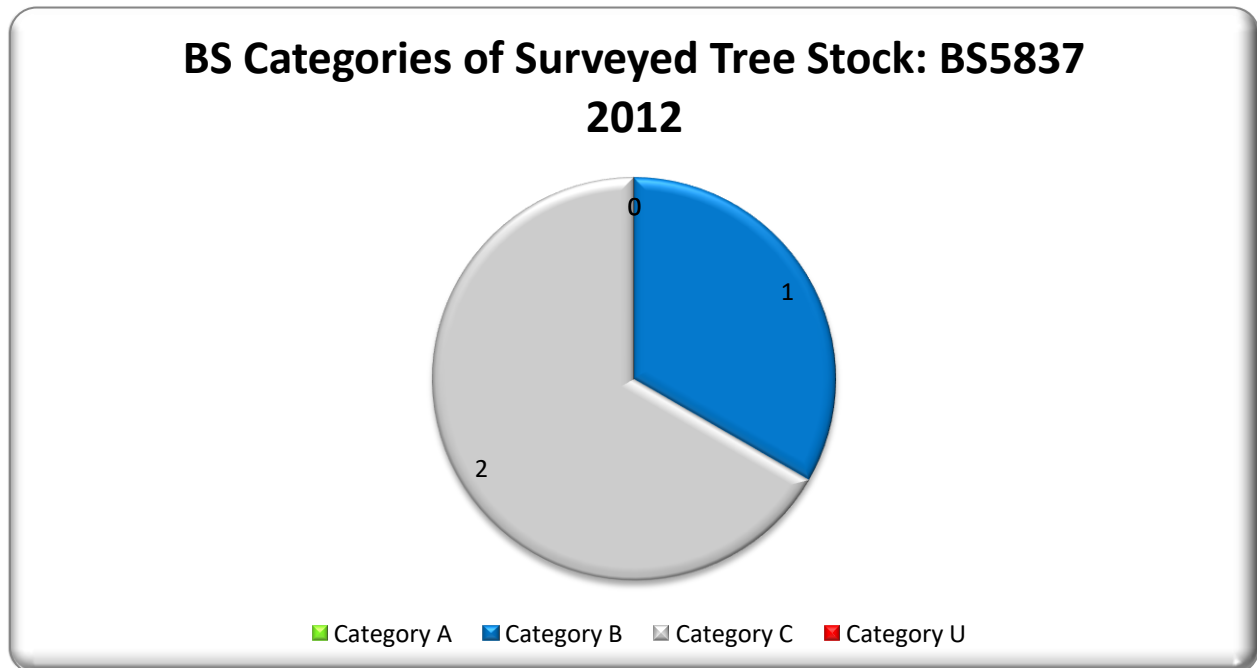
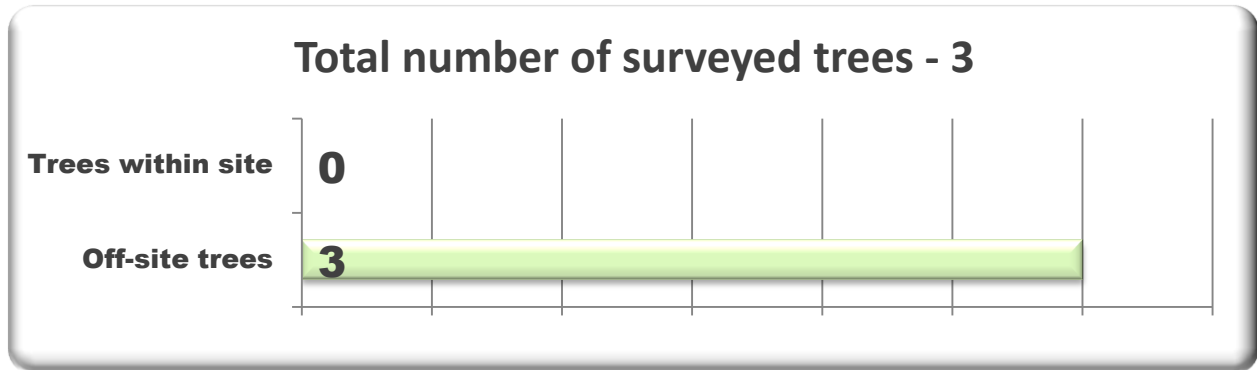
2.2 Tree Details

Full details of the surveyed trees and proposed works are given in the Tree Survey Schedule (Appendix 1). The locations of the trees are shown on the Tree Protection Plan (Appendix 2). The trees have been surveyed in accordance with the BS categorisation system, which can be summarised as follows:

- **Category A** – trees of high quality and value with a life expectancy of more than 40 years
- **Category B** – trees of moderate quality and value, with a life expectancy of more than 20 years
- **Category C** – trees of low quality and value, with a life expectancy of more than 10 years
- **Category U** – trees for removal, with a life expectancy of less than 10 years

- See Appendix 3 for more details on the BS5837 Categorisation System

An overview of the surveyed tree stock is as follows:



Nb. 1 hedge (off-site Cypress hedge H1) has also been surveyed.

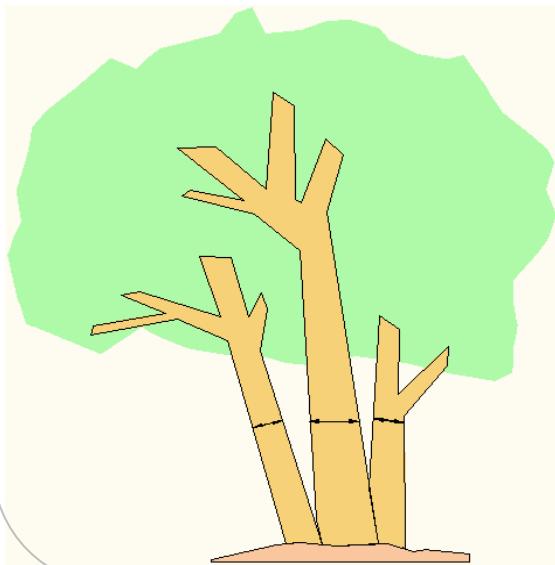
The RPAs of the trees have all been calculated in accordance with Annexe D of the BS and are given in the Tree Survey Schedule.

For single stemmed trees, the RPA radius is derived by multiplying the diameter of the tree at 1.5m above ground level by 12. For multi-stemmed trees, the RPA radius is derived by multiplying an equivalent stem diameter by 12. The formulae for calculating the equivalent stem diameters are as follows:

Equivalent stem diameter calculations for trees with multiple stems:

Trees with 2-5 stems: $\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$

Trees with 5+ stems: $\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$



All stems measured at 1.5m above ground level.

RPA radius derived by multiplying equivalent stem diameter by 12

As for single stemmed trees, shape may under some circumstances be modified (with sound arboricultural justification) as long as total area remains the same

The RPA is the area (given in m²) that contains sufficient rooting volume for a tree to survive and remain healthy. Disturbance within this area has the potential to impact significantly upon tree health and vitality.

Sections 4.6.2 and 4.6.3 of the BS provide for the shape of the RPA to be modified from the starting point of a circle where rooting patterns are likely to be eccentric, subject to the total area remaining the same.

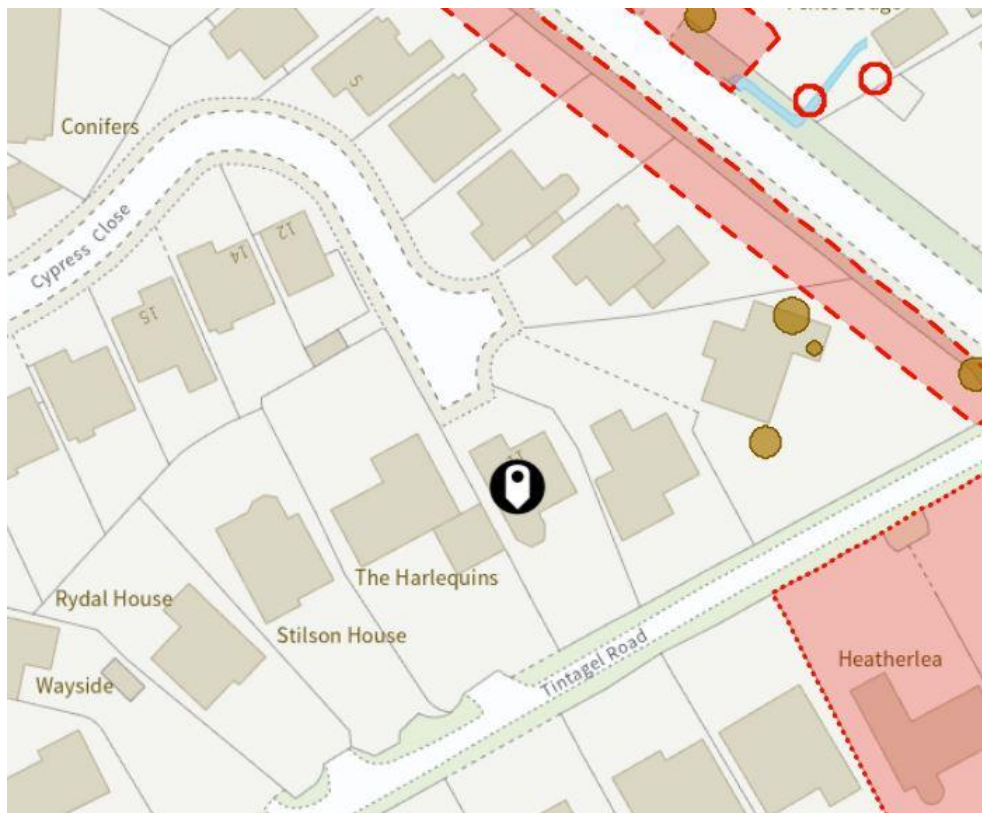
No RPAs have been modified in this instance.

2.3 Legal Protection Status of Trees

Type of Protection	Details/Ref.
Conservation Area	No
Tree Preservation Order	No

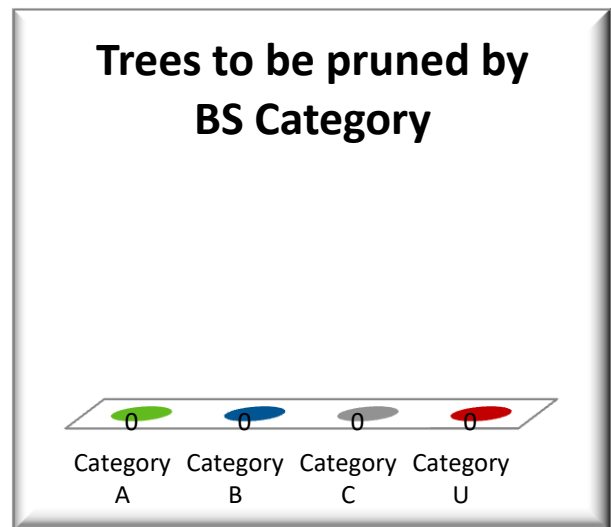
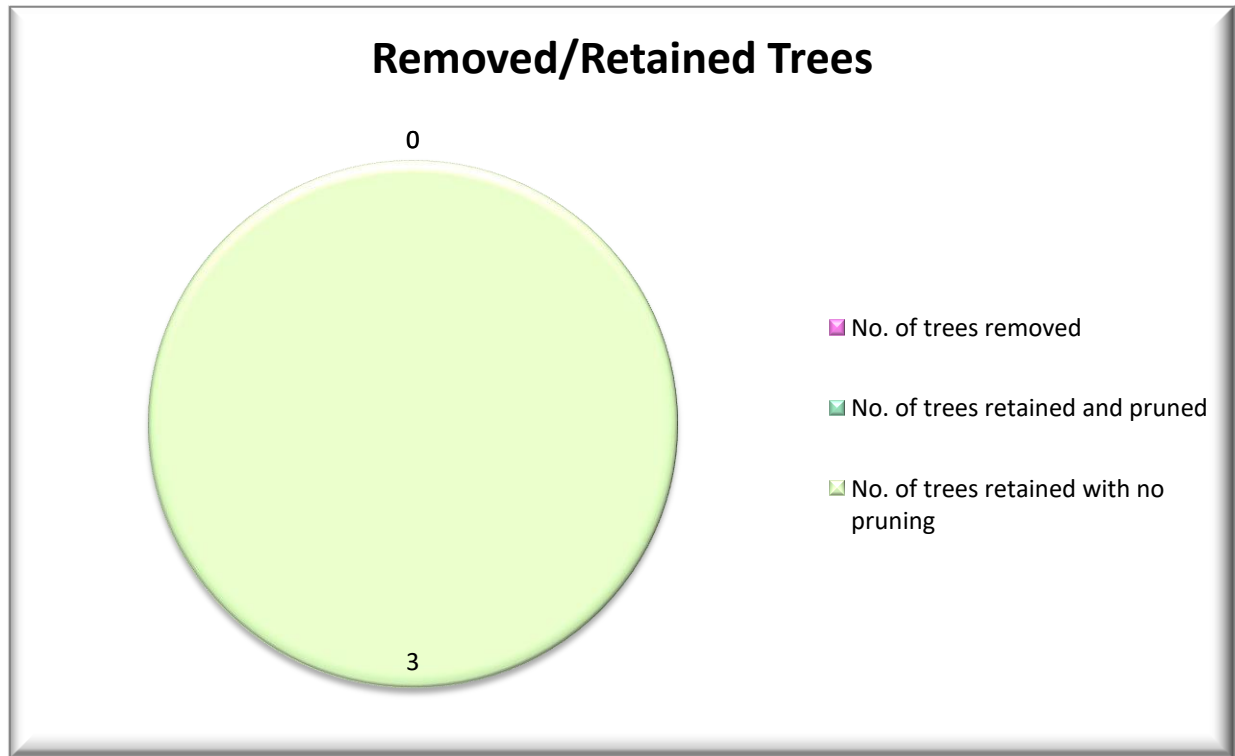
Information derived from Wokingham Borough Council website on 11th April 2025.

Screenshot from Wokingham Borough Council website showing no Conservation Area or Tree Preservation Orders within/immediately adjacent to property:



3 Arboricultural Impact Assessment

3.1 Overview of Arboricultural Impact



Number of trees with incursions within RPAs – 0 (1 hedge)

3.2 Tree Works

It will not be necessary to remove or prune any trees or hedges to facilitate the proposed works.

3.3 Incursions within RPAs

Incursions may be fully invasive (where a degree of root disturbance is considered acceptable) or low invasive (where specialist methods are used to limit the degree of disturbance).

The table below details the incursions and how they are to be dealt with:

Incursions into RPAs of Retained Trees/Hedges		
Type of Incursion	Trees affected	Action
New side extension foundations	Off-site Cypress hedge H1	Precautions to be observed when installing new foundations within RPA of hedge as detailed in AMS (including direct arboricultural supervision of works)

Nb. Use of a conventional foundation design is considered acceptable with certain precautions being observed when the works are carried out.

Given H1 is a Category C non-protected hedge of modest quality and landscape significance it is felt that it would be disproportionate to specify a specialist low invasive foundation design.

It is also the case that the incursion of new foundations only applies to one or two stems at the end of the hedge and the vast majority of the hedge will be completely unaffected.

Furthermore, the owner of the application site technically has a common law legal right to prune any roots of the hedge that extend over the boundary into his property.

3.4 Light and Proximity Issues

Section 5.3 of the BS is concerned with the proximity of structures to trees and recommends that buildings are sited at distances from trees that allow for future growth without significant problems being experienced. Issues referred to include shading of buildings and open spaces, seasonal nuisances (dropping of leaves and fruits etc.) and concerns over safety.

These issues can lead to pressure to heavily prune or remove trees in the future and LPAs will be mindful of this potential pressure when considering whether proposals for development in proximity to trees are acceptable.

On balance, the proposed single storey side/rear extension is considered to be situated at an acceptable distance from the retained trees and hedge. Hedge H1 has already been pruned back to the boundary line and no further pruning will be required.

3.5 Mitigation

No trees or hedges are to be removed and there are no specific proposals for soft landscaping/new planting.

3.6 Conclusion

Subject to full compliance with the AMS, the proposed works are considered supportable from an arboricultural perspective.

No trees are to be removed or pruned and the retained trees and hedge are to be afforded an adequate degree of physical protection during the development process in accordance with the BS.

Works within the RPA of off-site Cypress hedge H1 are to be carried out in an arboriculturally sensitive manner under direct arboricultural supervision.

4 Arboricultural Method Statement

4.1 Introduction

To safeguard the retained trees and hedge during the development process, the tree protection measures set out below will be adhered to. These will protect the rooting systems and aerial parts of the trees/hedge.

The essential principle is that the area inside the tree protective fencing and where ground protection has been used is to be protected for the duration of the works.

Any specialist methods referred to in this AMS are to be implemented in full and arboricultural inspection/supervision is to be carried out as detailed in the Sequencing and Supervision Section (Section 4.3).

A copy of this AMS will be maintained on site at all times and made available to all site personnel.

All site personnel will be made aware of the key implications of this AMS. The Arboricultural Consultant can give a 'tool-box talk' to site personnel if required to ensure that the tree protection details are fully understood.

As of 2005, Local Planning Authorities have powers to serve Temporary Stop Notices if agreed tree protection measures are not carried out. Adhering to this AMS will ensure that such costly and time consuming action is avoided.

4.2 Pre-Commencement Meeting

A pre-commencement site meeting, involving the Site Manager, the Arboricultural Consultant and the LPA Tree Officer will be held to ensure that all aspects of the tree protection process are understood and agreed.

Any potential problems can be discussed at this stage, along with the exact sequencing of events and the level of arboricultural inspection/supervision required.

The Arboricultural Consultant will communicate a record of the meeting to all parties by e-mail.

Matters to be discussed at Pre-Commencement Meeting

- Timing and sequencing of works
- Exact locations and specifications for tree protective fencing and ground protection
- Works within the RPA of off-site Cypress hedge H1
- Any other arboricultural issues

It will also be useful for all parties to exchange current contact details at the meeting

4.3 Sequencing and Inspection/Supervision

Sequencing of events and effective arboricultural inspection/supervision are important elements of the tree protection process.

Works that have the potential to affect retained trees/hedges (works within the RPA of Hedge H1) will be supervised by a suitably qualified and experienced Arboricultural Consultant.

The appointed Arboricultural Consultant will make a record of any visits to the site and will communicate details of each visit to the Client and the LPA. This will provide evidence of compliance and ultimately enable the LPA to discharge tree related planning conditions.

Key Stages with suggested sequencing of works:

- AMS issued to Site Manager/Building Company
- AMS read by all site personnel to ensure full understanding of implications. Any queries addressed by appointed Arboricultural Consultant
- Convening of pre-commencement meeting
- Tree protective fencing erected as per Tree Protection Plan

- Demolition and construction works carried out (with direct arboricultural supervision as detailed in AMS)
- Tree protective fencing removed
- Landscaping works carried out (if any)

Summary of Required Arboricultural Inspection/Supervision:

Activity	Level of monitoring/supervision required
Erection of tree protective fencing	Inspection of tree protective fencing by appointed arboricultural consultant
Installation of new side extension foundations within RPA of hedge H1	Direct supervision of works on site by appointed arboricultural consultant

4.4 General Site Precautions

The following points will be observed at all times:

- No fires will be lit within 10m of the canopies of retained trees.
- Notice boards, telephone cables or other services will not be attached to any parts of retained trees.
- Site operations will be planned to avoid damage to the aerial parts of trees. Particular care will be taken when using piling rigs and plant with booms, jibs and counterweights.
- Materials that contaminate the soil (e.g. concrete mixings, diesel oil, builders' sand and vehicle washings) will not be permitted to enter the RPAs of retained trees.

4.5 Carrying out of Tree Works

It is not proposed to carry out any tree or hedge works in connection with the project.

4.6 Tree Protective Fencing and Ground Protection

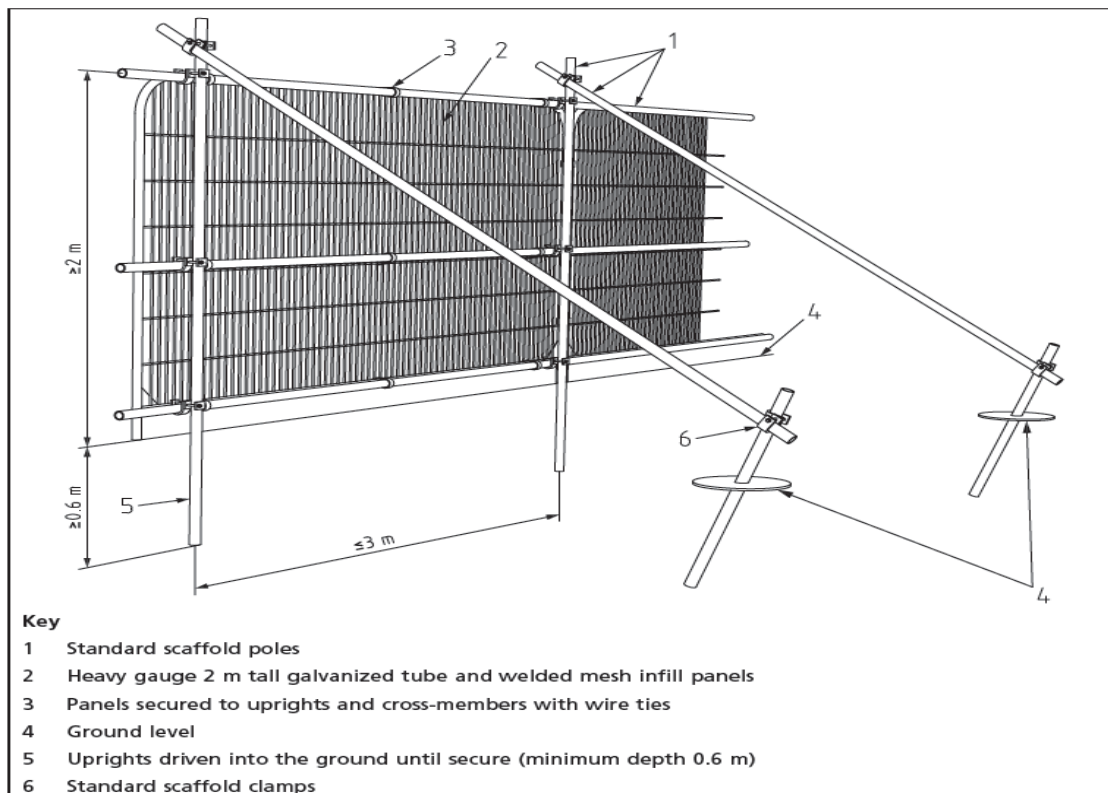
Tree protective fencing and ground protection are used to ensure that the RPAs of retained trees are safeguarded.

The required tree protective fencing is shown on the Tree Protection Plan (Appendix 2). The fencing will remain in position for the duration of the development and will only be moved/altered as agreed in writing by the LPA following arboricultural advice.

The tree protective fencing will be 2.0m Heras fencing as specified in the BS. The fencing will be supported by a scaffold framework with supporting struts firmed into the ground on the side of the trees.

The purpose of the supports is to prevent the fencing being moved during the development. Clear signs will be attached to the fencing (e.g. Tree Protection Area – Keep Out!).

Tree Protective Fencing Default Specification - BS5837: 2012



Braced Heras Tree Protective Fencing in situ – BS5837: 2012



It may *in some cases* be acceptable (e.g. on smaller sites) for rubber or concrete ‘feet’ at the base of heras fencing to be pinned to the ground or for short outriggers to be attached to the fencing and pinned to the ground in lieu of a full scaffold framework.

The exact specification of fencing that will be acceptable in this instance can be discussed at the pre-commencement meeting.

No ground protection will be required in this instance as the retained trees and hedge can be afforded an adequate degree of physical protection during the development process with the use of tree protective fencing and retention of existing site features.

4.7 Site Access and Hard Surfacing.

No hard surfacing is to be removed or installed within the RPAs of retained trees/hedges (other than removal of some paving within the RPA of hedge H1 which will not have any arboricultural implications as a conventional foundation design is to be used on the same footprint).

4.8 Demolition

The existing conservatory foundations are to be removed outside the RPAs of the retained trees/hedge and no specific arboricultural precautions will need to be observed during the demolition phase of the works.

4.9 Underground Services

It will not be necessary to install any new underground services within the RPAs of retained trees/hedges.

4.10 Foundations and Construction

The proposed side extension is within the RPA of off-site Cypress hedge H1 as shown on the Tree Protection Plan at Appendix 2.

For the reasons given in Section 3.3 use of a conventional foundation design is considered acceptable.

The following specific precautions are to be observed when installing the foundations within the RPA of the hedge:

- The works will be carried out under direct arboricultural supervision
- Hand tools only will be used for the excavation works within the RPA of the hedge for at least the first 800mm of depth
- Any roots that need to be severed will be cut cleanly with a sharp saw/secateurs to prevent ingress of decay fungi/other pathogens via shattered root ends
- The foundation trenches – where they fall within 0.5m of the RPA of the hedge - will be lined with heavy gauge polythene/damp-proof membrane to protect the rooting environment of the hedge from the potentially toxic effects of leaching concrete/cement

The exact manner in which the new foundations are to be installed within the RPA of the hedge and the precautions to be observed can be discussed and clarified at the pre-commencement meeting.

4.11 Fencing and Landscaping

During the landscaping phase of the project (if any landscaping works take place), the following precautions will be observed:

- Soil within the RPAs of retained trees/hedges (and where new tree planting is proposed) will not be compacted. This will preclude the use of heavy plant within RPAs unless suitable ground protection is used
- There will be no changes in ground levels within the RPAs of retained trees

- Unwanted vegetation within the RPAs of retained trees/hedges will be removed manually or using contact herbicides that will not damage tree roots
- No underground irrigation or drainage pipes will be installed within the RPAs of retained trees/hedges
- Care will be taken when carrying out planting works not to damage the roots of retained trees/hedges. All planting pits within RPAs will be dug by hand and hedging will not be trench-planted

It is not in this instance proposed to install any new fencing.

4.12 Amendments

Issues may arise on projects of this nature that require amendments to the previously agreed tree protection details. Any amendments to this AMS will be approved in writing by the LPA prior to being implemented. Copies of paperwork relating to any amendments will be communicated by the Arboricultural Consultant to the Client and LPA.

Appendix 1

Tree Survey Schedule





Tree Survey Schedule

Tel. 01932 450104

Site: 11 Cypress Close, Finchampstead, Wokingham RG40 3JW

LPA: Wokingham Borough Council

Date of Survey: 10th April 2025

BS5837: 2012 compliant survey by:
Andrew Pinchin
Ref. APA/AP/2025/035

Tree Ref	Common Name	Height	Crown Spread	Crown Height	Age Class	No. of Stems	Stem Diameter	RPA Radius	Vigour	Structural Condition	Landscape Value	BS Cat	Useful Life	Notes & Observations
H1	Cypress	6	1 1 1	0	SM	1	160 m	1.9	Normal	Fair	Low	C1, C2	20+	Off-site Cypress hedging; trimmed back to boundary on side of application site
No. of trees: 0														
Recommended Works: No works proposed														
Reasons for Works: N/A														
T2	Lawson Cypress	10	2 3 2	1.5	SM	2	170 e	2.0	Normal	Fair	Low	C1	20+	Off-site tree; twin-stemmed at base; of modest quality & landscape significance; at end of a row of Lawson Cypresses growing within neighbouring property
No. of trees: 1														
Recommended Works: No works proposed														
Reasons for Works: N/A														
T3	Oak	22	8 8 9	3	M	2	720 e	8.6	Normal	Fair	Medium	B1	20+	Off-site tree; twin-stemmed at base; small amount of Ivy on stems
No. of trees: 1														
Recommended Works: No works proposed														
Reasons for Works: N/A														
T4	Silver Birch	9	5 6 5	2	EM	1	420 e	5.0	Normal	Fair	Low	C1	20+	Off-site tree of modest landscape significance; heavily pruned in past; stem bifurcates at approximately 2m ht
No. of trees: 1														
Recommended Works: No works proposed														
Reasons for Works: N/A														

Total no. of surveyed trees: 3

Key to Tree Survey Schedule (BS5837: 2012)

Tree Ref. – Consecutive numbering. T = Individual Tree: G = Tree Group: H = Hedge

Species – Common or Latin name for tree

Height – Height of tree in metres

Crown Spread – Radial crown spread in metres at the four cardinal points (N E S W)

Crown Height – Height of lowest parts of crown above ground level in metres

Age Class – Young, Semi-Mature, Early-Mature, Mature, Over-Mature

No. of Stems – Number of stems over 75mm in diameter at 1.5m above ground level

Stem Diameter – Diameter of stem in mm at 1.5m above ground for single stemmed trees. For multi-stemmed trees, equivalent diameter figure calculated as per the BS (e= estimated value; m = mean value)

RPA Radius – The radius of the Root Protection Area of the tree (from the tree centre) in metres

Vigour – An indication of the physiological condition/health of the tree: Normal, Moderate, Poor, Dead

Structural Condition – An assessment of the overall structural condition of the tree: Good, Fair, Poor

Landscape Value – High, Medium, Low

BS Cat – BS5837: 2012 Category. A- High, B- Moderate, C- Low, U- Remove. *For full description of categories see Table 1 of BS5837:2012*

Useful Life – Estimated remaining contribution to the landscape in years

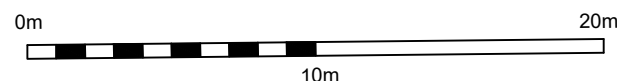
Notes and Observations – miscellaneous notes where it is considered that these may be useful

(Recommended works and reasons for works also given in Tree Survey Schedule).

Appendix 2

Tree Protection Plan





LPA - Wokingham Borough Council

Conservation Area - No

Tree Preservation Order - No

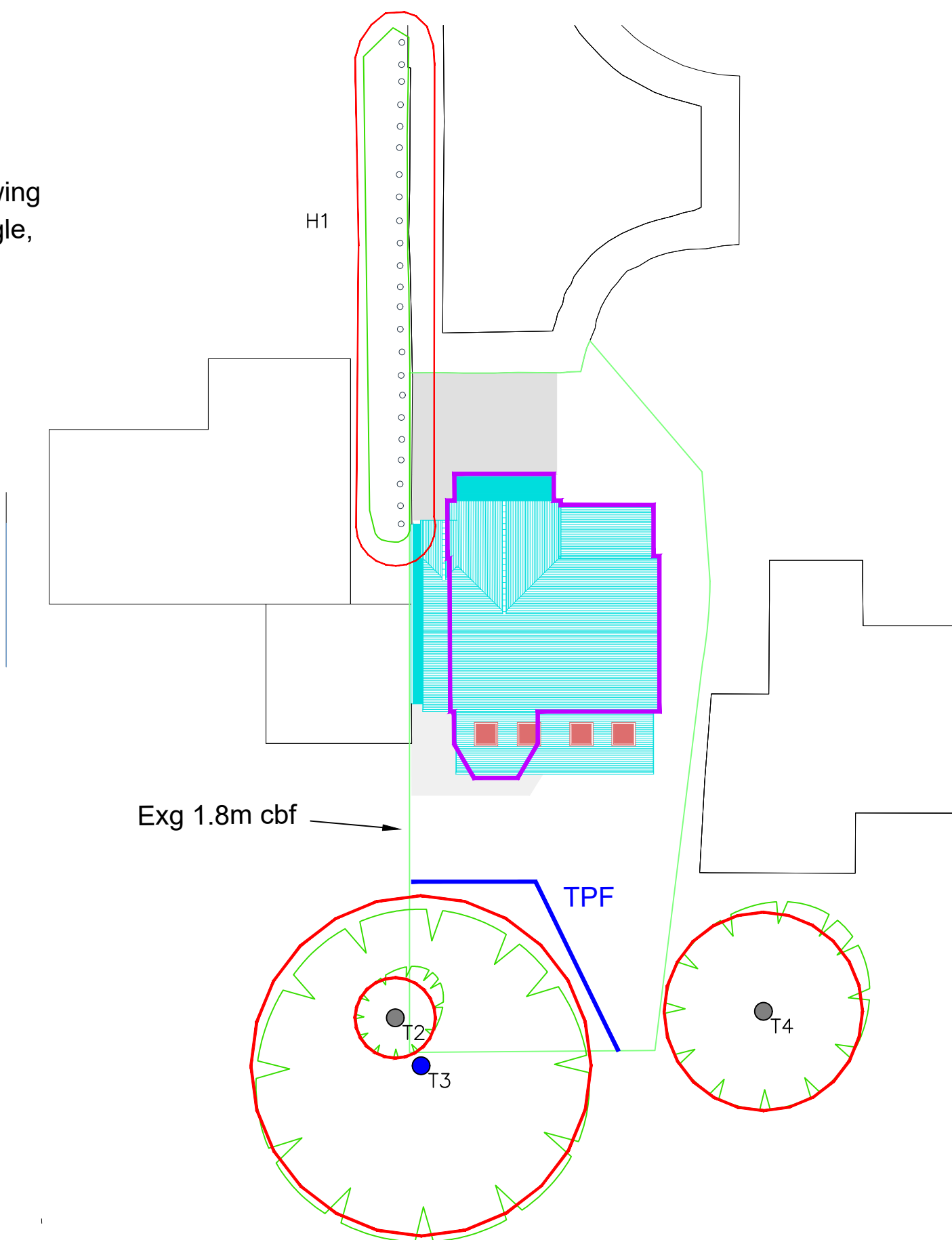
Proposal: Single storey rear extension following demolition of existing conservatory: part single, part two storey side extension

Exg brick pavior drive (approx)

Exg footprint

ARBORICULTURAL IMPLICATIONS:

- No trees to be removed or pruned
- Incursion of new foundations within RPA of off-site Cypress hedge H1 - precautions to be observed when carrying out works as detailed in AMS



INDICATIVE

Root Protection Area (RPA)
(ref. BS5837:2012)

Category A

Category B

Category C

Category U

Tree to be removed

Ground protection

TPF Tree protective fencing

Plan to be printed in colour and to scale

DRAWING TITLE

Tree Protection Plan

11 Cypress Close
Finchampstead
Wokingham RG40 3JW

SCALE	DATE	DRAWN BY
1:250 (A3)	11.04.25	AP
DRAWING NUMBER		REV
TPP/APA/AP/2025/035		

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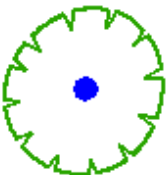


Appendix 3

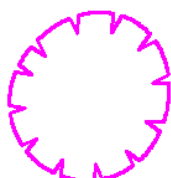
BS5837 Categorisation System



BS5837:2012 Categorisation System (Abbreviated)

Category A		<i>Trees of high quality with an estimated remaining life expectancy of at least 40 years. Particularly good specimens (A1); Trees, groups or woodlands of particular landscape significance (A2); Trees, groups or woodlands of significant conservation, historical or commemorative value (A3)</i>
Category B		<i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees of slightly lower individual quality (B1); Trees of collective value but of lesser overall landscape significance than Category A trees (B2); Trees with material conservation or cultural value (B3)</i>
Category C		<i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Unremarkable trees of limited merit (C1); Trees, groups or woodlands of low landscape value (C2); Trees with no material conservation or cultural value (C3)</i>
Category U		<i>Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years (dead, declining and diseased trees etc.) It will normally be recommended that these trees be removed (unless they have particular conservation/ecological value)</i>

- Category A, B and C trees should be considered for retention
- Although Category C trees are generally of lower overall quality and landscape significance, they may still constitute a material planning constraint
- Category U trees are usually unsuitable for retention



Tree to be removed (Category U trees and other trees where justification can be presented within context of development works being proposed)

The legal protection status of the trees will also be an important consideration regarding retention or otherwise of trees (see Section 2.3 of report)