

**Arboricultural Impact Assessment and Tree Condition Survey
for the Proposed Residential Development
at
Land North of Reading Road,
Arborfield.**

Prepared for Dandara Southern Limited and Elstree Land.



A trading name of RG Consultancy Ltd

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1.0 Introduction

- 1.1 This Arboricultural Impact Assessment and Tree Survey has been prepared by Ruskins Tree Consultancy to inform the outline application for a residential development of up to 111 dwellings, with associated works, parking, landscaping and publicly accessible open space, with access from Reading Road. The site is located to the north of Reading Road in Arborfield. The application has all matters reserved, with the exception of access, which is proposed off Reading Road
- 1.2 We have undertaken a Tree Condition Survey to survey relevant trees, groups and hedges in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations*'. The tree condition survey was circulated to the design team to inform the proposed development of this site.
- 1.3 Following preparation of our tree condition survey we have been provided with a copy of the Illustrative Masterplan and the tree survey has been updated to reflect the tree removals that are required to allow for the proposed development. (See Appendix).
- 1.4 We have been instructed to assess the impact of development proposals on the arboricultural resource and to produce the following:
- Arboricultural Impact Assessment
 - Tree Retention and Removals Plan
 - Outline Arboricultural Method Statement.

2.0 Report Limitations

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, both with and without prior manifestation of any reasonably observable symptoms.
- 2.2 This report is prepared for the planning application purposes only and does not evaluate the degree of risk posed by trees.
- 2.3 It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.4 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.
- 2.5 Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report.
- 2.6 Findings relate to the condition of the trees as found at the time of survey.

2.7 The findings and recommendations of this report are limited to a period of 24 months from the date of this report. In the event of any changes in the rooting environment of the trees including excavation works, waterlogging or removal of any underground structures /services the condition of the trees should be reviewed.

2.8 After extreme weather events or if any large branch failure, other storm damage, structural failure or symptoms of disease or decay including fungi are observed then we recommend that the condition of the trees should be reviewed.

3.0 Statutory Tree Protection

3.1 There is a Tree Preservation Order protecting some of the trees growing within the western part of the site. Tree Preservation Order -0272 /1984. Trees on land at the junction of Church Lane and Reading Road, Arborfield. (See Appendix).

3.2 The TPO include protection of groups of trees and individual trees.

An Area and Group order protects all trees (unless exempt) growing within the area at the time of the TPO being served, as described in the TPO schedule and as indicated on the TPO plan.

Individual trees are protected as indicated within a TPO Plan and as listed on the TPO schedule.

3.3 The TPO protects 2 Groups of trees and four individual trees

- G1 Group containing 4 hornbeam, 1 horse chestnut and 3 oak
- G2 Group containing 6 ash, 9 hornbeam, 3 limes and 1 sycamore.
- T1 oak
- T2 oak
- T3 horse chestnut
- T4 lime

3.4 Where trees are protected by a TPO, it is necessary to make a formal application to the local planning authority for consent to undertake treeworks. If this TPO tree works application is refused it is possible to appeal.

3.5 There are some relevant exemptions from the normal TPO procedures:

- a. Removing or making safe any trees that are dead, or which are 'imminently dangerous' does not need consent but in such cases the council should be given five days' notice. If works are proposed due to the trees 'imminently dangerous' state only the minimum works necessary to make the trees safe should be undertaken under this exemption. It is the responsibility of the party undertaking the works to ensure that there is proof that the exemptions were valid. Please note the description of 'dying' is no longer a valid exemption.
- b. Any treeworks which are directly necessary to implement a full planning permission are deemed to be exempt from the TPO and are covered by the planning consent for the development. For outline and hybrid planning applications this exemption is triggered by the reserved matters consent rather than outline planning consent.
- c. Removal of deadwood can be undertaken without TPO consent.

- 3.6 If further advice is required on the Tree Preservation Order status of any of the trees at this site, then please contact our office or contact Wokingham Borough Council.
- 3.7 In addition to the Tree Preservation Orders, the Forestry Act and Felling Licence legislation is relevant to this site. Excluding specific exemptions there is a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, even in the absence of any TPOs, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a Felling Licence from the Forestry Commission.
- 3.8 Prior to any treeworks or vegetation clearance being undertaken the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2017.
- 3.9 When tree or vegetation clearance work has to be undertaken during the nesting season, a pre-treeworks survey needs to be carried out to check for nesting birds by a suitably competent person.

4.0 Relevant Planning Policy and Arboricultural Guidance

4.1 National policies and Guidance

- 4.2 **National Planning Policy Framework (December 2023)** from Department for Levelling Up, Housing and Communities (DLUC). The updated version of the National Planning Policy Framework (NPPF) has built upon many of the principles which were set out in the preceding frameworks. It provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 4.3 National Planning Policy Framework (2023) includes guidance on design and the natural environment in relation to trees in paragraphs 136, 180b and 186c.

National Planning Policy Framework (2023) Paragraph 20.

Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

National Planning Policy Framework (2023) Paragraph 136.

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵³, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

National Planning Policy Framework (2023) Paragraph 180.

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) 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 the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

National Planning Policy Framework (2023) Paragraph 186.

When determining planning applications, local planning authorities should apply the following principles:

- a) 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;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) 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; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate*

- 4.4 The Glossary Annex 2, of the Framework defines ancient or veteran trees and Ancient Woodland as:

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

- 4.5 Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) guidance issued by Natural England for ancient and veteran trees uses the following definition.

Ancient and veteran trees

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are also irreplaceable habitats.

Ancient trees

An ancient tree is exceptionally valuable. Attributes can include its:

- *great age*
- *size*
- *condition*
- *biodiversity value as a result of significant wood decay and the habitat created from the ageing process*
- *cultural and heritage value*

Very few trees of any species become ancient.

Veteran trees

A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate.

- 4.6 The Standing Advice is a material consideration which should be taken into account when determining planning applications. A list of potential effects of development on ancient and veteran trees is outlined in the Standing Advice, including direct effects such as loss or damage, and indirect effects such as pollution, hydrological changes, soil compaction and disturbance.
- 4.7 The advice recommends that these effects are avoided however, where effects are unavoidable, a range of possible mitigation and compensation measures are identified. The standing advice gives guidance on the Buffer Zones and Root Protection Areas required to protect Ancient Woodland and Veteran and Ancient Trees (See Section 5 of this report).
- 4.8 The UK legislation and best practice guidance that has been taken into account in making judgements in this assessment are listed below. Principal application of these documents relates to the conveyance of statutory protection, and to the relationship between trees and the construction process. This information has been used to inform development design and to inform the AIA process.

4.9 Relevant Legislation and Best Practice Documents

4.10 The Town and Country Planning Act 1990 provides legislative protection to trees in the form of Tree Preservation Orders (TPO) and Conservation Area (CA) designations. It is a criminal offence to wilfully destroy or damage a tree covered by a TPO without attaining prior consent or within a CA without giving sufficient notification. The Town and Country Planning (Tree Preservation) (England) Regulations 2012 Replaces include a number of important changes to TPO procedure.

4.11 Forestry Act 1967 (as amended) gives the Forestry Commission powers to control the quantity of trees being felled at any one time with the provision of felling licenses. The Hedgerows Regulations 1997 Protection of hedgerows qualifying as 'Important' by controlling their removal through a system of notification.

4.12 Best Practice Guidance

4.13 British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations, this is the main reference document taking account of current best practice regarding planning for the management, protection and planting of trees in relation to planning and development. BS5837 provides a framework for the categorisation of trees to identify the quality and value of an existing tree stock. (See Section 5 of this report).

4.14 British Standard 3998:2010 Tree work – Recommendations. This presents general recommendations for tree work, including advice for those responsible for planning, specifying and undertaking work on trees.

4.15 Natural England – Veteran trees management handbook, this publication provides advice on all aspects of veteran tree management. Ancient Tree Forum -*Ancient and other veteran trees: further guidance on management*. This publication provides advice on all aspects of veteran tree management.

4.16 Local Planning Policies.

4.17 The Local Authority responsible for planning policy is Wokingham Borough Council. The most relevant Planning policies include the following:

Local Development Framework Adopted Core Strategy Development Plan (2010). Policy CP7 States that development that harms Veteran trees should not be permitted.

The Managing Development Delivery Local Plan (MDD) (2014). Policy CC03 states development should protect and retain existing trees, hedges and other landscape features.

Arborfield and Barkham Neighbourhood Development Plan (2019-2036), which forms part of the Development Plan. Policy AD4 encourages tree planting and replacement tree planting to reduce run-off. Policy IRS2 seeks to preserve the rural identity of settlements, by Tree and hedgerow planting that reinforces and reflects local biodiversity in the parishes and the distinctive character of the varied landscapes of the area and outstanding views.

Wokingham Borough Biodiversity Action Plan (2012-2024)

Wokingham Borough Tree Strategy (Adopted June 2023)

- 4.18 It is my opinion that when the proposed layout design by DHA Architecture, and landscape plan prepared by Green Landscape Studios Limited are assessed, with regard to the limited number and quality of the trees to be removed, the setting of the retained trees within the proposed development, the quantity of open space, and the opportunities for new planting and ecological enhancement the proposed development complies with these policies.

5.0 Arboricultural Background Information

- 5.1 Development and construction works have the potential to negatively impact on the existing tree resource in the short and longer term, firstly by the removal of those trees necessary to allow for the proposed development and secondly by impacting on the retained trees through damage and disturbance during the construction works. The prevention of damage to the retained tree stock requires that a suitable area and volume of undisturbed soil is retained around the trees this will allow the root system to continue to support the trees.
- 5.2 The two main possibilities for injury to trees during and following the construction process are from direct and indirect damage.
- Direct Damage can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
 - Indirect Damage can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.
- 5.3 For all trees but particularly those growing in urban areas, root growth is not predictable. Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited. It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.
- 5.4 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.
- 5.5 For retained trees it is therefore essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).
- 5.6 The British Standards Institute published BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' this document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures.

- 5.7 The British Standards Institute published 'BS5837:2012 Trees in relation to design, demolition and construction – Recommendations'. This document gives recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.
- 5.8 The BS5837 (2012) provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 5.9 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m². See Arbtech Tree Survey Plan for further details.
- 5.10 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the circle were removed there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree at the time of surveying but into the future. Post development the tree will adapt to the changes in its rooting environment providing it has retained a sufficient proportion of its root system and a sufficient area/volume of soil area is available for the tree.
- 5.11 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species.
- 5.12 As stated the Root Protection Area under BS5837 (2012) is calculated based on x 12 the trunk diameter. In relation to Root Protection Areas and Buffer Zones the Natural England Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) states

Buffer zone recommendations

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.

Where possible, a buffer zone should:

- *contribute to wider ecological networks*
- *be part of the green infrastructure of the area*

A buffer zone should consist of semi-natural habitats such as:

- *woodland*
- *a mix of scrub, grassland, heathland and wetland*

The proposal should include creating or establishing habitat with local and appropriate native species in the buffer zone.

You should consider if access is appropriate. You can allow access to buffer zones if the habitat is not harmed by trampling.

You should not approve development proposals, including gardens, within a buffer zone.

You should only approve sustainable drainage schemes if:

- *they do not affect root protection areas*
- *any change to the water table does not negatively affect ancient woodland or ancient and veteran trees*

- 5.13 The BS Categories referred to in this report are described in detail in the Arbtech Tree Survey. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including; their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value.

Category U:	Those in such a poor condition that they cannot realistically be retained
Category A:	Trees of high quality
Category B:	Trees of moderate quality
Category C	Trees of low quality

- 5.14 Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. It is therefore essential that if development is permitted this report and any subsequent Arboricultural Method Statement is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.
- 5.15 Good layout design, appropriate tree protection measures, on a well-managed construction site with appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees.

6.0 Arboricultural Impact Assessment

- 6.1 The site extends to approximately 6.44 ha and comprises of land used as paddocks and pasture. The site is bound by Reading Road to the south, Church Lane to the west, properties fronting onto Church Lane to the north and open ground in agricultural (pasture) use to the east. A ditch running north-south crosses the western part of the site.
- 6.2 The Tree Preservation Order 0272 /1984. 'Trees on land at the junction of Church Lane and Reading Road, Arborfield' protects some trees growing to the western side of the ditch. This parcel of land is retained as open space within the proposed development site. The existing trees that are protected by the TPO are identified within our tree survey, these trees are unaffected by the proposed development.
- 6.3 It should be noted that the ash trees on-site including those protected as part of the TPO Group G2 along the Church Lane boundary are showing significant symptoms of Ash Dieback Disease.
- 6.4 Ash Dieback Disease is now affecting ash trees and woodlands across the UK, leading to the death of thousands of trees. Once a tree is infected the disease is usually fatal - a very limited number of trees are seemingly tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stems very brittle and trees are prone to partial or complete failure. As the trees decline the felling of trees using traditional chainsaw techniques becomes more dangerous due to the brittle failure of the timber and large machines need to be used to undertake the works safely. Regardless of any development of this site, it is my opinion that the ash trees growing near the highway will require removal over the next 5 years.
- 6.5 Within the site there are three trees identified on the Woodland Trust's online Ancient Tree Inventory as 'Veteran' (x 2) and 'Notable' (x 1) trees. The records for these trees have been submitted by the Wokingham District Veteran Tree Association (WDVTA). We have identified the Veteran trees as recorded on the Woodland Trust's online Ancient Tree Inventory within our tree survey.
- 6.6 It should be noted we have identified two additional trees within our survey which are considered to be Veteran Trees. These trees are both located to the western side of the ditch within land which is to remain undeveloped.
- 6.7 The Wokingham District Veteran Tree Association (WDVTA) undertake surveys to identify Veteran and Ancient trees. From experience of a number of projects within Wokingham District Council the threshold used by WDVTA records a number of trees which do not meet the Veteran tree criteria used by the Ancient Tree Inventory (ATI). All records submitted to the ATI are checked and verified by experienced assessors.

- 6.8 The 'Notable tree' criteria is used by the Ancient Tree Inventory to include trees which do not meet the Veteran tree criteria but are considered to be worthy of recognition, (Notable trees are usually mature trees which may stand out in the local environment because they are large in comparison with other trees around them). Other trees recorded by WDVTA which are not considered to be 'Notable' are not recorded on the ATI.

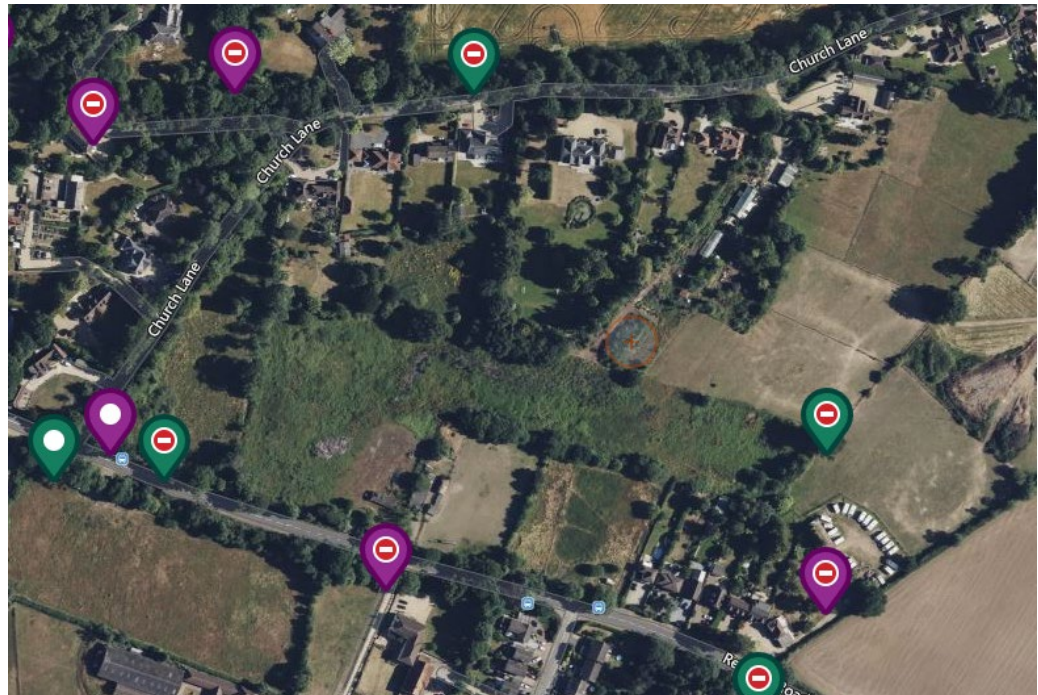


Figure 1 Woodland Trust's online Ancient Tree Inventory Map

Veteran Tree Green, Notable Tree Purple, No Entry Sign relates to public access

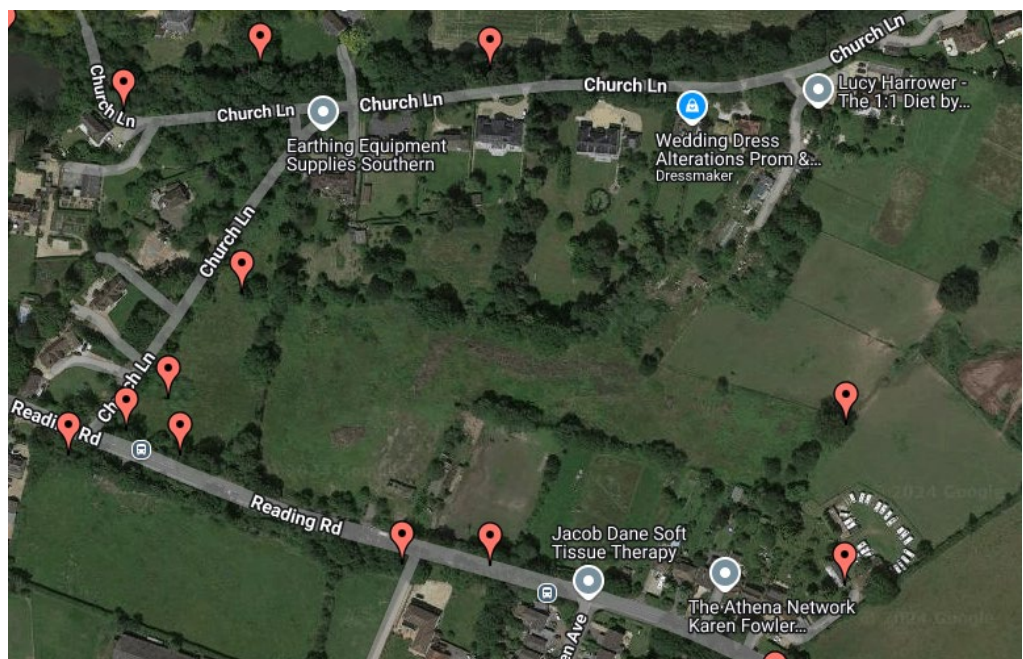


Figure 2 Wokingham District Veteran Tree Association (WDVTA) Map

- 6.9 All the veteran trees and Notable trees identified on the Woodland Trust's online Ancient Tree Inventory Map are to be retained. The remaining additional trees identified by WDVTA are to be retained within the proposed illustrative layout. Please note one of the trees shown on the WDTVA plan to the western part of the site is no longer on site.
- 6.10 The access has been designed to allow the retention of the tree on Reading Road identified by WDVTA.
- 6.11 Veteran trees are important for a number of reasons including landscape /amenity value, historic links to past landscapes and past management techniques, and biodiversity value. All species of trees can reach Veteran status, however their longevity as Veteran trees ranges greatly between species. This depends on a number of factors including the structural integrity of the wood, their ability to withstand disease and co-exist with decay fungi. For example an English oak tree can remain alive as a Veteran tree for several centuries, during this time its canopy size reduces and its trunk may become completely hollow, the tree can however continue to live for many decades perhaps centuries, whilst a horse chestnut may be classified as a Veteran tree for a couple of decades, before it almost inevitably succumbs to decay and fails.
- 6.12 When some trees such as lime trees fail they have the ability to regrow from the stump or broken trunk and this process can continue for many generations of above ground trees, so a Veteran Lime tree may consist of a ring of relatively young stems, whilst when other tree species fail, they are lost forever. Whilst all Veteran trees are considered to be important, the potential longevity of oak and lime trees during their Veteran stage of life and their associated biodiversity value makes these trees particularly valuable.
- 6.13 With regard to the guidance contained in BS5837, and within the Natural England Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) this development has followed the recommended procedure with the tree resource being surveyed at the very outset of the layout design process.
- 6.14 The Root Protection Areas (RPAs) for the Veteran trees have been calculated following the Natural England Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) which gives these trees a notably larger RPA than that proposed under the BS5837 (2012) formula.
- 6.15 BS 5837 'Trees in relation to design, demolition and construction – Recommendations' 2012 refers to Veteran Trees in sections 4.5.11 and 5.2.4 (See Below).
- 4.5.11. *The tree survey might identify the presence of Veteran trees on the site. The implications of their presence on the land use of the surrounding site should be assessed at the earliest possible stage of the design process. Where such trees are to be retained, particular care should be taken in the design to accommodate them in a setting that aids their long term retention.*
- 5.2.4 *Particular care is needed regarding the retention of large, mature, over-mature or Veteran trees which become enclosed within the new development (See 4.5.11). Where such trees are retained, adequate space should be allowed for their long-term physical retention and future maintenance.*

- 6.16 One of the primary considerations during the layout design process has been to retain the Veteran trees in areas of open space and not within the gardens of the proposed dwellings. The proposed design complies with the guidance contained in BS5837 (2012) and the Veteran Tree Standing Advice the layout ensures there is a good relationship between the retained trees and the new dwellings.
- 6.17 With regard to the design of the proposed indicative layout, the veteran trees can be successfully protected from damage and disturbance during construction works. This can be achieved by the following the guidance as outlined in the Natural England Standing Advice for Ancient Woodland and Veteran Trees and the installation of Tree Protection Fencing and other measures as recommended under BS5837 including Arboricultural Monitoring visits, all of which can be secured by use of a standard planning condition.
- 6.18 The Veteran trees and open spaces around these trees will be managed by a management company following a bespoke Landscape Management Plan including a Veteran Tree Management Strategy. The Veteran trees and surrounding open space will be managed primarily for the benefit of biodiversity, in order to safeguard the genetic resource, to provide continuity of habitat for wildlife, to perpetuate maturity and continuity within the landscape and to perpetuate aesthetic values.
- 6.19 Deadwood is observed in a number of the trees, some trees particularly oak and limes have the ability to retain deadwood for a number of years as it decays, and usually it eventually falls in small relatively light pieces, whilst other trees species have a tendency to drop large pieces of deadwood. With regard to these species characteristics, we have only identified dead wooding as necessary where significant pieces of relatively large deadwood are observed overhanging the pedestrian /car parking areas or highway. Deadwood has a high bio-diversity value and where relatively small amounts of deadwood is observed in areas of light traffic, we recommend that this is allowed to remain.
- 6.20 The areas of open ground around the Veteran trees will be managed in a way that is beneficial to the trees. This will avoid laying turf or cultivation of formal lawn areas around veteran trees which can be detrimental to the health of these trees. The areas around Veteran trees may be mulched to improve the growing conditions for these trees. Ther veteran trees may be fenced-offed with estate style fencing to prevent or deter access around and under these trees
- 6.21 The management of the trees within the site will be addressed in a detailed Ecological Management Plan and Landscape Management Plan. This will include a Veteran Tree Management Strategy.
- 6.22 Following preparation of our tree condition survey we have been provided with a copy of the Illustrative Masterplan and the tree survey has been updated to reflect the tree removals that are required to allow for the proposed development. (See Appendix 1).

6.23 The trees to be removed are identified in Table 1 below, For full details of the trees please refer to the Tree Survey and Tree Removals Plan in the Appendix.

Tree No.	Common Name	Hgt (m)	Description	Proposed Works	BS Cat
T14	Oak	16	An early mature tree growing to the Reading Road boundary of the site. The tree has been cut back on the northern side to clear the overhead cables.	Remove to allow for proposed access	B2
T23	Ash	12	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T24	Ash	9	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T25	Blackthorn	6	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T26	Goat Willow	9	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T69	Turkey Oak	8	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2
T70	Oak	9	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2
T71	Turkey Oak	10	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2
G73	Oak x 7	10	A small dense group of self-set, semi-mature trees including a mix of English and Turkey oaks	Remove to allow for Illustrative Masterplan	C2
T74	Oak	9	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2
G81	Goat Willows	8	A linear group of trees growing within a ditch-line to the southern boundary of the site. sits	Remove to allow for Illustrative Masterplan	C2
T82	Oak	8	A semi-mature trees growing G81	Remove to allow for Illustrative Masterplan	C1
G83	Goat Willows	8	Multi-stemmed trees growing to the boundary of the paddock	Remove to allow for Illustrative Masterplan	C2
G84	Ash	7	A short row of self-set ash trees	Remove to allow for Illustrative Masterplan	C2
T88	Hawthorn	6	A mature tree growing close to the western boundary of the site.	Remove to allow for Illustrative Masterplan	C1
G90	Goat Willows	8	An intermittent row of multi-stemmed trees growing to the western (internal) boundary of the paddock. There are two semi-mature oak trees growing within this vegetation	Remove to allow for Illustrative Masterplan	C2
G91	Mixed group	12	An informal row of multi-stemmed trees including ash, oak, and silver birch growing to along an internal boundary of the paddock.	Remove to allow for Illustrative Masterplan	C2

Table 1

- 6.24 It should be noted that the planning application is an outline application with all matters reserved except for access. The oak tree T14 is the only tree to be removed to allow for the proposed access from Reading Road. The access location was designed to avoid the oak T21 which whilst not a Veteran tree was identified within the Wokingham District Veteran Tree Association (WDVTA) survey.
- 6.25 The canopy of T14 has been cut back on the northern side to clear the overhead lines. Whilst T14 is a BS5837 (2012) Category B 'moderate quality' tree, with regard to the retained vegetation along the highway boundary, the removal of T14 will not impact significantly on the quality or amenity value of the tree resource along Reading Road.
- 6.26 It should be noted there are 3 existing agricultural vehicle access points along the Reading Road boundary, two of which are hardstanding access points. These existing field entrances are to be closed off as part of the proposed development.
- 6.27 The vegetation along Reading Road consists predominately of trees which have become established to the detriment of any hedgerow that may have been growing along this boundary. To the western end the understorey vegetation consists predominately of semi-mature elm trees, moving along the boundary the elm decline and are replaced predominately by brambles. The proposed development offers an opportunity to improve the long-term future of the understorey / hedgerow vegetation along this boundary.
- 6.28 The remaining trees identified for removal within Table 1, are to allow for the proposed indicative layout. It should be noted that the trees to be removed are dominated by ash trees, goat willows and semi-mature oaks. The oaks have become established as the intensity of the grazing has declined. It should be noted that these trees are not part of the older field boundary vegetation, all this vegetation is BS5837 (2012) low quality 'C' category. The removal of this vegetation will not have any significant negative impact on the amenity value and quality of the tree resource within the site or wider area.
- 6.29 The principle of removing trees to allow for development is supported in all the relevant planning policies (subject to appropriate new tree planting) and in BS5837 (2012). 'Trees in relation to design, demolition and construction – Recommendations' which states that:
- 5.1.1 The constraints imposed by trees, both above and below ground (see Note to 5.2.1) should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.*
- 6.30 In my opinion based on their size, species, location and condition that none of the trees to be removed as shown on the proposed Illustrative Masterplan are considered to be of '*such importance or sensitivity to be major constraints on development or justify its substantial modification*'.

- 6.31 With regard to the design of the proposed Illustrative Masterplan , the retained trees can be successfully protected from damage and disturbance during construction works. This can be achieved by the following the guidance as outlined in the Natural England Standing Advice for Ancient Woodland and Veteran Trees and the installation of Tree Protection Fencing and any other measures as recommended under BS5837 (2012) including Arboricultural Monitoring visits, all of which can be secured by use of a standard planning condition.
- 6.32 The proposed restoration of the existing ditches in proximity to the retained trees can be undertaken without impacting on the health, longevity and stability of retained trees. Some of this work will be clearing detritus from ditches, removing pipes beneath agricultural vehicle crossovers to create open ditches. These works will be undertaken following a method statement and specification that will be reviewed and approved by the Arboricultural Consultant. The works should be undertaken under direct Arboricultural Supervision. This matter will be addressed in detail in an Arboricultural Method Statement (see paragraph 6.35).
- 6.33 In addition to the new planting this development provides an opportunity to secure the beneficial long-term management of the open space, wooded area, retained trees (including Veteran trees).
- 6.34 The proposed development includes creation of 2.51ha of open space within site with a total area of 6.44ha. This open space offers the opportunity to secure significant new planting and habitat creation.
- 6.35 The proposed new planting will serve to mitigate the limited impact of the proposed tree removals. The new tree planting will give the opportunity to significant increase the tree species and age diversity within this site. This planting also gives the opportunity to enhance and secure the long-term future and amenity value of the tree resource within the site. The landscaping details are being prepared by and full details can be secured by use of a standard planning condition.
- 6.36 In addition to the new planting this development provides an opportunity to secure the beneficial long-term management of the open space, wooded area, retained trees (including Veteran trees).
- 6.35 As recommended in BS5837 (2012) it is proposed that subject to planning, a detailed Arboricultural Method Statement will be prepared to address the tree protection measures during the site works. To ensure the protection of the retained trees and hedgerows the guidelines listed below should be followed:

6.36 Tree Protection Measures

- **An Arboricultural Clerk of Works (ACoW) will be appointed to help ensure that the retained trees are successfully protected during the proposed works.**
- **The ACoW should be consulted during the detailed design work to ensure that all proposed works including underground services, drainage, level changes, excavation construction works, hard and soft landscaping and temporary works do not impact on the health, stability or longevity of the retained trees.**
- **Subject to planning permission being obtained a detailed Arboricultural Method Statement including a Tree Protection Plan will be prepared based on detailed working drawings and construction methodologies.**
- **Trees identified for removal as per the approved drawings will be clearly marked with spray paint.**
- **Any Trees works including clearance, removal or facilitation pruning will be undertaken by a suitably qualified and insured Arboricultural Contractor.**
- **Tree removals and tree pruning works will only be undertaken following receipt of full detailed planning permission and confirmation from the project ecologists that works can proceed.**
- **The Tree Protection Fencing and Temporary Ground Protection will be installed prior to enabling or groundworks or construction works commencing and will remain in situ during the construction programme.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **Prior to any Enabling / Construction works commencing the Tree Protection Fencing will be inspected by the ACoW.**
- **The initial site scrape will not be undertaken until the Tree Protection Fencing has been inspected by the ACoW.**
- **Any works within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees. These specifications and construction methodologies will be reviewed by the ACoW prior to works commencing.**
- **Any works within the fenced-off Tree Protection / Construction Exclusion Zone will be undertaken following the guidance outlined in the Arboricultural Method Statement.**

7.0 Conclusion

- 7.1 The access and proposed Illustrative Masterplan has been designed to avoid impacting on any Veteran trees. The proposed layout includes provision for appropriate tree root protection areas.
- 7.2 There are very limited vegetation and tree removals required for the proposed access and proposed Illustrative Masterplan with the removal of 1 BS5837 Category 'B' Moderate Quality tree T14 for access and removal of 10 individual and 6 groups of BS5837 Category 'C' Low Quality trees being removed to allow for the proposed Illustrative Masterplan. With the exception of oak tree T14 the trees to be removed are located internally within the site and their removal does not represent a significant loss to public amenity.
- 7.3 The proposed residential development has been designed to retain the mature and Veteran trees, along with boundary trees and vegetation. The layout has been designed to ensure that the retained trees are given appropriate space within the development. This ensures that the retained trees will continue to contribute to the area for many decades without undue pressure from residents for tree removals or management.
- 7.4 The protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations briefly outlined in this report, the guidelines within BS5837 and by use of standard planning conditions.
- 7.5 The proposed development includes creation of 2.51ha of open space within site with a total area of 6.44ha.
- 7.6 The proposed landscaping scheme prepared by Green Landscape Studios Limited will serve to significantly improve the age, species diversity and bio-diversity value and long-term future of the tree resource whilst providing an attractive environment for future residents. The impact of the tree and vegetation removals associated with the proposed residential development will be mitigated by the proposed tree and hedgerow planting.
- 7.7 The details on the proposed landscaping, including planting specification and aftercare to ensure the successful establishment of all new trees can be secured by use of a standard planning condition.

Peter Wilkins BA (Hons) MArborA MEnvSc. CEnv
Ruskins Tree Consultancy T/a RG Consultancy Limited
29th November 2024

Appendix

Tree Condition Survey
Tree Survey Plan
Tree Removals Plan
Illustrative Masterplan

Tree Condition Survey for Land North of Reading Road, Arborfield.

Prepared for Dandara Southern Limited and Elstree Land.



A trading name of RG Consultancy Ltd

Prepared by
Peter Wilkins BA (Hons) MArborA MEnvSc CEnv
Our Ref 1024-100809 Rev1
October 2024 Revised November 2024

Tree Condition Survey for Land North of Reading Road, Arborfield.

1.0 Introduction

This tree condition survey has been prepared on behalf of Dandara Southern Limited and Elstree Land, the site was visited in October and November 2024 and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

Following receipt of the the proposed Illustrative Masterplan this survey has been updated to reflect the tree works necessary to construct the proposed development.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the site boundary. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified.

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T1	Turkey Oak	16	510	1	7	6	8	8	M	A	A	40+	A mature tree growing to the south-western corner the site close to the corner of Church Lane and Reading Road. The stem divides at 2m with 2 co-dominant stems. This tree has lost a large limb at 6m with a wound on the main stem and hanging deadwood inside the site. See Note 1.	Ownership to be confirmed No Works	B2
T2 TPO T2	Oak	22	870	1	8	8	8	8	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. This tree is close to the bus stop and highway. There is significant deadwood over the highway. See Note 1. This tree is protected by TPO 272/1984 TPO T2	Ownership to be confirmed Remove deadwood over the highway. See Note 1	B2
T3 TPO T1	Oak	18	1000*	1	6	9	10	12	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. There is significant deadwood over the highway. See Note 1. This tree is protected by TPO 272/1984 as TPO T1	Ownership to be confirmed Remove deadwood over the highway. See Note 1	B2
T4 TPO G1	Oak	22	1200	1	10	10	10	10	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. The stem divides at 3m with 3 large co-dominant stems, the union shows some signs of stress. We consider that some remedial works may be beneficial but recommend a climbing inspection before determining the best course of action. There is significant deadwood over the highway. This tree is protected by TPO 272/1984 as part of TPO G1	Ownership to be confirmed. Remove deadwood over the highway. Climbing inspection See Note 1	B2
T5	Yew	6	200	1	5	5	3	3	M	A	A	40+	A semi-mature yew tree growing to the northern side of T4.	No Works	C2
T6	Horse Chestnut	14	480, 440	2	8	8	8	3	M	A	A	40+	A mature, twin-stemmed tree growing to the Reading Road boundary of the site. There is a semi-mature ash leaning against this tree. See Note 1. P38	No Works	B2
T7	Oak	14	450	1	7	5	8	4	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2
T8	Oak	15	500	1	8	10	8	4	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G9	Ash x 2	12	200, 200	2	5	4	4	5	SM	A	A	0-9	2 Semi-mature ash trees growing within an area of brambles to the Reading Road boundary of the site. These trees are likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
G10	Ash , Sycamore x 2	10	200	1	2	2	2	2	SM	A	A	40+	3 semi-mature trees (1 ash, 2 x sycamores) growing within an area of brambles to the Reading Road boundary of the site. The ash tree is likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
T11	Ash	10	100	1	2	2	1	1	M	A	A	0-9	A semi-mature ash tree growing within an area of brambles to the Reading Road boundary of the site. This trees is likely to succumb to Ash Dieback Disease. See Notes 1 and 2	No Works	C2
G12	Goat Willow	10	150 m/s	1	3	3	3	3	M	A	A	40+	A group of multi-stemmed goat willows to the western side of the existing access driveway.	No Works	B2
T13	Oak	16	640, 500	2	2	12	8	10	M	A	A	40+	An early mature tree growing to the Reading Road boundary of the site. The tree has been cut back hard on the northern side to clear the overhead cables. This pruning has left an unblanced canopy extending over the highway. We recommend that this tree is subject to some crown reduction works to improve the long-term future of this tree. See Note 1	Reduce extent of lateral growth over highway by 3-4m. Sever ivy	B2
T14	Oak	16	540	1	4	9	9	9	EM	A	A	40+	An early mature tree growing to the Reading Road boundary of the site. The tree has been cut back on the northern side to clear the overhead cables. See Note 1	Remove to allow for proposed access	B2
T15	Hawthorn	4	250	1	2	2	1	2	M	A	A	20-39	A small mature tree.	No Works	C2
T16	Sycamore	14	120, 180	2	3	1	1	4	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	C2
T17	Sycamore	10	200	1	0	0	4	2	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	C2
T18	Sycamore	10	180	1	2	1	0	1	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T19	Sycamore	10	170	1	1	0	2	0	SM	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	C2
T20	Dead	10	200	1	1	1	1	1		P	P		A dead tree to the Reading Road boundary of the site. See Note 1	Remove dead	U
T21	Oak	18	980	1	8	9	8	10	M	A	A	40+	A mature tree growing to the Reading Road boundary of the site. The stem divides at 2.5m with 2 large co-dominant stems. There is dead ivy covering the trunk of this tree. The tree has been crudely pruned to clear the highway leaving dead lower branches. See Note 1	Remove deadwood over the highway. See Note 1	B2
T22	Field maple	13	340, 330	2	6	6	6	2	M	A	A	40+	A mature twin-stemmed tree growing to the Reading Road boundary of the site. See Note 1. Branches from this tree are touching the overhead power lines.	No Works	B2
T23	Ash	12	150	1	2	2	2	2	SM	A	A	0-9	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T24	Ash	9	180	1	2	2	3	2	SM	A	A	0-9	A semi-mature ash tree growing to the northern side of the close boarded fence to the southern boundary of the site. This tree is likely to succumb to Ash Dieback Disease. See Note 2	Remove to allow for Illustrative Masterplan	C2
T25	Blackthorn	6	300	m/s	2	2	3	2	M	A	A	10-19	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T26	Goat Willow	9	350	m/s	4	4	4	4	M	A	A	40+	A small mature tree growing to the northern side of the close boarded fence to the southern boundary of the site.	Remove to allow for Illustrative Masterplan	C2
T27	Blackthorn	8	250	1	2	1	3	4	M	A	A	10-19	A small mature tree growing close to the Reading Road boundary of the site. Dieback and decay fungi (Phellinus) on main branch.	No Works	C2
T28	Ash	13	240	1	3	3	3	3	M	A	A	0-9	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 and Note 2.	No Works	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T29	Sycamore	11	200	1	2	2	2	2	M	A	P	40+	A semi-mature tree growing to the Reading Road boundary of the site. 50% live canopy See Note 1 .	No Works	C2
T30	Sycamore	10	150, 120	2	1	2	2	1	M	A	A	40+	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 .	No Works	C2
T31	Ash	10	200, 200, 200, 200	4	5	4	5	5	M	A	A	10-19	A semi-mature tree growing to the Reading Road boundary of the site. See Note 1 and Note 2.	No Works	C2
G32	Hazels	5	500	m/s	3	3	3	3	M	A	A	40+	2 multi-stemmed hazels growing to the western side of an existing agricultural access from Reading Road	No Works	C2
T33	Ash	14	300, 300, 300, 300	2	5	5	5	5	EM	A	A	10-19	An early-mature, multi-stemmed ivy-covered tree growing to the eastern side of an existing agricultural access from Reading Road. 2 stems have been reduced to 2m See Note 1 and Note 2.	No Works	C1
T34	Oak	15	430	1	7	5	6	6	EM	A	A	40+	An early-mature tree growing to the Reading Road boundary of the site. See Note 1	No Works	B2
T35	Ash	16	200, 300, 400	3	8	9	8	6	M	A	A	10-19	An early-mature, multi-stemmed tree growing to the Reading Road boundary close to the bus stop. See Note 1 and Note 2.	No Works	C1
G36 TPO G1	Ash	18	500	1	6	6	6	6	M	A	A	0-9	A linear group of declining ash trees with a dead elm growing to the southern part of the western (Church Lane) boundary of the site. These trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. See Notes 1 and Note 2.	No Works	U
G37 TPO G1	Hornbeam, Ash	18	500	1	8	8	8	8	M	A	A	40+	A linear group of hornbeams and ash tree growing close to the western (Church Lane) boundary of the site. The ash trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. There is a dead hornbeam within this group. See Note 1 and Note 2. These trees are protected by TPO 272/1984 as part of G2	No Works	B2
T38 TPO G1	Lime	22	600*	1	6	6	6	6	M	A	A	40+	A mature lime tree growing close to the western (Church Lane) boundary of the site. See Note 1. This tree is are protected by TPO 272/1984 as part of G2	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T39 TPO T4	Lime	16	1200*	1	8	8	6	6	V	A/P	A/P	40+	This tree is protected by TPO 272/1984 as TPO T4. A Veteran lime tree growing within the land between the Church Lane boundary of the site and the ditch. The trunk of this tree is hollow, the lower limbs to the north and east have partially failed and are now resting on the ground. These branches have rooted and are now growing vertical new growth which will eventually become new independent trees. These failed limbs and the vertical regrowth should not be removed. This tree and regrowth is protected by the TPO. The canopy of this tree has re-trenched and the risk of complete failure and risks associated with any failure are considered to be limited. We recommend that this tree is retained with an area of open ground with a minimum 10m radius fenced-off around the tree. See Note 3.	No Works	A3
T40	Ash x 3	24	600*	1	6	6	6	6	M	A	A	10-19	A group of 3 ash stems growing beyond the waterfilled ditch to the northern boundary of the site. See Note 2	No Works	C2
T41	Hornbeam	18	540	1	7	7	9	10	M	A	A	40+	A mature tree growing to the southern side of the waterfilled ditch to the northern boundary of the site.	No Works	B2
T42	Ash x 5	16	400	1	4	4	4	4	M	A	A	0-9	A linear group of 5 declining ash trees growing close to the ditch that runs north-south though the western part of the site. These trees have Ash Dieback Disease and have a limited safe remaining life-expectancy. See Note 1 and Note 2.	No Works	U
T43	Oak	22	800	1	11	6	13	10	M	A	A	40+	T43 and T44 are growing in close proximity to each other and have formed a single canopy. T43 and T44 are growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	B2
T44	Oak	24	800	1	6	12	13	10	M	A	A	40+	T43 and T44 are growing in close proximity to each other and have formed a single canopy. T43 and T44 are growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T45	Oak	8	200	1	2	5	5	5	SM	A	A	40+	A semi-mature tree growing on the western side of the ditch that runs north-south through the western part of the site.	No Works	C2
T46	Hawthorn	6	200, 150, 200	3	3	2	2	1	M	A	P	20-39	A mature declining tree growing on the western side of the ditch that runs north-south through the western part of the site. This tree has dieback and deadwood in the canopy	No Works	C2
T47	Oak	5	80	1	2	1	1	1	SM	A	A	40+	A semi-mature tree	No Works	C2
T48	Hornbeam	16	440, 560	2	7	6	6	6	M	A	A	40+	A mature, twin-stemmed tree growing on the western side of the ditch that runs north-south through the western part of the site. T48-T52 and T4-T6 form part of a small triangular area of vegetation with an understorey of holly with some yews. This tree is protected by TPO 272/1984 as part of G1	No Works	B2
T49	Scots Pine	20	720	1	4	4	4	4	M	P	P	0-9	A mature declining tree growing on the western side of the ditch that runs north-south through the western part of the site. There are numerous woodpecker holes in the trunk of this tree. This tree has a sparse limited live canopy indicative of its declining health .	No Works	C1
T50	Oak	20	1150	1	6	7	6	7	M	A	A	40+	A Veteran tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. There is significant deadwood within the canopy of this ivy-covered tree. This tree is protected by TPO 272/1984 as part of G1. See Note 3	No Works	A3
T51	Hornbeam	10	220	1	3	3	3	3	SM	A	A	40+	A semi-mature tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. This tree may be protected by TPO 272/1984 as part of G1.	No Works	B2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T52	Hornbeam	15	350	1	5	5	4	5	SM	A	A	40+	A semi-mature tree growing close to the southern boundary of the site on the western side of the ditch that runs north-south through the western part of the site. This tree may be protected by TPO 272/1984 as part of G1.	No Works	B2
T53	Horse Chestnut	11	300	1	3	5	3	0	SM	A	A	40+	A semi-mature tree growing to the northern side of the waterfilled ditch to the northern boundary of the site.	No Works	C2
T54	Oak	12	400	1	7	7	6	7	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site.	No Works	B2
T55	Oak	11	850	1	10	6	12	8	M	A	A	40+	A mature tree growing to the northern boundary of the site. There is some deadwood within the canopy of this tree.	No Works	B2
T56	Oak	28	1150	1	11	11	12	11	M	A	A	40+	A Veteran tree growing close to the northern boundary of the site. There is a large recently failed branch in the canopy of this tree. There is a large cavity in the main trunk at 2.4m below the main bole of this tree. The canopy is formed by a number of co-dominant branches. We recommend that this tree is subject to a climbing inspection and consideration is given to reducing the canopy to reduce the stress on the lower union. See Note 3	No Works	A3
T57	Oak	10	200	1	3	3	3	1	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site.	No Works	C2
T58	Oak	10	250	1	4	3	4	3	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site.	No Works	C2
T59	Goat Willow	10	250,250	2	5	1	3	6	M	A	A	40+	A mature twin-stemmed tree leaning to the west, growing to the northern boundary of the site.	No Works	C2
T60	Oak	18	880	1	10	9	9	11	M	A	A	40+	A mature tree growing to the northern boundary of the site. T60-T66 are part of a larger group of trees that extend beyond the boundary of the site	No Works	B2
T61	Ash	15	200	1	2	2	2	2	SM	A	A	10-19	A semi-mature tree growing to the northern boundary of the site. See Note 2	No Works	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T62	Oak	10	350	1	4	5	4	4	SM	A	A	40+	A semi-mature tree growing to the northern boundary of the site .	No Works	B2
T63	Ash	16	300, 300	2	5	5	5	3	SM	A	A	10-19	A semi-mature twin-stemmed tree growing to the northern boundary of the site. Ash Dieback Disease observed	No Works	C2
T64	Oak	16	490	2	0	5	10	4	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site .	No Works	B2
T65	Ash	16	400	1	6	3	5	5	EM	A	A	40+	An early-mature tree growing to the northern boundary of the site . Ash Dieback Disease observed	No Works	B2
T66	Oak	20	590,460	2	8	8	8	6	M	A	A	40+	A mature twin-stemmed tree growing to the northern boundary of the site .	No Works	B2
G67	Firs	18	500	1	4	4	4	4	M	A	A	40+	An off-site row of fir trees growing to the northern part of the eastern boundary of the site .	No Works	B2
T68	Leyland Cypress	18	500	1	5	5	5	5	M	A	A	40+	An off-site mature tree growing to the northern part of the eastern boundary of the site .	No Works	B2
T69	Turkey oak	8	140	1	2	2	2	2	SM	A	A	40+	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2
T70	Oak	9	420	1	6	6	6	6	SM	A	A	40+	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2
T71	Turkey oak	10	350	1	5	4	4	4	SM	A	A	40+	A semi-mature tree	Remove to allow for Illustrative Masterplan	C2

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
T72	Oak	20	1890	1	6	8	8	8	M	A	A	40+	A Veteran tree growing close to the southern side of the overhead power lines. The larger lateral to the northern side have been reduced to clear the power lines. A number of decay fungi are observed on this tree including Ganoderma and Fistulina. There is a historic large failed branch to the southern side of this tree. We recommend that this tree is subject to a climbing inspection and consideration is given to very lightly reducing the canopy to reduce the stress on the lower unions See Note 3	No Works	A3
G73	Oak x 7	10	270	1	4	4	4	4	SM	A	A	40+	A small dense group of self-set, semi-mature trees including a mix of English and Turkey oaks	Remove to allow for Illustrative Masterplan	C2
T74	Oak	9	350	1	5	5	5	5	SM	A	A	40+	A semi-mature open grown tree	Remove to allow for Illustrative Masterplan	C2
T75	Red Horse Chestnut	9	300*	1	4	3	3	3	SM	A	A	40+	An off-site semi-mature tree.	No Works	C1
T76	Horse Chestnut	12	340*	1	4	5	6	5	SM	A	A	40+	An off-site semi-mature tree.	No Works	C1
T77	Ash	14	400, 400	2	7	7	7	7	M	A	A	40+	An off-site, mature twin-stemmed tree. See Note 2	No Works	C1
T78	Eucalyptus	13	300, 400	2	8	8	8	8	M	A	A	40+	An off-site, mature twin-stemmed tree.	No Works	C1
T79	Weeping willow	8	200	1	3	3	3	6	SM	A	A	40+	An off-site, semi-mature tree.	No Works	C1
T80	Apple	7	350	1	3	3	4	6	M	A	A	40+	An off-site mature tree.	No Works	C1
G81	Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	A linear group of trees growing within a ditch line to the southern boundary of the site. sits	Remove to allow for Illustrative Masterplan	C2
T82	Oak	8	200	1	5	5	5	5	SM	A	A	40+	A semi-mature trees growing G81	Remove to allow for Illustrative Masterplan	C1

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G83	Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	Multi-stemmed trees growing to the boundary of the paddock	Remove to allow for Illustrative Masterplan	C2
G84	Ash	7	100	m/s	1	1	1	1	SM	A	A	0-9	A short row of self-set ash trees	Remove to allow for Illustrative Masterplan	C2
T85	Turkey Oak	24	600*, 500*, 500*, 400*	4	12	12	12	12	M	A	A	40+	A mature multi-stemmed tree growing beyond the western boundary of the site. This tree has not been inspected in detail due to its off-site location. Turkey oaks are not as long-lived or durable as English oaks, the timber has different characteristics and as a species they are less able to withstand decay. We recommend that with the permission of the treeowner the lower union is cleared of all leaf-litter and inspected to determine its integrity. This tree may benefit from reduction of the lateral branches to reduce the stress on this lower union.	No Works See Text	B1
T86	Scots Pine	12	350	1	4	4	4	4	SM	A	A	40+	A semi-mature tree growing close to the western boundary of the site. This tree has the potential for further growth and has a long remaining life expectancy.	No Works	C1
T87	English Oak	20	1000*	1	10	10	10	10	M	A	A	40+	An off-site mature tree growing close to the western boundary of the site. This tree has a limited potential for further growth and has a long remaining life expectancy.	No Works	B1
T88	Hawthorn	6	350	m/s	3	3	3	3	M	A	A	40+	A mature tree growing close to the western boundary of the site.	Remove to allow for Illustrative Masterplan	C1
H89	Hawthorn hedge	3	150	m/s	1	1	1	1	M	A	A	40+	A mature managed hedgerow growing to the western boundary of the site. There are some semi-mature ash trees within this hedgerow.	No Works	C1

Tree No.	Common Name	Hgt (m)	Stem Dia. @ 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ERYC	Description	Proposed Works	BS Cat
G90	Linear group of Goat Willows	8	300	m/s	4	4	4	4	SM	A	A	40+	A row of multi-stemmed trees growing to the western (internal) boundary of the paddock. There are two semi-mature oak trees growing within this vegetation	Remove to allow for Illustrative Masterplan	C2
G91	Mixed group	12	300	m/s	4	4	4	4	SM	A	A	40+	An informal row of multi-stemmed trees including ash, oak, and silver birch growing to along an internal boundary of the paddock.	Remove to allow for Illustrative Masterplan	C2
T92	Weeping Willow	18	500*	1	5	5	5	5	M	A	A	40+	An off-site mature tree growing beyond the northern part of the eastern boundary of the site. This tree is to the northern end of the off-site firs G67. This tree has a limited potential for further growth and has a long remaining life expectancy.	No Works	B1

KEY

Tree No.	Species	Hgt (m)	Stem Dia 1.5m (mm)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Form	Cond	Age Class	ER CY	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Agl Hgt Height of canopy above ground level clearance (estimated to nearest whole metre)

Stem Dia (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

Crown Spread Maximum branch extent measured at the four compass points.

Form:

G	Good
A	Average
P	Poor

Condition:

G	Good
A	Average
P	Poor
D	Dead

Age Class:

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

ERCY: Estimated Remaining Contribution in Years

BS Category: See Table 1 Cascade chart for tree quality assessment.
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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. NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	A1 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)	A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	A3 Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	B1 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	B2 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	B3 Trees with material conservation or other cultural value	Blue
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	C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	C2 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	C3 Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Note 1 Duty of Care for Inspection and Management of Trees

A landowner has a legal 'Duty of Care' under the Occupiers Liability Act 1957 & 1984, to ensure that users and neighbours of its land are reasonably safe. The Health and Safety at Work Act 1974 also requires that risks to employees and contractors must also be reduced as far as is 'reasonably practicable'.

In terms of trees the land / tree owner has a legal responsibility to inspect and manage their trees to reduce the risks posed by trees to a reasonable level. For trees growing close to third party properties / highways / footpaths there is a higher level of responsibility than for trees growing in relatively remote locations.

If tree inspections and tree appropriate management works are not undertaken and the tree subsequently fails and damages property or causes personal injury the landowner will be at risk of prosecution and or claims for damages.

Guidance on Common Sense Risk Management of Trees has recently been published, which you can download from <https://ntsgroup.org.uk/wp-content/uploads/2024/08/NTSG-summary.pdf>

Note 2 Ash Dieback Disease

First confirmed in the UK in 2012, ash dieback (also known as Chalara or Chalara ash dieback) is a disease of ash trees caused by a fungus called *Hymenoscyphus fraxineus* (formerly known as *Chalara fraxinea*). This disease has spread quickly and is now affecting ash trees and woodlands across the UK, leading to the death of thousands of trees. Ash dieback has already caused widespread damage in continental Europe. There is no cure for ash dieback, but some ash trees can tolerate or resist infection. Investigating this natural resistance could be the best way to secure the future of the UK's ash trees. Ash dieback is a disease that affects ash (*Fraxinus*) trees, caused by a fungus called *Hymenoscyphus fraxineus*. The fungus has two stages to its lifecycle - a sexual stage, which helps the fungus spread, and an asexual stage, which is what grows on the tree and causes damage. The fungus blocks water transport in the tree, leading to lesions in the bark, leaf loss and the dieback of the crown. The main symptoms of ash dieback are:

- Dead branches
- Blackening of leaves, which often hang on the tree.
- Discoloured stems, often with a diamond-shaped lesion where a leaf was attached.
- Trees may eventually drop limbs, collapse or fall.

The symptoms are often easier to spot in mid-late summer, when a healthy ash should be in full leaf. It becomes much harder in autumn, when leaves are naturally changing colour and falling.

Once a tree is infected the disease is usually fatal - but a limited number of trees may be tolerant or resistant to infection. Mature ash trees infected by ash dieback may survive for several years but often succumb to a secondary attack by other pests or pathogens, including honey fungus, which can cause butt or root rot and lead to the tree falling. As the disease progresses it makes the main branches and stem brittle and prone to partial or complete failure.

Note 3 Veteran Trees

National Planning Policy Framework (updated December 2023) gives guidance on Veteran and Ancient Trees.

Paragraph 136

186. When determining planning applications, local planning authorities should apply the following principles:

a) 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;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) 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 reasons⁶⁷ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

⁶⁷ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

The Glossary Annex 2, of the NPPF defines ancient or veteran trees (and Ancient Woodland) as:

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Standing Advice for Ancient Woodland and Veteran Trees (Natural England and the Forestry Commission, January 2022) guidance issued by Natural England for ancient and veteran trees uses the following definition.

Ancient and veteran trees

Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are also irreplaceable habitats.

Ancient trees

An ancient tree is exceptionally valuable. Attributes can include its:

- *great age*
- *size*
- *condition*
- *biodiversity value as a result of significant wood decay and the habitat created from the ageing process*
- *cultural and heritage value*

Very few trees of any species become ancient.

Veteran trees

A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value.

All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate.

The Standing Advice is a material consideration which should be taken into account when determining planning applications. A list of potential effects of development on ancient and veteran trees is outlined in the Standing Advice, including direct effects such as loss or damage, and indirect effects such as pollution, hydrological changes, soil compaction and disturbance.

The advice recommends that these effects are avoided however, where effects are unavoidable, a range of possible mitigation and compensation measures are identified. The standing advice gives guidance on the Buffer Zones and Root Protection Areas required to protect Ancient Woodland and Veteran and Ancient Trees.

Tree Survey Plan



Tree Removals Plan



Tree Removals Plan Key

- Tree to be removed
- Tree to be Retained
- Veteran Tree to be Retained

Veteran Tree Survey Key

- Extent of Tree Canopy
- Theoretical Root Protection Area (BS5837)
- BS5837 Category (See Below)
- Tree Survey Number

Veteran Tree
Root Protection Area shown as recommended by Natural England Standing Advice for individual Ancient and Veteran Trees and Ancient Woodland trees x 15 stem diameter uncapped. The BS5837 theoretical Root Protection Area is x 12 stem diameter capped at 15m radius.

Tree Survey Key

- Extent of Tree Canopy
- Theoretical Root Protection Area (BS5837)
- BS5837 Category (See Below)
- Tree Survey Number

BS 5837 Category
(See Tree Survey for further details)

Category U - Red Stem Disc
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

Category A - Green Stem Disc
Those of high quality and value: - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B - Blue Stem Disc
Those of moderate quality and value: - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)

Category C - Grey Stem Disc
Those of low quality and value: - currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm.

Land North of Reading Road Arborfield

Tree Removals Plan Prepared for Dandara Southern Limited

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Scale	NTS	Drawn by
Date	29/11/2024	PW
Project No.	1024 100807	Checked by
Dwg. No.	TRP 1	*

Illustrative Masterplan
Prepared By DHA Architecture Limited

