Land to the East of Longwater Road, Finchampstead

Arboricultural Impact Assessment (Incorporating Tree Protection Measures)

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd

June 2024

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PLANS

Plan EDP 1: Tree Protection Plan
(edp4070_d034b 10 June 2024 DJo/GSn)

Section 1
Introduction

1.1 This Arboricultural Impact Assessment (AIA) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd (hereafter referred to as 'the Applicant') in relation to the proposed development of Land to the East of Longwater Road, Finchampstead (hereafter referred to as 'the Site').

1.2 It sets out the nature and extent of tree losses and provides mitigation and protection measures to ensure the viable long-term retention of retained trees in the context of the development proposals.

SITE CONTEXT

1.3 The Site is located on the southern outskirts of the village of Finchampstead. It currently comprises a field parcel bordered to the north by residential properties, to the east by agricultural land, to the south by the Moor Green Lakes Nature Reserve extension and to the west by the B3016 Longwater Road.

1.4 The Site lies within the Local Planning Authority (LPA) of Wokingham Borough Council (WBC).

DEVELOPMENT PROPOSALS

1.5 A full planning application is to be submitted to WBC for erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access and associated works.

1.6 This AIA has been prepared using EDP's arboricultural constraints information contained within the Arboricultural Baseline Note, **Appendix EDP 1**. This baseline survey data was collected by EDP in December 2023. The survey data relevant to this Site is provided within the Arboricultural Baseline Note (**Appendix EDP 1**), with the Tree Constraints Plan included.

AIMS AND OBJECTIVES

1.7 The purpose of this AIA is to assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal. In addition, it will provide mitigation measures, such as protective fencing, to ensure the safe, long-term retention of any retained tree should the development be permitted.

RELEVANT BASELINE DOCUMENTS

1.8 EDP's Arboricultural Baseline Note, **Appendix EDP 1** is relevant to the provisions of this AIA and this AIA should be read in conjunction with it where applicable.

1.9 The following best practice guidance and informative standards are relevant to the provisions of the AIA and should be read in conjunction with the AIA where applicable:

- BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*. BSI 2012; and
- BS 3998:2010 *Tree Work – Recommendations*. BSI 2010.

Section 2
Arboricultural Impact Assessment

2.1 This AIA has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Site Layout (**Appendix EDP 2**) and Levels and Drainage Strategy (**Appendix EDP 3**). In particular, it relates to the Tree Constraints Plan contained within the Arboricultural Baseline Note (**Appendix EDP 1**), which is overlaid onto the proposed Site Layout and Levels and Drainage Strategy. The resulting drawing is a Tree Protection Plan (**Plan EDP 1**).

2.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.

2.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).

2.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

TREE REMOVALS FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

2.5 The BS 5837:2012 compliant survey identified one category U item, the condition of which was considered to be impaired to such an extent that it is unsuitable for retention within the future context of the development proposals and is therefore not included in the calculations to follow. This item is contained in **Table EDP 2.1** and detailed in the Tree Survey Schedule contained within the Arboricultural Baseline Note (**Appendix EDP 1**).

2.6 The canopy of **T9**, as illustrated on **Plan EDP 1**, appears to extend beyond the redline boundary of the Site. However, due to the significant lean of the tree's stem, this item should be considered as growing within the Site, as its RPA is entirely contained within the redline boundary.

2.7 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.

2.8 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the ecological assessment prior to any work or felling taking place.

2.9 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 2.1: Tree Removal for Reasons of Sound Arboricultural Management

Tree Number	Tree Species	Tree Grade
T9	English oak (*Quercus robur*)	U

ITEMS IMPACTED BY DEVELOPMENT PROPOSALS

2.10 Assessment of the Site Layout (**Appendix EDP 2**) and Levels and Drainage Strategy (**Appendix EDP 3**) determines that six items are impacted by the development proposals; these are detailed within **Table EDP 2.2**. One item is category A, of high quality; four items are category B, of moderate quality and one item is category C, of low quality.

Table EDP 2.2: Items Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
T2	English oak (*Quercus robur)*	Encroachment into RPA	A
T22	English oak	Complete removal to facilitate main site access.	B
T23	English oak	Complete removal to facilitate main site access.	B
T24	English oak	Complete removal to facilitate main site access.	B
T25	English oak	Complete removal to facilitate main site access.	B
H31	Bramble sp. (*Rubus* spp.) Common hazel (*Corylus avellana*) Common holly (*Ilex aquifolium*) Willow sp. (*Salix* spp.)	Partial removal to facilitate main site access and for underground services into site.	C

SUMMARY OF TREE LOSSES AND RETENTION

2.11 A summary of the tree losses and retention based upon the Site Layout (**Appendix EDP 2**) and Levels and Drainage Strategy (**Appendix EDP 3**) is provided within **Table EDP 2.3**. In this context, the term 'affected' means either an encroachment into the RPA, or partial removal, of a retained item.

Table EDP 2.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected by Proposals	Trees, Groups and Hedgerows Unaffected by Proposals
Category A	5	0	1	4
Category B	20	4	0	16
Category C	6	0	1	5
Totals	**31**	**4**	**2**	**25**

MITIGATION

2.12 There is a minor encroachment into the RPA of **T2** for a footpath. As the encroachment is minor and it is at the extent of the RPA, it is not anticipated that any roots will be encountered, nor that this work will have a detrimental impact on the long-term health of this tree. However, to prevent any inadvertent damage to the RPA of this item, hand-digging under an arboricultural watching brief is recommended.

2.13 A suitably worded condition can secure this mitigation in order to minimise harm and ensure safe, long-term retention to trees.

2.14 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012 (**Appendix EDP 4**), during the construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 3
Conclusions

3.1 Masterplanning of the development has been informed by arboricultural recommendations throughout, however, it has resulted in the loss of four category B items, of moderate quality, and the partial removal of one item category C item, of low quality.

3.2 The four items requiring removal for a site access (**T22**, **T23**, **T24** and **T25**) are protected by a Tree Preservation Order (TPO). The reference for this TPO is 1596/2017 and further details of the TPO can be found in **Appendix EDP 1**. Due to the restricted access opportunities along this boundary, along with highway requirements, these trees cannot realistically be retained.

3.3 The remaining TPO items are being retained and protected, with only a minor encroachment into the RPA of item **T2**, which can be mitigated with hand-digging, as discussed in **Section 2**. As this is a minor encroachment, covering a small area and at the extent of the RPA, it is not anticipated that this work will have a detrimental impact on the long-term health of this tree, providing that the advised mitigation measures are adhered to.

3.4 To mitigate for the loss of the TPO items, and to ensure succession to the existing tree stock, new planting is recommended in line with the Landscape Strategy (edp4070_d005) submitted alongside this application. The new planting has potential for longevity within the landscape and will enhance the species diversity for the Site, whilst also contributing to the green infrastructure for the area.

3.5 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 1**) will continue to be managed in accordance with BS 5837:2012. Critically, this requires the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the demolition and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

3.6 A suitably worded condition can secure any mitigation measures which would be required to minimise harm and ensure safe, long-term retention to trees.

Appendix EDP 1
Arboricultural Baseline Note
(edp4070_r008)

Land to the East of Longwater Road, Finchampstead

Arboricultural Baseline Note

Prepared by:
The Environmental Dimension Partnership Ltd

On behalf of:
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd

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Appendix EDP 6 Consideration of Trees within the Design Process

PLANS

Plan EDP 1: Tree Constraints Plan
(edp4070_d033b 05 June 2024 VMS/GSn)

Section 1
Introduction

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd ('the Applicant') to undertake a *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* compliant survey of trees in relation to the proposed development of Land to the East of Longwater Road, Finchampstead, Berkshire (hereafter referred to as 'the Study Area').

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).

1.3 The Study Area is located on the southern outskirts of the village of Finchampstead, which is located within the Local Planning Authority (LPA) of Wokingham Borough Council (WBC). It currently comprises a field parcel bordered to the north by residential properties, to the east by agricultural land, to the south by a quarry and to the west by the B3016 Longwater Road.

1.4 The purpose of this Baseline Note is to:

- Identify principal trees suitable for retention;
- Identify the benefits and constraints associated with retained trees to inform the design and layout of any forthcoming proposals; and
- Once the proposals are fixed and the site layout is available, overlay the Tree Constraints Plan to inform an Arboricultural Impact Assessment.

Section 2
Methodology and Limitations

2.1 The methodology adopted for this survey is based on guidelines set out in *BS 5837:2012 Trees in Relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Plan EDP 1**) and this data has been derived from the Topographical survey. All surveyed items are detailed in the Tree Survey Schedule (**Appendix EDP 1**). No other trees are covered by this survey.

2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of BS 5837:2012.

2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.

2.4 The schedule in **Appendix EDP 1** provides information about the following factors in accordance with Section 4.4.2.5 of BS 5837:2012:

- Sequential reference number (recorded in **Appendix EDP 1**);
- Species;
- Height;
- Stem diameter;
- Branch spread;
- Canopy clearance above-ground level;
- Life stage;
- Physiological condition;
- Structural condition;
- Comments/notes;
- Estimated remaining contribution;
- Category grading; and
- Root protection radius.

2.5 All trees have been categorised according to the Cascade Chart for Tree Quality Assessment as set out in Table 1 of BS 5837:2012. A reproduction of this table is included in **Appendix EDP 2**.

2.6 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Study Area could change the current circumstances and may invalidate this report and any recommendations made.

2.7 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

2.8 A lack of recommended work does not imply that a tree is safe and likewise, it should not be implied that a tree will be made safe following the completion of any recommended work.

2.9 The subject trees have not been tagged for identification purposes.

Section 3
Summary of Tree Stock

3.1 The survey has identified 22 individual trees, seven groups of trees and three hedgerows, totalling 32 items. Of these 32 items, five have been categorised as A, of high quality; 20 have been categorised as B, of moderate quality; and six have been categorised as C and are of low quality. In addition, one item has been categorised as U and is considered unsuitable for retention.

3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the schedule at **Appendix EDP 1**.

3.3 An illustrative summary of the species diversity, age distribution and categorisation for each item within the Study Area is provided in **Appendix EDP 3**.

3.4 Overall, the items identified across the Study Area are primarily of moderate value, with the exception of five category A items. These category A items are located either outside of the Study Area or around the periphery of it, and therefore do not adversely constrain the main body of the Study Area.

Section 4
National and Local Planning Policy

NATIONAL POLICY

National Planning Policy Framework

4.1 Paragraph 131 of the NPPF states:

"*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-lined50, 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.*"

LOCAL POLICY

Wokingham Borough Local Development Framework Adopted Core Strategy (Adopted January 2010)

4.2 CP7 – Biodiversity states:

"*Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance. Development:*

- *Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly.*"

Wokingham Borough Development Plan (Adopted February 2014)

4.3 Policy CC03: Green Infrastructure, Trees and Landscaping states:

"*Green Routes and Green Route Enhancement Areas are defined on the Policies Map. 2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:*

- *Protect and retain existing trees, hedges and other landscape features*".

NEIGHBOURHOOD POLICY

Finchampstead Neighbourhood Development Plan 2022–2038 Made version September 2023

4.4 Policy D2 Preserving the rural character of the parish states:

"*As appropriate to their scale, nature and location development proposals should be located and designed to maintain the separation of settlements and to complement the characteristics of the landscape in the immediate locality through:*

- *The use of street trees.*
- *The protection of existing street trees."*

4.5 Policy IRS6 Trees states:

1. "*Development proposals should seek to retain mature or important trees, groups of trees or woodland on site.*
2. *Proposals should clearly identify the trees, the constraints and root protection areas, any trees to be removed, and state how the health of the trees on the site and those influencing from neighbouring sites including the highway will be protected during demolition and construction, including that of installing utilities, drainage, and landscaping.*
3. *Where removal of a tree or group of trees of recognised importance is proposed, a replacement of similar amenity value should be provided on the site.*
4. *Wherever appropriate, the planting of additional trees should be included in new developments, particularly local species that are in keeping with the character of the area and appropriate to the site/ground conditions. Planting that contributes to the biodiversity of the area and supports green corridors is particularly encouraged."*

Section 5
Statutory Protection

TREE PRESERVATION ORDERS AND CONSERVATION AREAS

5.1 Consultation with the LPA's interactive mapping system has identified that 24 trees are protected by Tree Preservation Orders (TPO), TPO reference 1596/2017 and 1 tree is protected by TPO reference 1753/2020.

5.2 These items constitute all trees within the Study area except for **T26**, **T28** and **G29**, which are not protected by a TPO. The items protected by the TPOs are illustrated on **Plan EDP 1** with yellow boxes around the individual reference number. Copies of these documents can be found within **Appendix EDP 4** of this report.

5.3 The Study Area is not within a designated conservation area.

Section 6
Protected Wildlife and Trees

BATS

6.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended). Further information is provided in **Appendix EDP 5**.

NESTING BIRDS

6.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act* 1981 (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Appendix EDP 5**.

Section 7
Site-specific Constraints

TPO TREES

7.1 Twenty-five items are formally protected by a TPO, as identified in **Section 5**. Any works to, or felling of, TPO trees will require a formal application to the LPA. Alternatively, permission may also be sought through the approval of a tree schedule or impact assessment as part of an approved, detailed planning application.

FURTHER INFORMATION

7.2 As illustrated on **Plan EDP 1**, the surveyed items located across the Study Area are primarily of moderate arboricultural value trees; with the exception of five items category A items of high quality (**T2**, **T3**, **T4**, **T5** and **T8** – all TPO trees).

7.3 A number of items are located outside, but adjacent to the Study Area, and therefore these items are not under the control of the Applicant. Items outside of the Applicant's control require consideration when designing forthcoming proposals, to avoid interference with the tree canopies or root protection areas (RPA).

7.4 Further information on above and below-ground arboricultural constraints is provided in **Appendix EDP 6**.

Section 8
Conclusion

8.1 Twenty-five items within the Study Area are protected under a TPO. Any works to, or felling of, TPO trees will require a formal application to the LPA. Alternatively, permission may also be sought through the approval of a tree schedule or impact assessment as part of an approved, detailed planning application.

8.2 Of the items surveyed, five have been categorised as A, of high quality and 20 have been categorised as B, of moderate quality. These items should be prioritised for retention, where practicable. These items are primarily outside or around the perimeter of the Study Area and therefore do not adversely constrain development.

8.3 The default position when designing any forthcoming scheme should be the retention of all items, and to position any built form outside of the RPA's of retained trees, as far as practicable, regardless of category grading. All trees provide positive environmental and ecological contributions, irrespective of current condition.

8.4 The arboricultural constraints information provided within this Baseline Note will feed into the detailed design and layout of the scheme and, in turn, will be used to undertake an Arboricultural Impact Assessment, to be submitted as part of the planning application.

Appendix EDP 1
Tree Survey Key and Schedule EDP 1

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; and W - A larger group or area of trees that should be regarded as a single woodland unit.
Species	Scientific names and common English names provide, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as illustrated on **Plan EDP 1**.
Canopy Clearance Above-ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: • Young; • Early Mature; • Mature; • Over Mature; and • Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor, or dead, this is informed by the following: • Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and • Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.

Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor, or dead. This is informed by "the presence of any decay and physical defect[1]".
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
Estimated Remaining Contribution	The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: • Less than 10; • 10+; • 20+; and • 40+.
Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in BS 5837:2012.
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with BS 5837:2012.

[1] BS 5837:2012 Section 4.4.2.5

Client:	Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd	**Site:**	Land to the East of Longwater Road, Finchampstead
Date of Survey:	14/12/2023	**Consultant**	Graham Snuggs
Tagged	N/A	**Weather**	Overcast

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	English oak (Quercus robur)	17	1000	5	8	7	6	3	Mature	Fair	Fair	Arboricultural work - Historic Broken branch Deadwood - Major Die-back - Upper crown Form - Good crown structure Shedding limb / limbs - Historic	20+	B1,2,3	12
T2	English oak (Quercus robur)	19	1280	9	9	9	9	2	Mature	Good	Good	Buttresses / buttress roots - Major adaptive growth / strong development Fungal fruiting body - Parasitic (suspected Laetiporus sulphureus) Bark wound - Major Crack - Horizontal Decay - Open cavity / cavities Lightning damage Deadwood - Minor Percussion testing with sounding mallet indicates buttresses un-decayed Rare or notable specimen	40+	A1,2,3	15
T3	English oak (Quercus robur)	19	# 1200	10	8	11	8	2	Mature	Good	Good	Condition considered typical of species and age Tree growing south of wet ditch so RPA may need adjustment	40+	A1,2,3	14.4
T4	English oak (Quercus robur)	20	# 1000	11	8	9	8	2	Mature	Good	Good	Condition considered typical of species and age Growing south of wet ditch RPA may need adjustment	40+	A1,2,3	12
T5	English oak (Quercus robur)	16	1200	9	9	11	10	2	Mature	Fair	Fair	Bark exudation Bark wound - Major Bark wound - Mammal Decay - Minor Decay - Open cavity / cavities Woodpecker holes Habitat - High value 2 x target cankers on main stem at 6m on north side of stem	40+	A2,3	14.4
G6	English oak (Quercus robur)	10	# 200	5	5	5	5	1	Early Mature	Fair	Fair	Condition considered typical of species and age	20+	B1,2	2.4
G7	Birch sp. (Betula spp.) Common holly (Ilex aquifolium)	8	# 100	3	3	3	3	N/A	Early Mature	Fair	Poor	Hedgerow - Neglected / overgrown	10+	C2	1.2

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T8	English oak (Quercus robur)	19	# 1200	10	12	9	8	2	Mature	Good	Good	Root environment - Waterlogged Condition considered typical of species and age Growing on side of boundary wet ditch Ditch full with stagnant runoff	40+	A1,2,3	14.4
T9	English oak (Quercus robur)	12	# 500	2	12	2	0	N/A	Early Mature	Poor	Poor	Fallen tree / trees - Whole tree	<10	U	6
G10	Birch sp. (Betula spp.) Bramble sp. (Rubus spp.) Common hazel (Corylus avellana) Common hawthorn (Crataegus monogyna) Common holly (Ilex aquifolium) Willow sp. (Salix spp.)	6	# 120	3	3	3	3	N/A	Early Mature	Fair	Poor	Access to inspect base - Restricted / obscured Multiple stems from base Base / stems obscured - Vegetation Hedgerow - Neglected / overgrown	10+	C2	1.44
T11	English oak (Quercus robur)	11	# 500	7	7	7	7	4	Early Mature	Fair	Fair	Root environment - Waterlogged Deadwood - Major Die-back - minor Growing north of wet ditch	20+	B1,2	6
T12	English oak (Quercus robur)	15	# 450	5	5	5	5	2	Early Mature	Fair	Fair	Root environment - Waterlogged Condition considered typical of species and age Growing north of wet ditch	20+	B1,2	5.4
T13	English oak (Quercus robur)	16	# 500	6	6	6	6	3	Early Mature	Fair	Fair	Root environment - Waterlogged Condition considered typical of species and age Growing north of wet ditch	20+	B1,2	6
G14	Birch sp. (Betula spp.)	17	# 300	5	5	5	5	N/A	Mature	Fair	Fair	Root environment - Waterlogged Multiple stems from base Condition considered typical of species and age	20+	B1,2	3.6
T15	English oak (Quercus robur)	18	# 800	10	9	11	8	4	Mature	Good	Fair	Root environment - Waterlogged Ivy or climbing plant Broken branch Deadwood - Major Die-back - minor Growing north of wet ditch	20+	B1,2	9.6

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property: defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.
Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
G16	Birch sp. (Betula spp.) Bramble sp. (Rubus spp.) Common hazel (Corylus avellana) Common holly (Ilex aquifolium) Common ivy (Hedera helix) Goat willow (Salix caprea) Oak sp. (Quercus spp.)	14	# 400	4	4	4	4	N/A	Early Mature	Poor	Poor	Access to inspect base - Restricted / obscured Multiple stems from base Ivy or climbing plant Hedgerow - Neglected / overgrown	10+	C1,2	4.8
T17	English oak (Quercus robur)	18	# 750	9	8	8	8	3	Mature	Fair	Good	Access to inspect base - Restricted / obscured Ivy or climbing plant Broken branch Deadwood - Minor Growing north of wet ditch	20+	B1,2,3	9
T18	English oak (Quercus robur)	11	# 500	6	2	5	5	2	Early Mature	Fair	Poor	Bark wound - Mammal Decay - Open cavity / cavities Woodpecker holes Habitat - High value	20+	B3	6
T19	Birch sp. (Betula spp.)	16	# 400 350	7	9	6	6	1	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Multiple stems from base Condition considered typical of species and age Growing north of wet ditch	20+	B1,2	6.38
T20	English oak (Quercus robur)	15	# 350	1	7	7	6	3	Early Mature	Fair	Fair	Access to inspect base - Restricted / obscured Ivy or climbing plant Condition considered typical of species and age Roadside tree growing on east side of roadside bank	20+	B1,2	4.2
T21	Birch sp. (Betula spp.)	16	# 300 300 250	3	6	3	6	4	Mature	Fair	Fair	Access to inspect base - Restricted / obscured Multiple stems from base Broken branch Deadwood - Minor Condition considered typical of species and age Roadside tree same notes as oak	20+	B1,2	5.91
T22	English oak (Quercus robur)	15	# 350	3	8	4	4	N/A	Early Mature	Fair	Fair	Deadwood - Minor Form - Asymetric crown Roadside tree on east side of roadside bank	20+	B1,2	4.2
T23	English oak (Quercus robur)	15	# 350	3	8	4	4	N/A	Early Mature	Fair	Fair	Deadwood - Minor Form - Asymetric crown Roadside tree on east side of roadside bank	20+	B1,2	4.2

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
Species -Common English names are used wherever possible for simplicity.
Height -An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter -This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS5837:2012.
Branch Spread -This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as shown on Plan EDP 1.
Canopy Clearance -An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage -There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; Ancient; Dead.

Physiological Condition -An indication of the tree's physiological condition is represented and classed as good, fair, poor or dead, this is informed by the following: Canopy Density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf Size and Colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition -Additional notes are provided giving details of the tree's structural condition. This is informed by "the presence of any decay and physical defect".
Management Recommendations -These are made on the basis of optimising the life expectancy of site trees, given their current situation and that which may result from the development proposals. The survey process pays particular attention to implications for life and/or property; defects recorded under the structural condition have the necessary mitigation measures proposed within this section of the schedule.

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Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.
Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T24	English oak (Quercus robur)	15	# 350	3	4	4	4	N/A	Early Mature	Fair	Fair	Deadwood - Minor Form - Asymetric crown Roadside tree on east side of roadside bank	20+	B1,2	4.2
T25	English oak (Quercus robur)	15	# 350	5	5	4	4	N/A	Early Mature	Fair	Fair	Deadwood - Minor Form - Asymetric crown Roadside tree on east side of roadside bank	20+	B1,2	4.2
T26	English oak (Quercus robur)	15	# 400	6	6	5	5	1	Early Mature	Fair	Fair	Deadwood - Minor Form - Asymetric crown Roadside tree on east side of roadside bank	20+	B1,2	4.8
G27	Beech (Fagus sylvatica) Leyland cypress/leylandii (Cupressus x leylandii) Maple (Acer spp.)	16	# 450	5	5	5	5	2	Early Mature	Fair	Fair	Off-site tree, all readings estimated Condition considered typical of species and age	20+	B1,2	5.4
T28	Maple (Acer spp.)	11	# 300	4	4	4	4	N/A	Early Mature	Fair	Fair	Off-site tree, all readings estimated Condition considered typical of species and age	20+	B1,2	3.6
G29	Cedar (Cedrus spp.)	15	# 450	5	5	5	5	3	Early Mature	Fair	Fair	High Pruned - Historic Off-site tree, all readings estimated No significant faults observed	20+	B1,2	5.4
H30	Common hazel (Corylus avellana)	4	100	2	2	2	2	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C1,3	1.2
H31	Bramble sp. (Rubus spp.) Common hazel (Corylus avellana) Common holly (Ilex aquifolium) Willow sp. (Salix spp.)	6	# 120	2	2	2	2	N/A	Early Mature	Poor	Poor	No Significant Faults Observed	10+	C1,3	1.44
H32	Leyland cypress/leylandii (Cupressus x leylandii) Mixed Conifer	2	# 100	1	1	1	1	N/A	Early Mature	Fair	Poor	No Significant Faults Observed	10+	C1,3	1.2

Sequential Reference Number -T - Individual specimen; G - Group. Trees that form cohesive arboricultural features either aerodynamically, visually or culturally; H - Linear group of specimens that form a hedge or boundary; W - A larger group or area of trees that should be regarded as a single woodland unit.
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Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.
Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Appendix EDP 2
Cascade Chart for Tree Quality Assessment
(Extract of BS 5837:2012, Table 1)

Category and Definition	Criteria (including subcategories where appropriate) Identification on Plan		
Trees Unsuitable for Retention (see Note)			
Category U **Those in such a condition that they cannot realistically be retained as living trees** in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be Considered for Retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Appendix EDP 3
Illustrative Summary of Survey Data

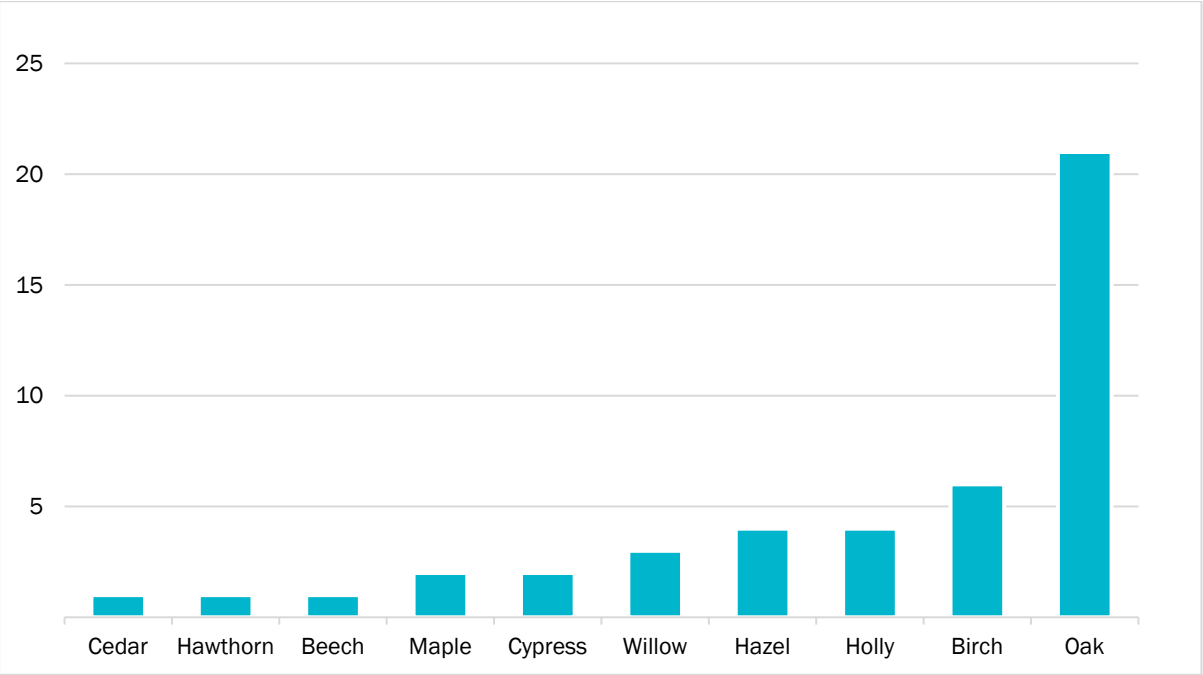


Image EDP A3.1: Species Diversity.

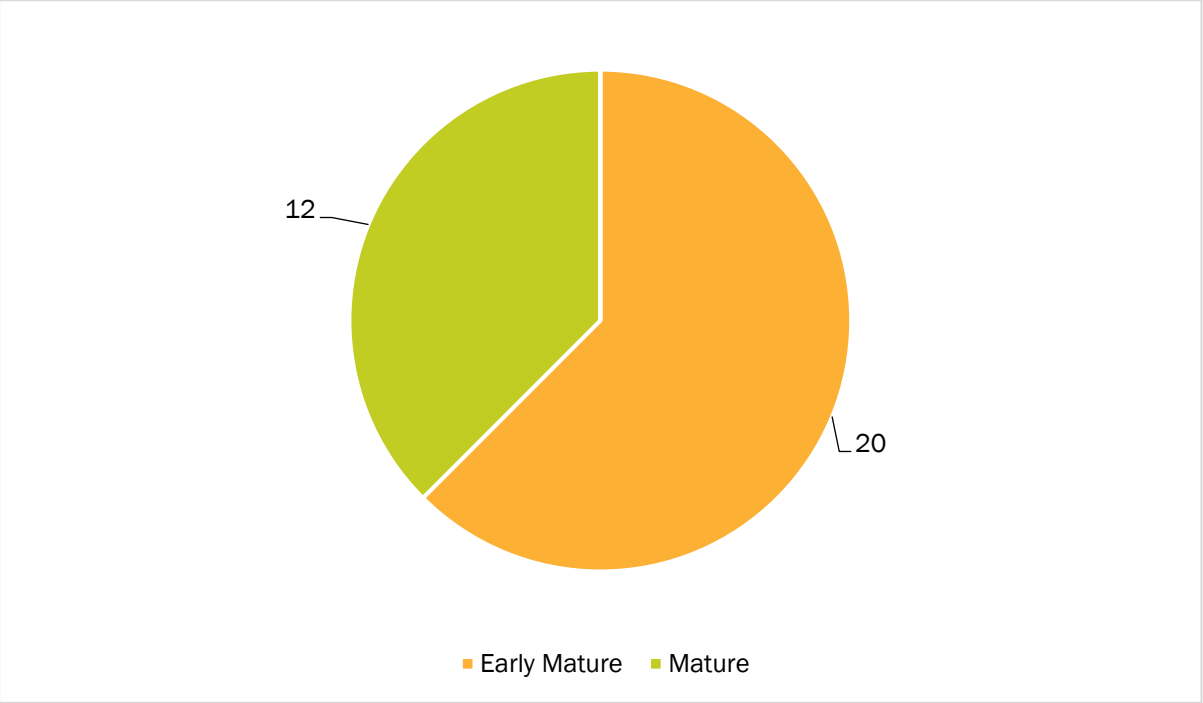


Image EDP A3.2: Age Distribution of Live Trees.

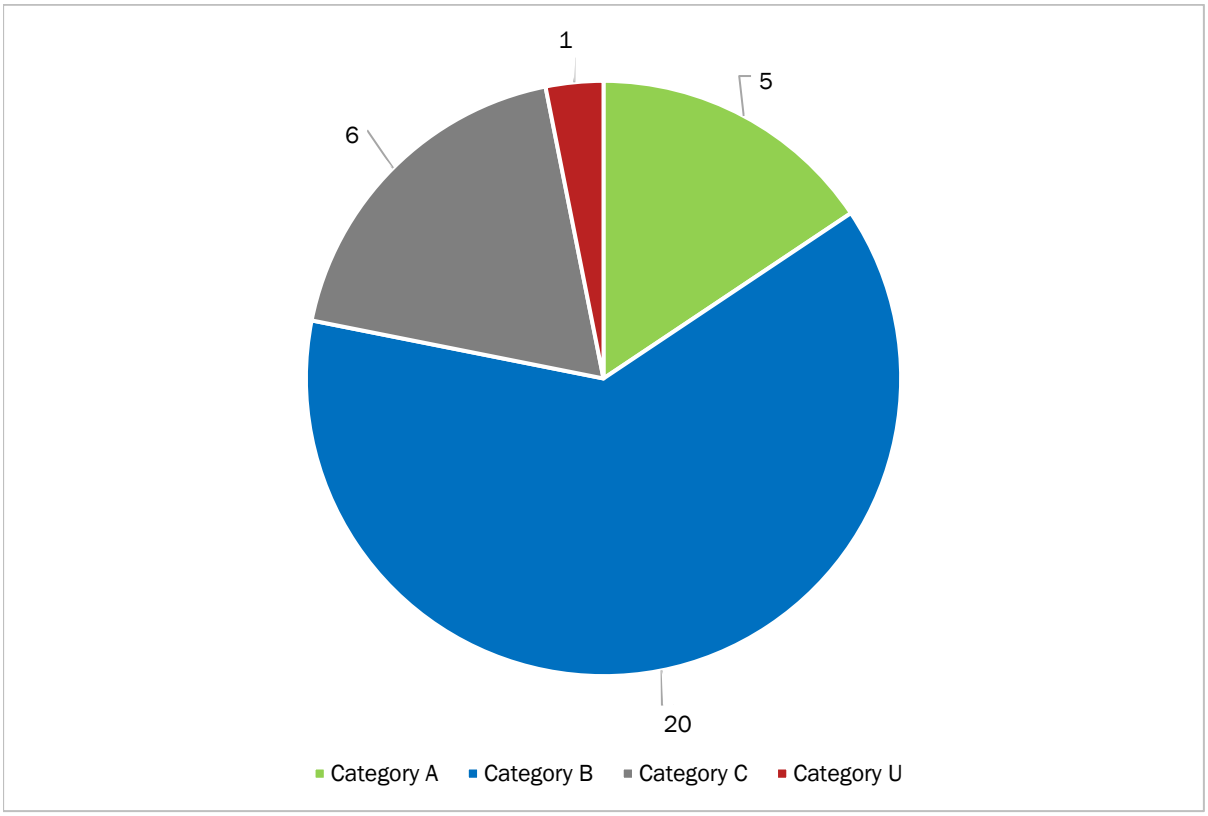


Image EDP A3.3: Category Grading.

Appendix EDP 4
Tree Preservation Orders

CONFIRMATION OF ORDER

TREE PRESERVATION ORDER 1753/2020

RELATING TO 2 BEECH TREES AT THE REAR OF 21 WOOD MOOR, FINCHAMPSTEAD, RG40 3TT

This order was confirmed by WOKINGHAM BOROUGH COUNCIL without modifications

on the ……11th…….. day of …MARCH…… two thousand and twenty one.

Signed on behalf of The Wokingham Borough Council

… Chris Hannington …….

Authorised by the Council to sign on that behalf

17th September 2020

Town and Country Planning Act 1990

Town and Country Planning
(Tree Preservation) (England) Regulations 2012

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1753/2020

RELATING TO 2 BEECH TREES AT THE REAR OF 21 WOOD MOOR, FINCHAMPSTEAD, RG40 3TT

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1753/2020

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 1753/2020

Interpretation

2. - In this Order "the authority" means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

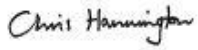
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this SEVENTEENTH day of SEPTEMBER in the year two thousand and twenty.

Signed on behalf of the Wokingham Borough Council



……

Authorised by the Council to sign on that behalf

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

Reference on map	*Description*	*Situation*
T1	Beech (Fagus ssp)	Located at the rear of 21 Wood Moor, Finchampstead, RG40 3TT
T2	Beech (Fagus ssp)	Located at the rear of 21 Wood Moor, Finchampstead, RG40 3TT

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	*Description*	*Situation*
	NONE	

Groups of trees

(within a broken black line on the map)

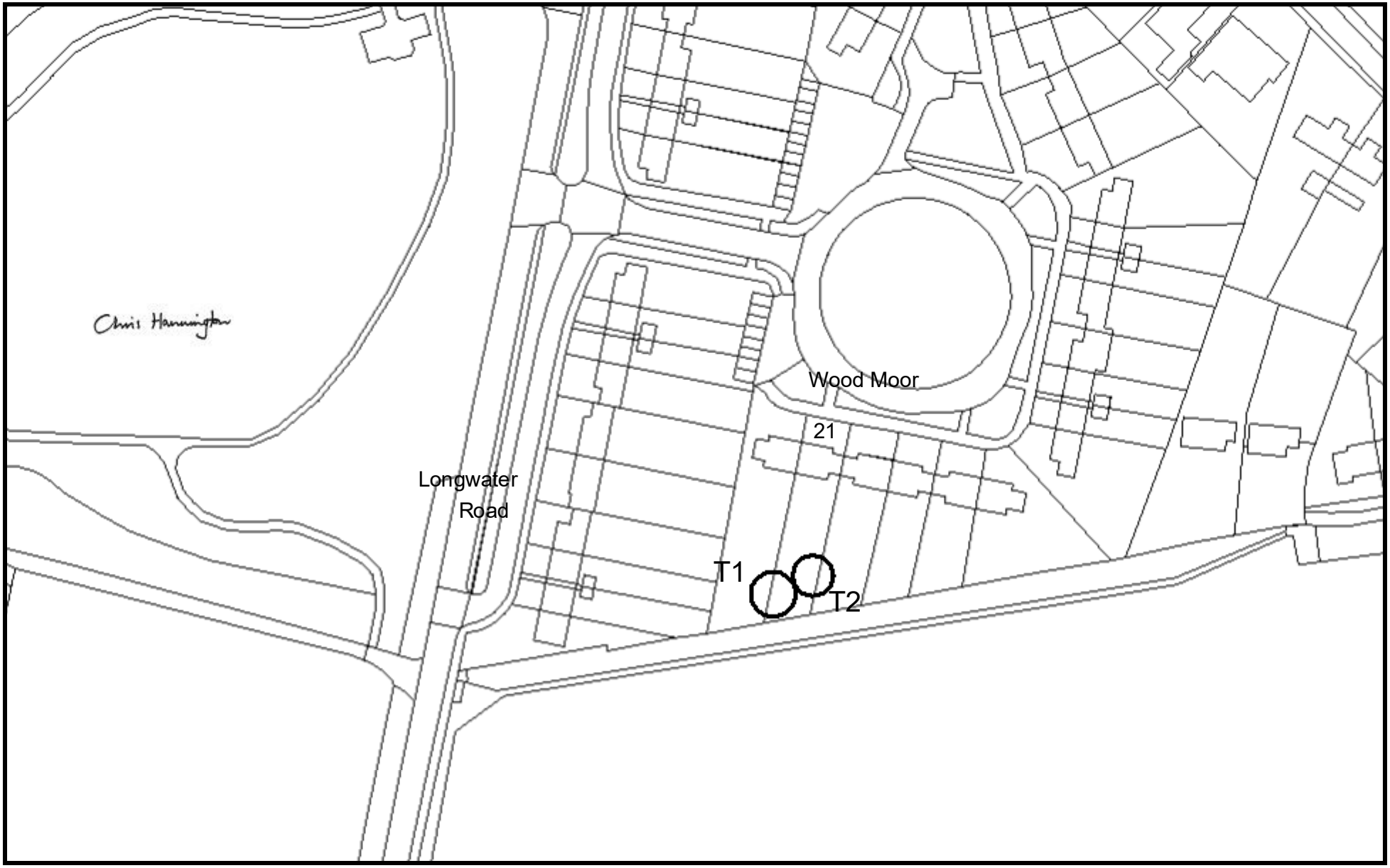
Reference on map	*Description*	*Situation*
	NONE	

Woodlands

(within a continuous black line on the map)

Reference on map	*Description*	*Situation*
	NONE	

WOKINGHAM
BOROUGH COUNCIL



Scale: 1:1,250
Date: 17/09/2020

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15th August 2017

Town and Country Planning Act 1990

Town and Country Planning
(Tree Preservation) (England) Regulations 2012

THE WOKINGHAM BOROUGH COUNCIL

(PARISH OF FINCHAMPSTEAD)

TREE PRESERVATION ORDER NO. 1596/2017

**(Order made in accordance with
Section 198 of the Act)**

Relating to trees located on land to the South of 12 Cricket Hill, Finchampstead, Berks, RG40 3TN

TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 1596/2017

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 1596/2017

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 1596/2017.

Interpretation

2. - In this Order "the authority" means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this FIFTEENTH day of AUGUST in the year two thousand and Seventeen.

The Common Seal of Wokingham Borough Council was hereunto affixed to this Order in the presence of -

Mary Severn

Solicitor
Signed on behalf of the Wokingham Borough Council

16596

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

Reference on map	*Description*	*Situation*
	NONE	

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map	*Description*	*Situation*
A1	Trees of whatever species within the area designated A1.	Trees located on land to the South of 12 Cricket Hill, Finchampstead, Berks, RG40 3TN

Groups of trees

(within a broken black line on the map)

Reference on map	*Description*	*Situation*
	NONE	

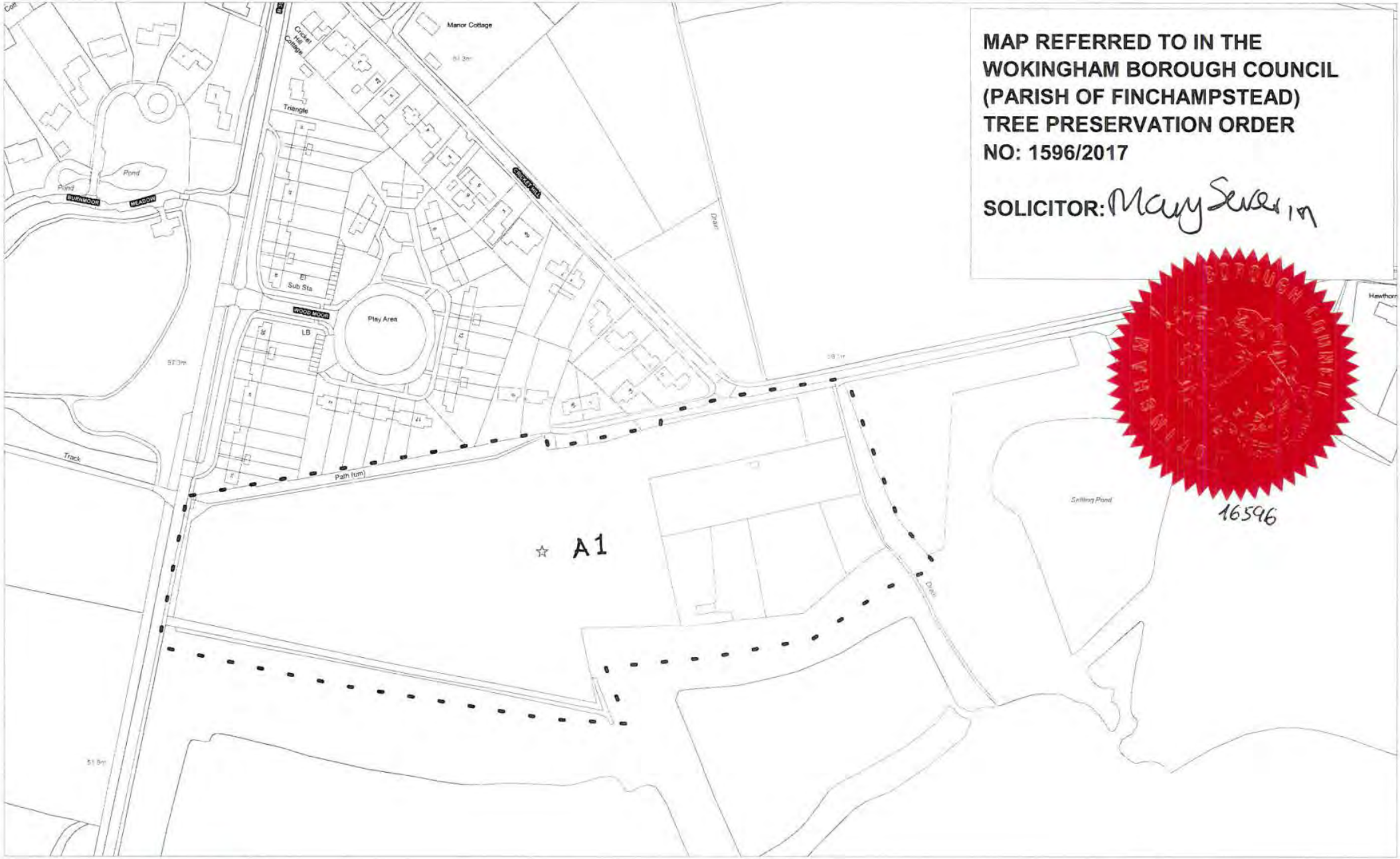
Woodlands

(within a continuous black line on the map)

Reference on map	*Description*	*Situation*
	NONE	

MAP REFERRED TO IN THE WOKINGHAM BOROUGH COUNCIL (PARISH OF FINCHAMPSTEAD) TREE PRESERVATION ORDER NO: 1596/2017

SOLICITOR: Mary Severin



WOKINGHAM BOROUGH COUNCIL

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N W E S

Scale: 1:2500

THE WOKINGHAM BOROUGH COUNCIL in exercise of the powers conferred on them in that behalf; hereby confirm Tree Preservation Order No. 1596/2017

Relating to trees located on land to the South of 12 Cricket Hill, Finchampstead, Berks, RG40 3TN

Without modification.

IN WITNESS whereof the Common Seal
of the WOKINGHAM BOROUGH COUNCIL was
hereunto affixed in the presence of

Solicitor

Dated 02nd November 2017

11685

Appendix EDP 5
Protected Species

BATS

A5.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations* 2017 (as amended), making it an offence to:

- Deliberately capture, injure or kill a wild individual of an EPS;
- Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
- Damage or destroy a breeding site or resting place of a wild individual of an EPS.

A5.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act* 1981 (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.

A5.3 Prior to undertaking any tree works or tree removal, further advice should be sought from a suitably qualified ecologist.

NESTING BIRDS

A5.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act* 1981 (as amended). This makes it an offence to:

- Intentionally kill, injure or take any wild bird;
- Take, damage or destroy the nest of any wild bird while it is in use or being built;
- Take, damage or destroy the egg of any wild bird; or
- To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.

A5.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Appendix EDP 6
Consideration of Trees within the Design Process

A6.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

BELOW-GROUND CONSTRAINTS – ROOT PROTECTION AREA

A6.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the RPA around each surveyed item.

A6.3 The RPA is defined as the minimum area (in m^2) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.

A6.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.

A6.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:

- The morphology and disposition of the roots, when known to be influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services);
- Topography and drainage;
- The soil type and structure; and
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

ABOVE-GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES

A6.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.

A6.7 Where the current and/or ultimate height of a category A, B or C trees will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A6.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g. leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

Plans

Plan EDP 1: Tree Constraints Plan
(edp4070_d033b 05 June 2024 VMS/GSn)

Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

TPO Trees

Bramble Patch

client
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd

project title
Land to the East of Longwater Road, Finchampstead

drawing title
Tree Constraints Plan

date	05 JUNE 2024	drawn by	VMS
drawing number	edp4070_d033b	checked	GSn
scale	1:1,000 @ A3	QA	GYo

the environmental dimension partnership

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REGISTERED ORGANISATION CIfA

URBAN DESIGN GROUP REGISTERED PRACTICE

IEMA CORPORATE PARTNER

Landscape Institute
Registered practice

Appendix EDP 2
Site Layout
(Drawing Number SL01 Rev A)

A1

SITE LEGEND:

- Development Boundary
- Affordable Housing - 'Policy Compliant'
- Affordable Housing Above Policy - Tenure TBC through S106 agreement
- Fence Line - Ref Boundary Materials Layout and details for detailed specification
- Boundary Walling - Ref Boundary Materials Layout and details for detailed specification
- 3m x 2m timber shed for 4 bed houses
- 2.4m x 1.8m timber shed for 2 & 3 bed houses
- Timber gate provided - to be 850mm clear opening & the same height as the adjacent fencing. Must be capable of being locked.
- Existing Tree/hedge removed

For detailed landscaping proposals see Landscape Architects drawings

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Rev	Description	Date	Au	Ch
A	Issued for Planning	31.05.24	MK	

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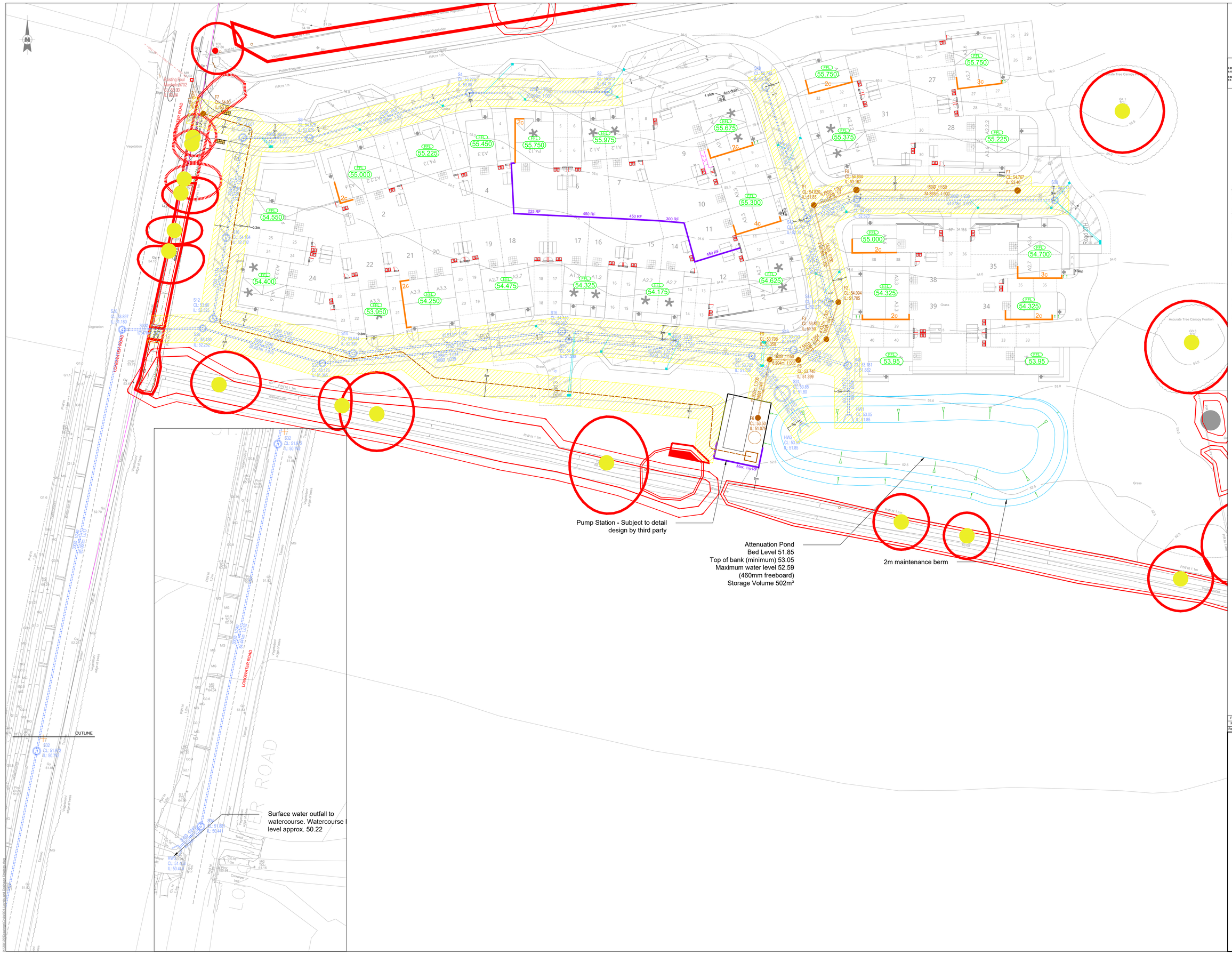
Project	**Land at Longwater Road, Finchampstead**		
Drawing	**Site Layout**		
Client	**Catesby Estates PLC & Stonebond Properties (Guildford) Limited**		
Job no.	**CATE230603**	Date	**26.03.24**
Dwg no.	**SL01**	Rev.	**A**
Author	**MK**	Checked	
Scale	**1:500 at A1**		
Status	PLANNING	Office	**Romsey**
Client ref.			

thrive. architects

Appendix EDP 3
Levels and Drainage Strategy
(Drawing Number 001 Rev P03)



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Notes

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PRELIMINARY
SUBJECT TO DETAILED DESIGN

This drawing illustrates a sketch proposal only and as such is subject to detailed site investigation including ground conditions and contaminants, drainage, design and planning/density negotiations. The layout may be based upon an enlargement of an O.S. sheet or other small scale plans and its accuracy will need to be verified by survey. Full risk analysis under the C.D.M. Regulations has not been undertaken.

KEY

FOUL WATER
Manhole
Pipe line

SURFACE WATER
Manhole
Pipe line

OTHER
Existing foul sewer
Rising Main
FINISHED FLOOR LEVEL — FFL 12.45
RETAINING FEATURES
EXPOSED BRICKWORK & NO. COURSES — 2c
EASEMENT

Site Impermeable Area estimation (inc. 10% allowance for urban creep on plots & garages) = 0.73ha
Greenfield run-off rate 6.29l/s/ha
Proposed discharge rate 4.6l/s
Storage required for 1 in 100 + 40% return period = 502m³

Rev	Description	By	Ckd	Date
P02	Formal Issue	RM	CW	06:06:24
P01	Draft Issue	RM	CW	04:06:24

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Client: Catesby Strategic Land and Stonebond Properties (Guildford) Ltd.

Project: Land off Longwater Road Finchampstead

Title: Levels and Drainage Strategy

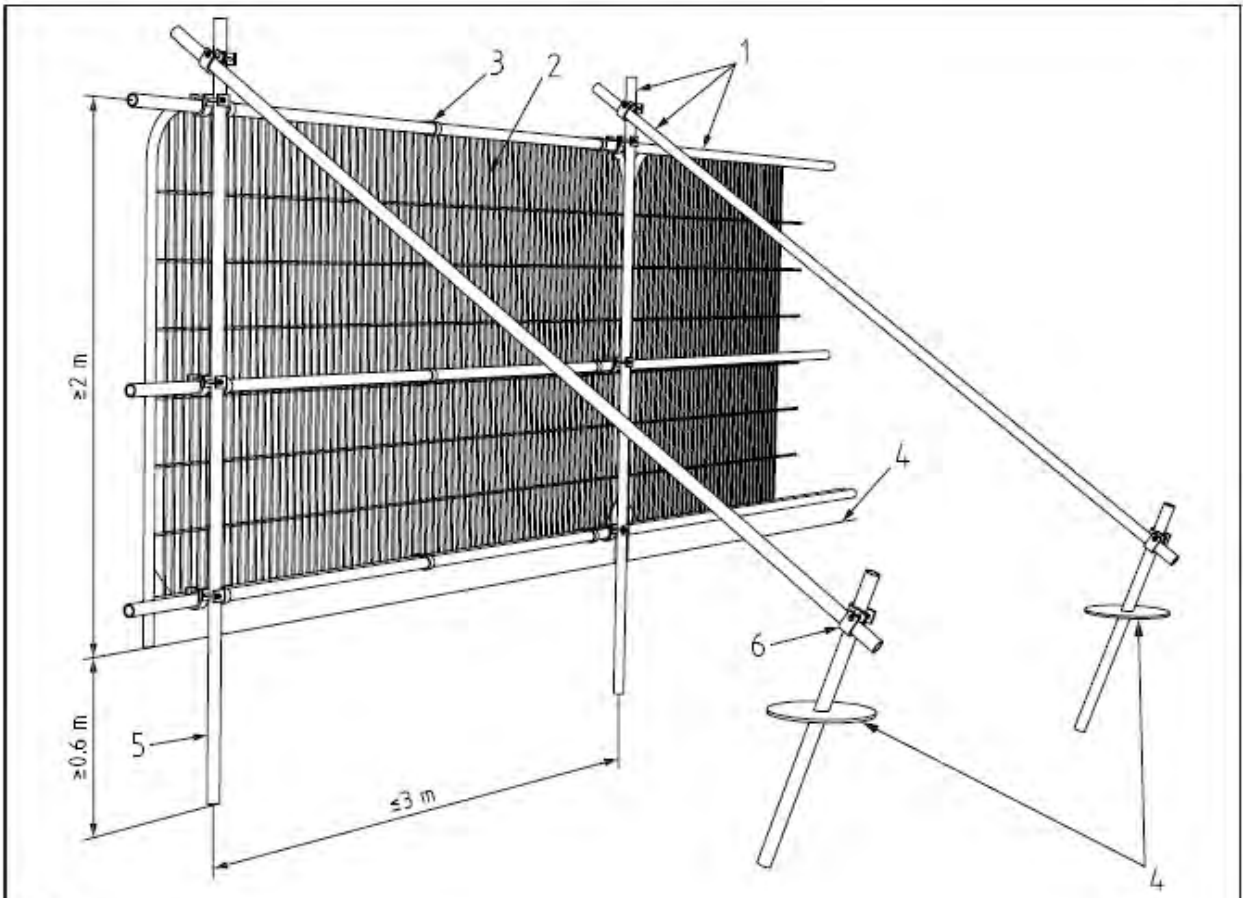
Status	Scale	Date Created
Preliminary	1:250 @A0	24.024.2024
Task Team Manager	**Information Author**	**Task Information Manager**
AG	CW	AG

Document Number
30429-RPS-xx-xx-DR-C-001
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

RPS Project Number	Suitability	Revision
794-DES-ARC-30429	S4	P03

rpsgroup.com

Appendix EDP 4
Tree Protection Barrier on Scaffold 2.0m High
(Extract from BS 5837:2012, Figure 2 'Protective Barrier')



Key

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

Plans

Plan EDP 1: Tree Protection Plan
(edp4070_d034b 10 June 2024 DJo/GSn)

N

T28 G29 G27 H32 T26 T25 T24 T23 T22 T21 T20 H31 T19 T18 T17 G16 T15 G14 T13 T12 G10 T11 T9 T8 G7 H30 G6 T5 T4 T3 T2 T1

Fire/Refuse Turning

Pump Station

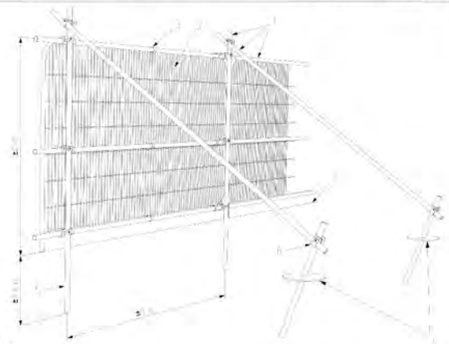
Suds

Badger Set Buffer

Badger Set

0 10 20 30 40 50 m

Default specification for protective barrier **BRITISH STANDARD**



Key

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2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels
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Site Boundary

T1 Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Trees to be Removed

TPO Trees

Bramble Patch

Hand Dig

Protective Fencing in accordance with BS 5837:2012

purpose of issue **PLANNING**

rev	description	date	by
b	Updated site layout and client/project name	10/06/2024	VMS
a	Updated site layout	16/05/2024	GYo
-	Original	08/04/2024	DJo

client
Catesby Strategic Land Ltd and Stonebond Properties (Guildford) Ltd

project title
Land to the East of Longwater Road, Finchampstead

drawing title
Tree Protection Plan

date	10 JUNE 2024	drawn by	DJo
drawing number	edp4070_d034b	checked	GSn
scale	1:1,000 @ A3	QA	GYo

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