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Arboricultural Implications Report

Proposed development at

Sonning Golf Club

Duffield Road

Reading

Berkshire



August 2026

Ref. SJA air 26030-01a

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees both fully and partially will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at Appendix 1, no significant or long-term damage to their root systems or rooting environments will occur.

S5. None of the proposed dwellings or apartments, private gardens or amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

S6. As the proposed development will not result in the removal of significant trees which form "landscape features" it complies with Policy CC03 of the Wokingham Borough Council Local Plan.

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1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Sonning Golf Club to visit the club at Duffield Road, Reading, Berkshire and to survey the trees growing on or immediately adjacent to the proposed application site.

1.1.2. We are further asked to identify which trees are worthy of retention within a proposed development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to Wokingham Borough Council (“the LPA”) and complies with local validation requirements.

1.2.2. It complies also with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* (‘BS 5837’). However, the British Standard is not a Code of Practice that consists of written rules outlining how actions or decision must be taken and it “should not be quoted as if it were a specification¹”; it is a set of recommendations intended to “assist decision-making with regard to existing and proposed trees in the context of design, demolition and construction²”. It doesn’t form part of planning policy; but it is a material consideration to which weight is likely to be given.

1.2.3. The proposed development comprises a reserved matters application for 50 dwellings with associated hard surfacing, infrastructure, SUDs and landscaping.

¹ British Standard BS 5837:2012. *Trees in relation to design, demolition and construction – Recommendations*; Foreword. The British Standards Institution.

² Ibid., p.1, Introduction.

1.2.4. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees, groups of trees or woodlands whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation because of shading or apprehension (Section 7). The arboricultural mitigation and benefits of the scheme are set out in Section 8. A summary and conclusions, with regard to local planning policy, are presented in Section 9.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by Nigel Kirby of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 4th of February 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

1.4. Site description

1.4.1. The site is 3.29ha in size and is located on the east side of Duffield Road, as shown at **Figure 1** below. It forms a horizontal area within the Sonning Golf Club grounds with the south and east boundaries adjoining the remaining golf club. The west boundary abuts the approved residential development ref: 200951, whilst the north boundary adjoins the rear gardens of the detached houses along Old Bath Road, Pound Lane, Sonning Gate, Sonning Gardens Care Home and the Rams RFC ground.



Figure 1: Site location shown on Bing aerial image

1.4.2. The site is on ground that rises by 2m from its western end adjacent to Duffield Road to the centre of the site and then falls by 2m to its eastern end adjacent to the Rams RFC ground and currently comprises of a golf course and car parking area.

1.4.3. Historical maps and aerial photographs indicate that the site was undeveloped heathland until 1914, when it was developed as a golf course. The earliest Ordnance Survey map, dated 1883, does not show any trees growing within the site.



Figure 2: Extract from OS map of 1883

1.5. Soil type

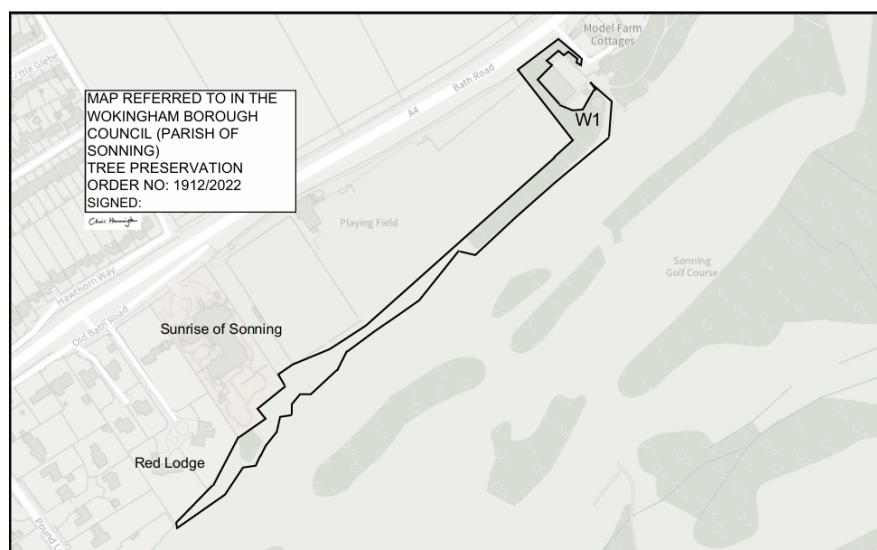
1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site overlies superficial deposits of River Terrace Deposits, 4 - sand and gravel above a bedrock of Lambeth Group - clay, silt and sand.

1.5.2. The class of soil in this area is recorded on the Soilscape (England) maps on the Department for Environment, Food & Rural Affairs ('Defra') Magic website as a Loamy soil with naturally high groundwater.

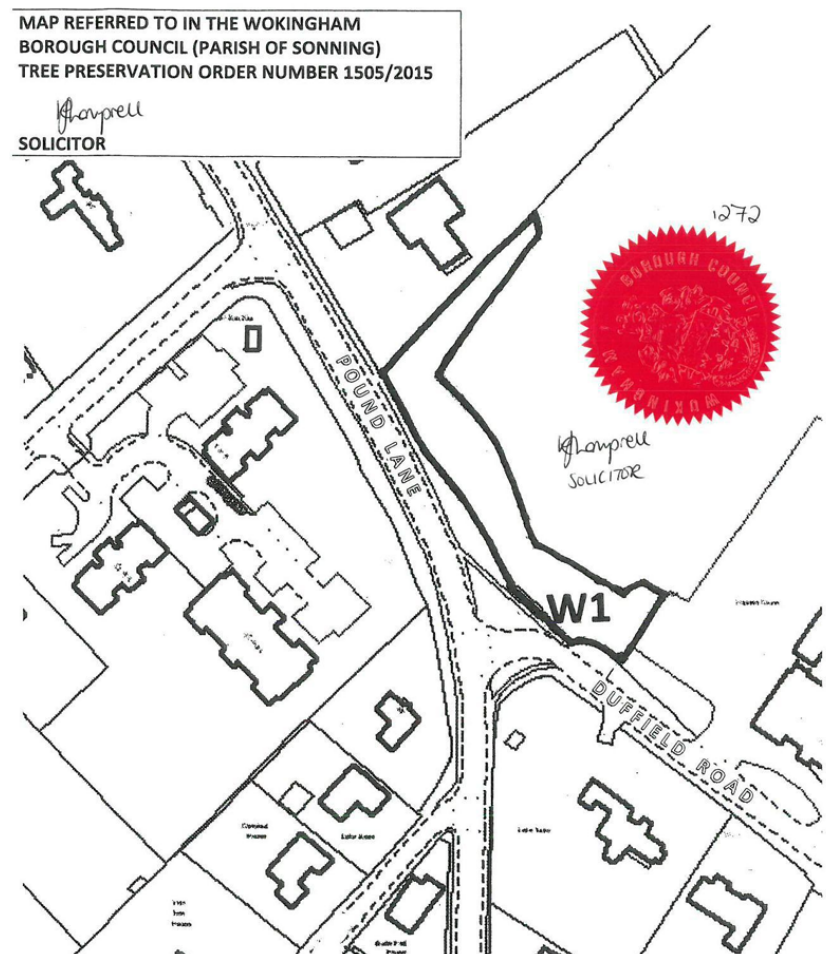
1.5.3. The class of soil and the indications of the British Geological Survey map suggest that trees may be deep-rooted and that the soil is unlikely to be highly susceptible to compaction.

1.6. Statutory controls

1.6.1. Forty-six of these trees are covered by a tree preservation order (TPO). These are TPO no. 1505/2015 and 1912/2022 made by Wokingham Borough Council TPO 1505/2015 covers one woodland adjacent to the site and 1912/2022 protects one woodland on the north boundary of the site. The maps in the TPOs are reproduced at **Figure 3 and 4** below and the trees protected by it are identified within the tree survey schedule at **Appendix 3** and on the accompanying tree protection plan.



Figures 3: Extract from the TPO map, showing area of trees covered by the Orders



Figures 4: Extract from the TPO map, showing area of trees covered by the Orders

1.6.2. The site is not within a conservation area, and therefore there are no constraints relating to existing trees in this regard.

2. PLANNING CONTEXT

2.1. Planning history

2.1.1. A review of the planning history of this site on the planning section of the LPA website reveals two previous applications for development, as listed below:

- App 260778 (March 2026). Application for the approval of reserved matters pursuant to outline planning consent 223458 (as amended by applications 242641 and 250553), for the Revised access off Duffield Road plus associated modifications to Sonning Golf Club, including reconfiguration of the golf club parking areas and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration (Phase 1).
- App 223458 (November 2022). Outline planning permission for the proposed erection of up to 50 no. dwellings with public open space and revised access off Duffield Road, plus associated modifications to Sonning Golf Club including reconfiguration of golf club car parking areas and relocation of the 18th green, addition of a practice putting green, new driving nets, new short game chipping area and conversion of the west wing of the existing clubhouse to accommodate a new golf simulator practice facility, including removal of external staircase and changes to fenestration. (All matters reserved except for access.) Approved.

2.2. Planning policy - national

2.2.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.2.2. The National Planning Policy Framework ('NPPF')³ sets out the Government's planning policies for England and how these should be applied in both plan and

³ The National Planning Policy Framework (NPPF) (December 2024). Department for Levelling Up, Housing & Communities

decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that **“Plans and decisions should apply a presumption in favour of sustainable development.”**

2.2.3. In paragraph 135, within Section 12 “Achieving well-designed places” the NPPF states: **“Planning policies and decisions should ensure that developments:**

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

2.2.4. Paragraph 136 in this section 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-lined, 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.”

2.2.5. The section titled **“Meeting the challenge of climate change, flooding and coastal change”** states at paragraph 162: **“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”**

2.2.6. In paragraph 187, within Section 15 **“Conserving and enhancing the natural environment”** the NPPF states: **“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;

[...] 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

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; [...]”

2.2.7. In paragraph 193, under the ‘Habitats and biodiversity’ section, the NPPF states: **“When determining planning applications, local planning authorities should apply the following principles:**

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....”

2.2.8. This report will conclude whether this scheme meets the requirements of the NPPF. The publication of the draft NPPF on 16th December 2025 is noted; but as this is only a draft and may change through the consultation process, this report does not seek to comment on how the scheme meets its suggested requirements. However, it does note the direction of travel on sustainable development and on the relationship between proposed developments and existing trees and woodlands.

2.3. Local planning policy

2.3.1. Local planning policies are contained in the Wokingham Borough Council Managing Development Delivery Document (Local Plan) 2014.

2.3.2. The relevant section of Policy CC03 of the Local Plan states:

Policy CC03: Green Infrastructure, Trees and Landscaping

“[.] Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

- a) Provide new or protect and enhance the Borough’s Green Infrastructure networks, including the need to mitigate potential impacts of new development**
- b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways**
- c) Promote the integration of the scheme with any adjoining public open space or countryside**
- d) Protect and retain existing trees, hedges and other landscape features**
- e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.**

Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable. [..]”

2.3.3. The LPA has not published any Supplementary Planning Guidance that relates either to this site, or to the protection of existing trees.

2.4. Neighbourhood planning policy

2.4.1. The Sonning Neighbourhood Plan Regulation 15 Submission Plan was submitted in October 2025; however, this draft neighbourhood plan does not contain any policies directly relating to the protection of trees on development sites.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed 88 individual trees and 14 groups of trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The arboricultural quality of the site is that of a highly landscaped golf course with a majority of semi-mature specimen trees contained within the boundary vegetative landscape buffers.

3.1.3. The most commonly found and dominant species is English oak, with 43 individuals surveyed. Of the specimens surveyed the majority are of semi-mature age category. The trees adjacent to the golf course and surrounding area are typically characterised by ornamental trees planted in and around residential plots providing boundary screening, which is not generally consistent with the landscaping planting typical of golf course, which is formed by small areas of planting including linear tree belts and small copse's between large open grassed areas for golf.

3.2. Irreplaceable habitat: ancient woodland

3.2.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as **"any area that's been wooded continuously since at least 1600 AD"** and is considered an important and irreplaceable habitat.

3.3. Irreplaceable habitat: ancient or veteran trees

3.3.1. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3.4. Irreplaceable habitat: ancient woodpasture or parkland

3.4.1. The Natural England Woodpasture and Parkland Inventory update shows no areas of woodpasture or parkland within or adjacent to the site.

3.5. Trees that contribute to the character of the local landscape

3.5.1. As noted above in Section 2.3, local planning policies require the retention of “**existing trees, hedges and other landscape features** ” The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- English oaks nos. 26 – 35, 66 – 72 and G4, the belt of semi-mature English oaks on the south-east boundary of the site and;
- the trees growing along the north boundary with the Rams rugby club; various species including oak, sycamore, Deodar cedar and poplar nos. 1 – 25 and 40 – 48.

3.6. Other trees

3.6.1. Two individual trees (English oak nos. 45 and 81) are unsuitable for retention, irrespective of the proposals, in that they are 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. However, as can be seen below, these trees are not necessarily shown to be removed as part of the proposals; some may be outside the development footprint or may be outside the red line boundary and in third-party ownership. These trees have been assessed as category ‘U’ and are indicated on the accompanying tree protection plan by **bracketed red** numbers.

3.6.2. There are 16 mature trees growing on or immediately adjacent to the site; but two of these (Grey poplar nos. 12 and 17) are of only short-lived species, and which thereby are of only short-term potential. Of the remaining 14 mature trees of large ultimate size and long-term potential, some of these are readily visible in views from public viewpoints and so make a significant contribution to the landscape; others do not.

3.6.3. There are no category 'A' trees 55 category 'B' specimens. The remaining 31 trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or a combination of these.

3.6.4. Of the groups of trees, none have been assessed as category 'A', three as category 'B' (G1, G4 and G5), and the remaining eleven as category 'C'.

3.7. Assessment of arboricultural impacts

3.7.1. The arboricultural impacts of the proposed site layout by Ascot Design Architects, drawing no. 25 - J4915 - 01 - 001 have been assessed by overlaying this onto the TCP and are discussed in the following sections of this report and are shown on the tree protection plan (TPP) presented at **Appendix 4**.

3.7.2. The TPP identifies the trees five trees to be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

3.7.3. The TPP also shows how trees to be retained will be protected from damage during construction, and the measures identified are set out and described in the outline arboricultural method statement at **Appendix 2** of this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

3.7.4. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

3.7.5. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in **Table 1** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts⁴

⁴ Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified and extended.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, five individual trees (nos. 38, 78, 79, 80 and 86) are to be removed, either because they are situated within the footprints of proposed structures or surfaces, or because they are too close to these to enable them to be retained.

4.1.2. Details of the trees to be removed, including their dimensions, age class and British Standard categorisation, are shown and listed on the TPP and at **Table 2** below.

Tree no.	TPO No.	Species	Height	Trunk diameter	Age class	BS category
38	-	English oak	10m	395mm	Semi-mature	C (1)
78	W1 1912/2022	Flowering cherry	10.5m	320mm	Semi-mature	C (12)
79	W1 1912/2022	Scots pine	5.5m	170mm	Semi-mature	C (1)
80	W1 1912/2022	English oak	9m	250mm 330mm	Semi-mature	C (1)
86	W1 1912/2022	Silver birch	11m	205mm	Semi-mature	C (1)

Table 2: Trees to be removed

4.1.3. One groups of trees (G6) is to be removed and two groups of trees, primarily formed of low-level scrub made of gorse and Scotch broom (G8 and G15) are to be partially removed as part of the proposals.

4.2. Assessment

4.2.1. As there are no ancient or veteran trees on site, none will be removed.

4.2.2. All those trees or groups of trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 2.3), will be retained.

4.2.3. None of the trees to be removed are mature specimens of species of large ultimate size: all the trees to be cleared are semi-mature. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and

therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequester and store carbon⁵. Accordingly, the removal of no large mature trees on or adjacent to the site minimises the impacts on the benefits that mature trees provide in relation to smaller ones.

4.2.4. Four of the individual trees to be removed (nos. 78 – 80 & 86) are covered by a TPO (see 1.6.1 above); these are shown on the TPP and identified in **Table 2** above.

4.2.5. However, it should be noted that the presence of a TPO on a tree does not mean that that specimen necessarily meets the criteria for a TPO: the tree may not have fully met the criteria for a TPO at the time it was made, the tree might have deteriorated since the time the TPO was made, or its visibility or impact on the local landscape may have decreased since the time the Order was made. Furthermore, a tree that has been made the subject of a TPO is not, for this reason alone, worthy of protection⁶. A tree should be protected by a TPO if it is of amenity value; it does not acquire value or additional value merely because it has been protected.

4.2.6. Current Planning Practice Guidance states (paragraph 007) that TPOs should be used to protect selected trees and woodlands if their removal would have “a significant negative impact on the local environment and its enjoyment by the public.” In this case, the small number of TPO trees to be removed in comparison with the number of mature trees, groups and woodlands to be retained will not result in a significant negative impact on the local environment, and that the fact they are covered by a TPO should not be given any additional weight in considering the magnitude of the arboricultural impacts of this scheme.

4.2.7. No category ‘A’ and ‘B’ trees are to be removed, all of the trees to be removed

⁵ Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. *Nature*, volume 507.

⁶ *Robinson v East Riding of Yorkshire Council [2003]*

are category 'C' specimens.

4.2.8. The categorisation method outlined in British Standard Recommendations 5837:2012 provides a straightforward way to classify trees based on their quality and on their landscape or cultural value. This system helps inform decisions about which trees might be retained or removed as part of a proposed development. However, a tree's category alone does not determine whether it should be kept or be removed. The Standard does not recommend that planning decisions on tree removal should rely solely on these categories; nor does it recommend that all trees of a specific category be treated the same way. More properly, such decisions should be guided by planning policy.

4.2.9. All five of the trees to be removed can be described as 'unremarkable trees of very limited merit' and 'inessential components of the landscape'. None of the five trees to be removed are taller than 11m or have crown spreads greater than 5m in radius. They are all small, planted individuals as part of the golf course's wider site landscaping (as seen in **photographs 1 – 5** below), now proposed for development. For these reasons, their removal will not have a significant impact on the character or appearance of the site or local area.



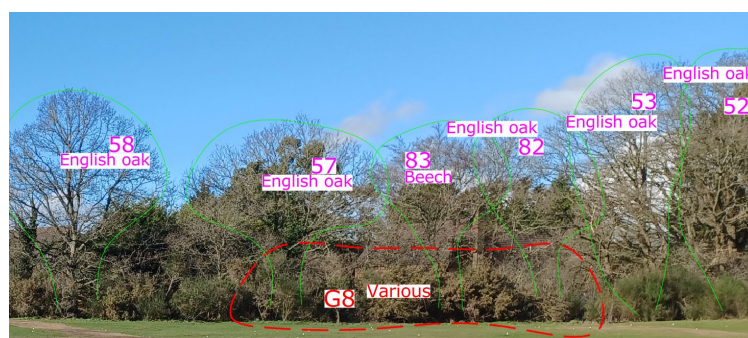
Photographs 1 – 5: L – R trees nos. 86, 78, 79, 80 & 86

4.2.10. Of the groups to be removed, group G6 is formed by a collection of small recently planted ornamental specimens as part of the golf course's landscaping. Their removal is required to facilitate the site access and will not have a negative impact on the character of the site or local area, as identified in **photograph 6** below.



Photograph 6: G6 to be removed outlined in dashed red; pine no. 39 retained

4.2.11. Of the two partial groups to be removed (G8 & G15) these areas are comprised of predominantly self-seeded dense areas of gorse and Scotch broom, as shown in **photographs 7 & 8** below. These areas are proposed to be cleared, not only as part of the development, but to facilitate a proposed woodland management plan (**Appendix 5**) to maintain and enhance the woodland tree belt along the northern boundary of the site.



Photographs 7 & 8: Proposed groups and trees to be removed/retained

4.2.12. Whilst these trees and groups, including partial removals are proposed, no arboricultural objection to this was noted by the WBC Landscape and Trees Officer, in pre-application advice (ref: 260865) in May 2026 stating that:

“T80 is the only large tree in this area, but at only 8m tall does not contribute significantly to the green infrastructure or landscape features. The AC continues to say a 15m wide strip of Gorse and Broom can be retained adjacent to the northern boundary and subject to a woodland management plan to include a planting scheme to enhance the woodland belt. The woodland TPO would need to be amended accordingly. I have no objection too this provided that at least 1 large species native tree, such as Oak is included”

“Plots 32-36 – ... The proposed plots and gardens extend partially into the woodland TPO, although this doesn’t require any tree removals and again consists of gorse and broom. The area could be included in the woodland management plan but the woodland TPO may need to also be amended in this area as a result by LPA”.

4.2.13. As such, subject to a planning approval, the LPA will need to vary the existing woodland TPO so that it does not fall within the curtilages of the proposed dwellings. The indicative extent required to achieve this is identified on the woodland management plan, within the woodland management report at **Appendix 5**.

4.2.14. The partial removal of the low-level groups of gorse and Scotch broom will further assist in additional planting of large canopied, long-lived species such as oak to maintain a continuation of tree cover along the northern boundary, enhancing this woodland green infrastructure feature.

4.2.15. In the light of these considerations, and taking account of the numbers, sizes and locations of the trees to be retained, the felling of the trees and groups, both fully and partially identified for removal will represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. Five trees and three groups of trees to be retained are to be pruned to facilitate implementation of the proposals. These are shown at **Table 3** below.

Tree no.	Species	Age class	Proposed works
26	English oak	Semi-mature	Crown lift west lateral extent to 2.5m above ground by lateral reduction of up to 0.5m - 1m of small diameter pendulous limbs no greater than Ø80mm
36 - 37	English oak	Semi-mature	Crown reduce, lower 4m of north-west canopy quadrant to 2.5m above ground by the reduction of small diameter Individual limbs no greater than Ø80mm
46	Deodar cedar	Semi-mature	Crown lift lower 3m of south/south-east canopy quadrant to 3m above ground by the removal of up to x4 limbs, back to the trunk leaving wounds no greater than Ø80mm
50	Sycamore	Semi-mature	Crown lift lower 3m of south-east canopy quadrant to 3m above ground by lateral reduction of up to x3 limbs by 1.5m leaving wounds no greater than Ø80mm
G2	Various	Semi-mature	Sections of group at north-east extent to have dynamic pruning and reduction of gorse and Scotch broom specimens to facilitate dynamic installation of 'mown grass path' through group
G5	Various	Semi-mature	Crown reduce north-west latera extent of group by up to 1.5m to provide clearance to the edge of the proposed access drive
G8	English oak	Semi-mature	Sections of group at south extent adjacent to plot no. 31 to have dynamic pruning and reduction of gorse and Scotch broom specimens to facilitate dynamic installation of 'mown grass path' through group

Table 3: Trees to be pruned to facilitate development

5.2. Assessment

5.2.1. None of the trees to which pruning is required are of species that are intolerant of this because they are poor at compartmentalising wounds or because their wood decays quickly; so, pruning is unlikely to lead to significant dieback or the formation of columns of decay.

5.2.2. None of the trees to be pruned are mature, and all but sycamore no. 50 and group G8 are of average physiological condition. However, due to the small extent of pruning proposed, they should all be able to tolerate the number and sizes of the proposed pruning wounds, and to compartmentalise these effectively.

5.2.3. The extent of pruning proposed to the trees listed in **Table 3** is minor. In no cases will the diameter of the final cut need to exceed one-third of that of the parent stem or branch; and in no cases will the total cross-sectional area of all the cuts that need to be made exceed one-third of that of the main trunk, measured at 1.5m above ground. Branches to be removed from each tree are few in number and small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations at paragraph 7.2.4 and at Table 1 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.4. The proposed crown lifting will comprise the removal and the shortening of only secondary branches and will not require the removal back to the trunk of any primary branches, which will avoid making pruning wounds to the trunk, and will minimise any impact on the ‘damping’ of trunk movement that the lower branches provide. Moreover, this will mean that less than 15% of live crown height will be removed and that the remaining live crown will continue to form at least two thirds of the height of the tree and the pruning will comply with the recommendations at paragraph 7.6 of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.5. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees’ canopies, or by other trees growing within or adjacent to the site. It will have a negligible effect on the appearance of the trees when viewed from outside the site itself and accordingly will not detract from the character or appearance of the local area.

5.2.6. Following the pruning specified, none of the proposed dwellings will lie within 3m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth.

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. To ascertain whether the proposals will cause any significant harm to the roots or the rooting environments of the trees to be retained, we have calculated appropriate root protection areas ('RPAs') for these specimens, based as a minimum on the methodology set out in section 4.6 of BS5837: 2012. The RPA is defined in this document as a **"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability; and where the protection of the roots and soil structure is treated as a priority"**.⁷

6.1.2. Consequently, a tree within the RPA of which no disturbance will occur can be regarded as one that will not suffer any significant or long-lasting harm because of the proposals and will therefore remain 'viable'. However, as the Standard makes clear⁸, some disturbance within its RPA does not mean that a tree will necessarily suffer significant harm or cease to be viable; this will depend on several factors, including the extent and nature of the disturbance; the age, species and physiological condition of the tree; the morphology, disposition and depth of the roots; the type and structure of the soil; and the extent of mitigation measures undertaken. Accordingly, an assessment of these criteria may mean that an RPA incursion can be justified.

6.1.3. Parts of the proposed parking bays, internal roads, footpaths, garages and services will encroach within the RPAs of 13 of the trees to be retained. These are shown in **Table 4** below.

⁷ British Standard BS 5837:2012. Trees in relation to design, demolition and construction – Recommendations; para. 3.7.

⁸ Ibid., para 5.3.1.

Tree no.	Species	Incursion by:	Total RPA	Extent of incursion into RPA	% of RPA
26	English oak	Proposed parking bay, footpath and services	52.3m ²	3.2m ²	6.1%
27	English oak	Proposed parking bay, footpath and services	136.8m ²	0.7m ²	0.5%
28	English oak	Proposed parking bay, footpath and services	85.6m ²	6.0m ²	7.0%
29	English oak	Proposed parking bay, footpath and services	257.9m ²	3.5m ²	1.4%
30	English oak	Proposed parking bay, footpath and services	271.7m ²	0.8m ²	0.3%
40	English oak	Proposed internal road	160.2m ²	10.0m ²	6.2%
46	Deodar cedar	Proposed garage	179.6m ²	1.3m ²	0.7%
50	Sycamore	Proposed single storey garage and driveway	190.9m ²	3.7m ²	1.9%
68	English oak	Proposed 1m service margin	122.3m ²	3.7m ²	3.0%
69	English oak	Proposed 1m service margin	93.7m ²	1.4m ²	1.5%
70	English oak	Proposed 1m service margin	108.4m ²	0.6m ²	0.5%
71	English oak	Proposed 1m service margin	178.8m ²	4.6m ²	2.6%
72	English oak	Proposed 1m service margin	53.8m ²	1.4m ²	2.6%
76	English oak	Proposed 1m service margin	95.7m ²	4.6m ²	4.8%

Table 4: Proposed incursions within RPAs

6.2. Assessment

6.2.1. The incursions by parts of the proposed parking bays, internal roads, footpaths, garages and services into the RPAs of the 13 trees listed at **Table 4** extend no closer than 3m to the trunks, which equates to no more than 7% of individual RPAs. Any potential adverse impacts can be satisfactorily mitigated as set out below.

6.2.2. The incursions into the RPAs of trees shown in **Table 4** are by proposed parking bays, internal roads, footpaths, garages and services, and some excavation will be required. To minimise impacts on these specimens, excavation within these RPAs will be undertaken manually, under the direct control and supervision of an appointed arboricultural consultant, so that any over dig into the RPAs is avoided, and any roots encountered can be treated appropriately.

6.2.3. The tree species impacted by incursions into their RPAs have been identified as good to moderate at tolerating root pruning and disturbance⁹, as shown in **Table 5**. Apart from sycamore no. 50, these specimens are of average physiological condition, and there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs.

6.2.4. Furthermore, the incursion into the RPA of sycamore no. 50 equates to only 3.7m² of its RPA or 1.9% and so it is unlikely that this incursion or the trees current physiological condition will result in a detrimental impact to the trees retention.

Species	Tolerance
English oak	Moderate
Sycamore	Moderate
Deodar cedar	Good

Table 5: Species tolerance to root pruning and disturbance

6.2.5. The areas lost to encroachment within the RPAs of the trees shown in **Table 4** above, can be compensated for in the areas to the north-west of trees (46 and 50) and south-east of English oaks (nos. 26 – 29, 68 – 72 and 76), where there are extensive areas of soft landscaping suitable for root growth, contiguous to the RPAs. At present, there is likely to be significant rooting within this these areas, and as it is to remain as soft landscape, root growth can continue in the future. Therefore, there will be no net loss of suitable rooting area, and no foreseeable risk of future cumulative impacts, so there is no reason to suggest that they will not be able to tolerate the cutting of roots within these small sections of their RPAs or that they will not remain viable.

⁹ MATHENY, N. P. and CLARK, J. R. (1998). Trees and Development. International Society of Arboriculture.

6.2.6. Furthermore, within the site boundary the opportunity exists for the soil used by these trees for root growth to be improved. Subject to proposed landscaping, the soil and rooting environments within the RPAs of these specimens could be enhanced to promote improved root growth by de-compaction, aeration fertilisation or mulching, as appropriate, and this can be ensured by condition. As these trees can remain viable by being able to root in other areas, contiguous to their RPAs, and the soil environment in which they are rooting can be improved, these incursions comply with paragraph 5.3.1 of BS5837.

6.2.7. There is a proposed mown grass path proposed within the woodland belt on the north boundary of the site; this will be installed post completion of the main site construction and will be a dynamic path which will avoid and allow retention of any establishing secondary succession saplings of long-lived species such as oak and pine, within this area and will avoid coming into conflict with the RPAs of existing trees, which is detailed within the woodland management plan at **Appendix 5**.

6.2.8. Implementation of measures to prevent other incursions into the RPAs of retained trees and to protect them during construction can be assured by the installation of appropriate protective fencing, as shown on the TPP at **Appendix 4**.

6.2.9. Accordingly, subject to implementation of the above measures, and considering the ages, current physiological condition and tolerance of disturbance of these retained trees, no significant or long-term damage to their root systems or environments will occur as a result of the proposed development.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Shading

7.1.1. In none of the proposed new dwellings or apartments does the fenestration of their main habitable rooms (living rooms, kitchens) exclusively and directly face trees within the shadow patterns¹⁰ of which they are situated; that is, where proposed dwellings or apartments sited in an arc between the north-west and the east of retained trees are closer to them than the current heights of these specimens.

7.1.2. As no windows of the main habitable rooms of the proposed dwellings or apartments lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

7.1.3. The sizes and dispositions of the proposed private gardens are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

7.1.4. As this scheme includes apartments rather than houses, areas of communal amenity space rather than individual gardens are proposed; and therefore, incoming occupiers will not be restricted in finding areas of sunlight or shade when they require them. Use of these areas is thus unlikely to lead to demands for felling or severe pruning of trees that the LPA would find difficult to resist.

7.1.5. For these reasons, none of the proposed dwellings or apartments are likely to be shaded to the extent that this will interfere with incoming occupiers' reasonable use or enjoyment of these units, thereby leading inevitably to pressure to permit felling or severe pruning, which the LPA could not reasonably resist.

¹⁰ BS 5837:2012, 5.2.2, Note 1: "An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day."

7.2. Apprehension

7.2.1. Apprehension in relation to trees occurs normally with residents or occupiers who live beneath or close to the crowns of large trees, and become fearful that branches, stems or even a whole tree could fail and harm them or their property. Consequently, this is most likely to occur if trees are large, particularly in relation to the size or height of the house or apartment in which the resident lives, if properties are located close to or even beneath their crowns, and if there has been a history of recent failures nearby. Other factors might include the wind exposure of the tree concerned, the orientation of the property in relation to the tree and the prevailing winds, and the noise made by the tree as the wind passes through the crown (there can be significant differences in the type and volume of noise made by wind as it passes through trees).

7.2.2. The proximity of the trees to the houses of Plots nos. 37, 43, 44 & 50 will, require regular monitoring and maintenance of the trees, so that any defects or decay are noted and acted on to prevent failures; but this is no different to the monitoring and maintenance required of most urban and suburban trees in residential settings. Subject to this occurring, there is no evidence to suggest that requests to fell any of these trees because of apprehension will be likely, or that they will be inevitable; or that, if such circumstances did occur, the LPA would not be able to resist any such requests.

7.3. Future requests for consent to fell

7.3.1. Former government advice, contained in the DETR “Blue Book”¹¹, stated at paragraph 5.11 (1) (ii) that **“incoming occupiers of properties will want trees to be in harmony with their surroundings without casting excessive shade or otherwise unreasonably interfering with their prospects of reasonably enjoying their property. Layouts may require careful adjustment to prevent trees from causing unreasonable inconvenience, leading inevitably to requests for consents to fell.”**¹²

¹¹ (2000) Department of the Environment, Transport and the Regions (2000). Tree Preservation Orders – A guide to the Law and Good Practice. *Building Research Establishment*

¹² British Standard BS 8206: Part 2 (1992). *British Standards Institute*.

7.3.2. This document was superseded in March 2014 by online government guidance on 'Tree Preservation Orders and trees in conservation areas' (www.gov.uk); but this remains sound advice. It suggests that for there to be requests for removal, all the following elements should be capable of being demonstrated:

- That the proximity of retained trees to the proposed development is unreasonable, taking account of their size, species, orientation, growth and other relevant factors;
- That requests for consent to fell or unacceptably or repeatedly prune retained trees will inevitably be forthcoming from future occupiers, rather than merely being possible;
- That such future pressure will be for the felling or heavy pruning of the trees concerned, rather than for minor pruning or tree surgery work; and finally
- That such requests to fell or prune could not reasonably be refused by the LPA.

7.3.3. Forty-two of the trees to be retained are covered by a woodland Tree Preservation Order (see 1.6.1 above) and so the LPA would have to give consent to any application to prune. Then if the extent of the pruning proposed appears to the LPA to be excessive or harmful to the health, appearance or long-term potential of the trees, it could prevent this by refusing consent. Alternatively, the LPA could make a TPO prior to occupation so that any intention to prune would require a Regulation 14 tree work application¹³ to be submitted. Whichever approach is taken, the LPA will have control over the extent of pruning.

7.3.4. Accordingly, the proposals comply with British Standard guidance on the likely impacts of the existing trees on the proposed development, as set out at paragraph 5.3.4.¹⁴

¹³ The Town and Country Planning (Tree Preservation)(England) Regulations 2012. Statutory Instrument 2012 No. 605.

¹⁴ BS 5837:2012, 5.3.4.

8. MITIGATION AND BENEFITS

8.1. Replacement planting

8.1.1. Apart from the absence of alteration to the main arboricultural features of the site as set out above, the proposals incorporate considerable replacement tree planting.

8.1.2. This will mitigate the proposed removals identified above, improve the age class balance of the trees on site, enhance the local landscape, and re-establish a framework for the ongoing and long-term character of the site.

8.2. Tree management

8.2.1. The proposals will have benefits on those trees to be retained, in that it will prompt an enhanced frequency and standard of management, possibly including supplemental watering, mulching and formative pruning; and may benefit from proposed buildings that provide wind shelter and thus lower physical or structural stress.

8.2.2. In addition, the proposals will allow the trees to contribute to surface water runoff and to the prevention of soil erosion, it will maintain and continue to provide wildlife habitat, and it will allow the trees to continue to sequestrate and store carbon.

8.3. Woodland management

8.3.1. The proposed development will also have positive benefits on the belt of trees and groups along the north-west boundary of the site, as this will enable this currently un-managed woodland to be enhanced and brought into management, as detailed in the woodland management report and plan at **Appendix 5**. This can be ensured by planning condition.

8.3.2. Woodland in residential and semi-urban areas can make positive contributions to those areas in several different ways; as visual relief and screening of buildings, as a source of recreation or education, as a habitat for wildlife and plants, as a contributor to the microclimate, and possibly as a source of woodland produce. Effective management of this woodland will be aimed at objectives based on the relative

importance of these individual contributions.

8.3.3. Currently there is limited evidence of management, as shown by the dominance of species such as gorse, Scotch broom, bramble and sycamore, of inorganic and organic debris, of dense stands of drawn-up and heavily suppressed specimens, of poor tree health, and a clear lack of natural regeneration.

8.3.4. A management regime will have many benefits, including arboricultural ones comprising the removal of non-native and invasive species, the opening up of the canopy to allow more light to the woodland floor, leading to better tree health and structure, and the improvement of natural regeneration leading to a more even age class balance of trees in the woodland belt.

8.3.5. This will also have environmental benefits, including the removal of historic fly-tipping and the prevention of this in the future; better sequestration of carbon, improved absorption of storm water, improved biodiversity as a result of thinning allowing more light penetration and removal of invasive species allowing improved soil structure and health.

8.3.6. Social benefits will be improved by maintaining visual relief and the softening of the (proposed) surrounding built form, by the identification and management of potentially hazardous trees, by enabling public access for recreational or educational purposes which in turn may improve physical and mental health; and by creating better sustainability that can maintain benefits for decades to come.

8.3.7. The woodland management report will include the following:

- an analysis of the current state of the woodland, sub-divided into compartments where appropriate, including its history, past management and all current negative features;
- an exposition of the principles and objectives of the management plan;
- a detailed strategy of how these objectives are to be achieved;
- a schedule and timetable of how the strategy is to be implemented, monitored and reviewed.

9. CONCLUSIONS

9.1. Summary

9.1.1. There is no ancient woodland, woodpasture or parkland within or abutting the site and consequently the proposals will cause no loss of or harm to irreplaceable habitat.

9.1.2. Our assessment of the impacts of the proposals on the existing trees concludes that no ancient, veteran, notable or mature trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the trees on site that make an important or significant contribution to the character of the local landscape are to be removed. The proposed removal of individuals and groups of trees both fully and partially will represent no alteration to the main arboricultural features of the site, only a minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape.

9.1.3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

9.1.4. The incursions into the Root Protection Areas of trees to be retained are minor, and subject to implementation of the measures recommended on the Tree Protection Plan and set out at **Appendix 1**, no significant or long-term damage to their root systems or rooting environments will occur.

9.1.5. None of the proposed dwellings or apartments, private gardens or amenity space are likely to be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers, which might otherwise lead to pressure on the Local Planning Authority to permit felling or severe pruning that it could not reasonably resist.

9.1.6. The sizes and dispositions of the proposed private gardens and amenity spaces are such that in our assessment they will not be unduly shaded and will receive reasonable sunlight and daylight. Their use is thus unlikely to lead to future demands for felling or severe pruning of trees.

9.1.7. The proposed mitigation and arboricultural benefits of the proposals are significant; and provide more than adequate restitution for the only very minor alteration to the main arboricultural features of the site.

9.2. Compliance with national planning policy

9.2.1. As the proposals will retain all the trees that make an important or significant contribution to the character of the local landscape, the site's arboricultural attractiveness, history, landscape character and setting will be maintained, thereby complying with Paragraph 135 (c) of the National Planning Policy Framework.

9.2.2. Although some trees are to be removed, there is no duty in planning policy to retain all existing trees in all circumstances. Paragraph 136 of the NPPF states (*italics added for emphasis*): “**Planning policies and decisions should ensure... that existing trees are retained wherever possible**”; and thereby recognises circumstances in which it might not be possible to retain every tree. Accordingly, the proposed removal of trees does not mean that this application must thereby be refused; and does not mean it conflicts with this paragraph of the NPPF.

9.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 162 of the National Planning Policy Framework.

9.2.4. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 193 (c) of the NPPF.

9.3. Compliance with local planning policy

As the proposed development will not result in the removal of significant trees which form “**landscape features**” it complies with Policy CC03 of the Wokingham Borough Council Local Plan.

9.4. Compliance with neighbourhood planning policy

9.4.1. As there are no specific policies relating to trees, nor does the proposal affect any local green spaces, it does not conflict with the Sonning Neighbourhood Plan .

9.5. Conclusion

9.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in **Table 1** of this report.

APPENDIX 1

Methodology

A1.1. Tree survey and baseline information

A1.1.1. We surveyed individual trees with trunk diameters of 75mm and above¹⁵, trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges and hedgerows¹⁶ growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

A1.1.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 3**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

A1.1.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally¹⁷. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

A1.1.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

A1.1.5. We categorised the trees in accordance with BS 5837 (details of the criteria used for this process can be found in the notes that accompany the tree survey schedule); but we also assessed the trees' suitability for retention against national, regional and local planning policies. We applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to biodiversity, where its removal might have a significant adverse impact on these factors.

A1.2. Tree constraints

A1.2.1. In line with the NPPF's presumption in favour of sustainable development, we assessed whether any trees should be retained in the context of the proposed development / re-development. Our assessment of which trees might have to be retained, and which can be removed, is based on:

A1.2.2. whether any trees are classed as 'ancient' or 'veteran', and thereby are

15 BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

16 Ibid., 4.4.2.7

17 Ibid., 4.4.2.3

designated as 'irreplaceable habitats';¹⁸

A1.2.3. which trees contribute to local character and history, including to the surrounding landscape setting; which trees contribute to biodiversity; and which trees help mitigate and adapt to climate change; and whose removal would thereby be unlikely to comply with national planning policy guidance;

A1.2.4. which trees are significant features of the local landscape, such that their removal would be contrary to local planning policies: specifically, Policy CC03 of the Wokingham Borough Council Local Plan, as set out above;

A1.2.5. our assessment of the tree's' quality, value and remaining life expectancy, in accordance with BS5837:2012, as summarised in the notes that accompany the tree survey schedule; and

A1.2.6. the plans approved as part of the existing Outline planning permission (ref. 223458), which showed certain trees to be removed.

A1.2.7. As trees growing outside the boundaries of the site are in the control of others, we have assumed they will be retained, irrespective of their size, age or condition.

A1.2.8. Although we have categorised trees in accordance with BS 5837, we have not used these categorisations as the main criterion of whether specimens might be removed or should be retained. Trees in categories 'A', 'B' and 'C' are all a material consideration in the development process; but the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

A1.2.9. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature **"need not necessarily be a significant constraint on the site's potential"**¹⁹.

A1.2.10. Moreover, BS 5837 states that **".... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal"**²⁰.

A1.2.11. The 'Root Protection Areas' (RPAs)²¹ of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site

¹⁸ The National Planning Policy Framework (NPPF) (December 2024). Paragraph 193 (c).

¹⁹ BS 5837, 4.5.10.

²⁰ Ibid., 5.1.1.

²¹ Ibid., paragraph 3.7. "The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority."

conditions (including the presence of existing roads or structures), as well as soil type, topography and drainage.

A1.2.12. To assess whether the trees identified for retention would be in a sustainable relationship with proposed dwellings (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day²².

A1.2.13. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

A1.2.14. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

- a). avoidance of unacceptable root damage;
- b). avoidance of the necessity for unacceptable pruning works; and
- c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

A1.2.15. The TCP was then used to inform the siting of the proposed buildings & apartments and areas of hard surfacing, about both of which we were consulted on several occasions during the design process. In this way, it has been ensured that the existing trees have made a significant contribution to the design of the proposed development, rather than the design having dictated which trees are to be removed.

²² Ibid., paragraph 5.2.2 Note 1.

APPENDIX 2

Outline Arboricultural Method Statement

A2.1. Tree Protection Plan

A2.1.1. The TPP at Appendix 4 shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A2.2. Pre-start meeting

A2.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A2.3. Site clearance

A2.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A2.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A2.4. Ground preparation

A2.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A2.5. Tree protection fencing

A2.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to

resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels should be securely fixed with wire or scaffold clamps, as shown in **Figure 2** of that document. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A2.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A2.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A2.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A2.6. Ground protection

A2.6.1. To allow space for construction and protection from soil compaction where proposed structures are in close proximity to RPAs of trees to be retained, the ground between the protective fencing and the footprints of the proposed structures will be covered by appropriate ground boarding, in accordance with the guidelines of Section 6.2.3.3 of BS 5837. The locations where these measures will be required are marked by **pink hatching** on the TPP.

A2.6.2. For purely pedestrian traffic, scaffold boards (or similar) will be used. Scaffold boards will comply with British Standard BS 2482: 2009 *Specification for timber scaffold boards* and be at least 225mm in width and 38mm thickness; they will be butted up and attached to each other with wooden battens or metal tie straps, and laid either on an above-ground scaffold framework, or secured to the ground with steel pins above a compressible material (a 75mm deep layer of woodchips may be appropriate) laid on top of a geotextile membrane of an appropriate specification.

A2.6.3. For wheeled or tracked traffic, ground boarding will be designed by a structural engineer, to take account of the type of soil and the likely loadings. Temporary aluminium roadway ('Trakway' or similar), interlocking plastic tread boards ("Ground-Guards" or similar), or reinforced concrete slabs may be appropriate. These will also be laid on top of a compressible material above a geotextile membrane.

A2.7. Manual excavation within RPAs

A2.7.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand,

using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 3

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

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(Operations)

Preliminary Tree Survey Schedule

Sonning Golf Club, Duffield Road, Berkshire

February 2026

SJA tss 26030-01

Tree Survey Schedule: Explanatory Notes

Sonning Golf Club, Duffield Road, Berkshire

This schedule is based on a tree inspection undertaken by Nigel Kirby of SJA trees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 4th of February 2026. Weather conditions at the time were clear, dry and bright. Deciduous trees were in full leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1". Numbers correspond with numbering on topographical survey plan.

2. TPO no.

Number assigned to tree in the Wokingham Borough Council Tree Preservation Order no. 1505/29015 and 1912/2022, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe. Botanical names are shown in italics.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Seedling, sapling or recently planted tree; not yet producing flowers or seeds; strong apical dominance.

Semi-mature: Trunk often still smooth-barked; producing flowers and/or seeds; strong apical dominance, not yet achieved ultimate height.

Mature: Apical dominance lost, tree close to ultimate height.

Over-mature: Mature, but in decline, no crown retrenchment

Veteran: Mature, with a large trunk diameter for species; but showing signs of veteranisation, irrespective of actual age, with decay or hollowing, a crown showing retrenchment and a structure characteristic of the latter stages of life.

Ancient: Beyond typical age range and with a very large trunk diameter for species; with extensive decay or hollowing, a crown that has undergone retrenchment and a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Good: No significant morphological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired morphological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant morphological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable morphological or pathological defects, such that there may be a risk of failure or collapse.

Hazardous: Significant and irreparable morphological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

-Visibility and impact in the local landscape

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012; adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to arboricultural biodiversity.

Category U: Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

(1) Trees that have a serious, irreparable, 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).

(2) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

(3) 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

(1) Trees that are particularly good examples of their species, especially if rare or unusual.

(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

(1) 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 minor 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.

(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.

(3) 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.

(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.

(2) 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 landscape benefits.

(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Sonning Golf Club, Duffield Road, Berkshire

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
1	W1 1912 / 2022	English oak	19m	575mm	N 5.5m E 8m SE 8.5m S 8.75m W 4m	2.75m	SE 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (12)
2	W1 1912 / 2022	English oak	19m	560mm	N 1.5m E 2m SE 4m S 5.5m W 5m NW 4m	3m	SE 3m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (2)
3	W1 1912 / 2022	Grey poplar	19m	445mm	N 3m E 6.75m S 4m W 1.5m	3.75m	E 2.75m	Semi-mature	Average	Indifferent	Prominent buttress roots; heavily leaning trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; canopy entirely offset from base; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
4-5	W1 1912 / 2022	English oak	#4 10m #5 8m	#4 290mm #5 305mm	2.75m	2.5m	2.75m	Semi-mature	Average	Indifferent	Small self-seeded specimens; asymmetrical crowns as suppressed by adjacent specimens; aerodynamic meshing crowns providing companion shelter; contributes to boundary screening; inessential components of the group in which they stand.	C (12)
6	W1 1912 / 2022	Grey poplar	8m	225mm	N 0.5m N E 3m E 5.5m S E 2m S 0.5m W 0.5m	4m	E 3.5m	Semi-mature	Average	Indifferent	Small self-seeded specimen; canopy entirely offset from base; contributes to boundary screening; inessential component of the group in which it stands.	C (12)
7	W1 1912 / 2022	Grey poplar	12m	330mm	N 0.5m NE 5m E 7.75m SE 6.5m S 0.5m W 0.5m	3.5m	E 4m	Semi-mature	Average	Indifferent	Prominent buttress roots; slightly leaning trunk; canopy entirely offset from base; contributes to boundary screening; inessential component of the group in which it stands.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
8-11	—	Grey poplar	#8 18m #9 20m #10 20m #11 13m	#8 440mm est. #9 2 stems @ 460mm est. #10 420mm #11 420mm est.	7m	5m	2.75m	Semi-mature	Average	Indifferent	Group of self-seeded specimens; asymmetrical one-sided crowns as suppressed by adjacent specimens; aerodynamic group with meshing crowns providing companion shelter; twin-stemmed from 1m; tight compression forks with evidence of included bark.	B (2)
12	W1 1912 / 2022	Grey poplar	22m	1005mm	N 11m E 12m S 6m W 6m	3m	1.5m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; wide spreading dominant canopy with tensile unions where visible; significant component of group in which it stands; contributes to boundary screening.	B (12)
13	W1 1912 / 2022	Grey poplar	18m	515mm	N 3m E 1.5m S 4.5m W 6m	4m	3m	Semi-mature	Average	Indifferent	Self-seeded specimen; asymmetrical one-sided crown as suppressed by adjacent specimens; part of aerodynamic group with meshing crowns providing companion shelter; twin-stemmed from 1m; tight compression fork with evidence of included bark.	B (2)
14	W1 1912 / 2022	Grey poplar	20m	480mm 545mm	N 0.5m E 11.25m S 8.5m W 3.25m	5m	4m	Semi-mature	Average	Indifferent	Twin-stemmed from base; acute main unions with features suggesting included bark; suppressed crown as overtopped by adjacent specimens; asymmetrical one-sided crown as suppressed by adjacent specimens; contributes to boundary screening; significant component of group in which it stands.	B (2)
15	W1 1912 / 2022	Grey poplar	14m	505mm ivy	N 3m E 3.5m S 4.75m W 4m	2.75m	3.25m	Semi-mature	Average	Indifferent	Single trunk; heavily ivy-covered; even crown; no significant defects observed; contributes to boundary screening.	B (12)
16	W1 1912 / 2022	English oak	13m	395mm	N 4m E 2m S 2m SW 4m W 5m	3m	2m	Semi-mature	Average	Indifferent	Single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; no significant defects observed; contributes to boundary screening;	B (2)
17	W1 1912 / 2022	Grey poplar	22m	950mm 590mm 805mm	N 12m E 11m SE 10m S 12.5m W 12m	3m	2.25m	Mature	Average	Indifferent	Prominent buttress roots; three-stemmed from base; acute yet tensile unions; wide spreading dominant canopy; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
18	W1 1912 / 2022	Grey poplar	13m	535mm	N 1m E 1m S 6m W 5m NW 4.25m	3m	W 1.5m	Semi-mature	Average	Poor	Twin-stemmed from 2m; tight compression fork with evidence of included bark; asymmetrical one-sided crown as suppressed by adjacent specimens; contributes to boundary screening.	C (12)
19	W1 1912 / 2022	English oak	12m	665mm ivy	N 4.25m E 3m S 5.25m W 5m	4m	E 3.5m	Semi-mature	Below average	Indifferent	Single trunk; ivy-covered; slightly sparsely foliated; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; contributes to boundary screening; significant component of group in which it stands.	C (12)
20	W1 1912 / 2022	English oak	16m	475mm ivy	N 5m E 4.75m S 3.75m W 4.5m	3m	SE 4m	Semi-mature	Average	Indifferent	Single trunk; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; no significant defects observed; significant component of group in which it stands.	B (2)
21	W1 1912 / 2022	English oak	18m	2 stems @ 530mm	N 6m NE 6m E 6.75m S 5m W 6m NW 6.5m	2m	1m	Mature	Average	Moderate	Single trunk; wounding at base E side, occlusion wood present; twin-stemmed from 1m; tensile union; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	B (12)
22	W1 1912 / 2022	English oak	17m	445mm	N 3m NE 2.5m E 4.75m S 5.5m W 5.75m	3m	3m	Semi-mature	Below average	Indifferent	Prominent buttress roots; single trunk; aerodynamic meshing crown providing companion shelter; slightly sparsely foliated; contributes to boundary screening; significant component of group in which it stands.	B (2)
23	W1 1912 / 2022	English oak	13m	2 stems @ 435mm	N 3m NE 4m SE 7m S 9m SW 8.5m W 8.5m	2m	E 0.1m	Mature	Average	Indifferent	Layering limbs to SE; twin-stemmed from 1m, tensile union; heavily ivy-covered; squat form; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening.	C (12)
24	W1 1912 / 2022	English oak	15m	435mm ivy 635mm ivy	N 6.25m E 8.25m SE 8.5m S 9.25m W 7m	1m	E 0.1m	Mature	Average	Indifferent	Prominent buttress roots; twin-stemmed from 2m with tensile union; layering limbs to E; heavily ivy-covered; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
25	W1 1912 / 2022	English oak	13m	485mm ivy 315mm 460mm	N 6.75m E 5m S 7.5m W 7.5m	1m	1.5m	Mature	Average	Indifferent	Single trunk; multi-stemmed from 1m, tensile unions present; heavily ivy-covered; wide spreading squat form; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; significant component of group in which it stands.	B (2)
26	—	English oak	17.5m	340mm	N 7.25m E 0.5m S 0.5m W 4m	2m	W 2m	Semi-mature	Average	Indifferent	Edge tree of golf course planted belt; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; inessential component of the group in which it stands.	B (2)
27	—	English oak	21m	550mm	N 8.5m E 3.25m S 3m W 7.75m	3.25m	2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; part of golf course tree belt boundary screening; significant component of group in which it stands.	B (12)
28	—	English oak	19m	435mm	N 8m E 2m S 2m W 6.5m	3m	W 3m	Semi-mature	Average	Poor	Prominent buttress roots; twin-stemmed from 3m; tight compression forks with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (12)
29	—	English oak	20m	755mm	N 9.75m E 4.5m S 4.25m W 6.25m	3m	N 2.5m	Semi-mature	Average	Indifferent	Forks into co-dominant stems at 1.5m with tensile unions; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands; part of golf course tree belt boundary screening.	B (2)
30	—	English oak	20m	775mm	N 5.5m E 3.5m S 8m SW 11m W 8.25m	2m	SW 0.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands.	B (12)
31	—	English oak	13m	415mm ivy	N 0.5m E 2m SE 3m S 4m SW 4.5m W 4m	1m	1.5m	Semi-mature	Average	Indifferent	Small self-seeded specimen; one-sided crown as suppressed by adjacent specimens; inessential component of the group in which it stands.	C (12)
32	—	English oak	17.5m	605mm	N 4m E 7m SE 9m S 6m SW 8m W 5m	4m	S 1.75m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
33-34	—	English oak	#33 14.5m #34 16m	405mm #33 415mm	3.75m	4.5m	3m	Semi-mature	Below average	Indifferent	Part of golf course tree belt boundary screening; slightly sparsely foliated; in keeping with the character of the area.	B (2)
35	—	English oak	17m	310mm 400mm	N 3m E 5m S 6m W 3.5m	2.5m	S 2.75m	Semi-mature	Average	Indifferent	Part of golf course tree belt boundary screening; twin-stemmed from 1m; aerodynamic meshing crown providing companion shelter; significant component of group in which it stands.	B (2)
36-37	—	English oak	#36 17m #37 17m	#36 575mm #37 525mm	N 8.5m E 7.25m S 5.5m W 8.25m	3m	N 0.1m	Semi-mature	Average	Indifferent	Two individuals forming one canopy; aerodynamic pair with meshing crowns providing companion shelter; part of golf course tree belt boundary screening; inessential component of the landscape.	B (2)
38	—	English oak	10m	395mm	5.25m	1.25m	1.5m	Semi-mature	Average	Moderate	Small ornamental tree; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
39	—	Corsican pine	19m	705mm	N 3.5m E 5.5m S 5.5m W 3.5m	6m	5m	Mature	Average	Moderate	Single trunk; no significant defects observed; ornamental tree; part of golf course landscaping; readily visible from site internal views.	B (12)
40	W1 1912 / 2022	English oak	12.5m	595mm	N 3.5m E 8.5m S 8.5m W 7m	2m	SE 0.5m	Semi-mature	Below average	Moderate	Prominent buttress roots; single trunk; asymmetrical crown as suppressed by adjacent specimens; slightly sparsely foliated in N canopy quadrant; inessential component of the wider landscape; part of golf course landscaping.	B (2)
41-42	W1 1912 / 2022	English oak	#41 12m #42 12m	#41 465mm #42 465mm	4.75m	2m	2m	Semi-mature	Below average	Indifferent	Small self-seeded specimens; sparsely foliated; contributes to boundary screening; part of golf course tree belt boundary screening; unremarkable trees of very limited merit.	C (12)
43	W1 1912 / 2022	English oak	14m	740mm ivy	N 6.5m E 6.25m S 5.25m W 6m	2m	E 1m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; squat form; contributes to boundary screening.	B (2)
44	W1 1912 / 2022	English oak	12m	525mm	N 3m E 6.5m S 6.25m W 5m	1.5m	1m	Mature	Low	Indifferent	Small self-seeded specimen; sparsely foliated; contributes to boundary screening; inessential component of the landscape.	C (12)
45	W1 1912 / 2022	English oak	13m	575mm est.	N 4m E 6.5m S 6.75m W 4m	2m	2m	Mature	Low	Indifferent	Moribund; in significant, immediate & irreversible overall decline.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
46	W1 1912 / 2022	Deodar cedar	14.5m	630mm	N 6.5m E 7.5m S 8m W 7m	1.5m	0.1m	Semi-mature	Average	Good	Ornamental tree; no significant defects observed; of high quality, but currently of medium value due to small size; hidden in direct public view; part of golf course landscaping.	B (12)
47	W1 1912 / 2022	English oak	13m	475mm 385mm 340mm 360mm	N 8m E 8.5m S 8m W 6m	1.75m	1.5m	Mature	Below average	Indifferent	Small self-seeded specimen; multi-stemmed from base; slightly sparsely foliated; contributes to boundary screening; inessential component of the landscape.	C (12)
48	W1 1912 / 2022	English oak	13m	665mm ivy	N 3.5m E 3m S 6.5m W 5.5m	2m	0.75m	Semi-mature	Below average	Indifferent	Single trunk; squat form; slightly sparsely foliated; contributes to boundary screening.	B (2)
49	—	English oak	15m	675mm est.	8m	2m	2m	Mature	Average	Moderate	Off-site tree; contributes to boundary screening; in keeping with the character of the area.	B (12)
50	W1 1912 / 2022	Sycamore	12.5m	385mm 2 stems @ 370mm	N 4.5m E 5.5m S 6.5m W 4.5m	1m	0.25m	Semi-mature	Below average	Poor	Prominent buttress roots; multi-stemmed from base; tight compression forks with evidence of included bark; decay at union; slightly sparsely foliated at apical extents; contributes to boundary screening; inessential component of the landscape.	C (12)
51	W1 1912 / 2022	English oak	15m	825mm	N 6m E 9m S 8m W 7.5m	1m	1.75m	Mature	Average	Indifferent	Self-seeded specimen; large bulbous burred and buckled trunk; forks into multiple codominant stems at 1m with layering lateral limbs to W; asymmetrical canopy as suppressed by adjacent trees; meshing crown providing companion shelter; significant component of group in which it stands; contributes to boundary screening; hidden in all long external views; inessential component of the landscape.	B (2)
52-53	W1 1912 / 2022	English oak	#52 15m #53 15m	#52 595mm #53 605mm ivy	N 6.25m E 7.5m S 7m W 9.25m	2.25m	1.75m	Semi-mature	Average	Indifferent	Self-seeded specimens; aerodynamic group with meshing crowns providing companion shelter;# contributes to boundary screening; inessential component of the landscape; part of golf course landscaping.	B (2)
54	—	English oak	16m	625mm est. 750mm est.	E 7.5m S 8.25m SW 6m W 6m NW 7.5m	2m	S 2.25m	Mature	Below average	Indifferent	Off-site tree; twin-stemmed from base; asymmetrical crown as suppressed by adjacent specimens; much epicormic growth on major structural branches within inner canopy, suggestive of reduced physiological function; contributes to boundary screening.	B (2)
55	—	English oak	16m	495mm	N 1m E 1m SE 7m S 7.75m SW 6.75m W 2m	3m	S 3m	Semi-mature	Average	Poor	Single trunk; canopy entirely offset from base; contributes to boundary screening; set against back drop of established trees; inessential component of the landscape.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
56	—	English oak	16m	885mm ivy	N 4m E 2m S 8m W 6m	3m	S 4m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; asymmetrical one-sided crown as suppressed by adjacent specimens; aerodynamic meshing crown providing companion shelter; contributes to boundary screening; significant component of group in which it stands.	B (2)
57	W1 1912 / 2022	English oak	13m	615mm	6.25m	2m	2.75m	Semi-mature	Below average	Indifferent	Small self-seeded specimen; squat form; slightly sparsely foliated; contributes to boundary screening; significant component of group in which it stands.	B (2)
58	W1 1912 / 2022	English oak	13m	655mm	7m	2m	1.5m	Semi-mature	Average	Moderate	Small self-seeded specimen; slightly reduced shoot extension growths; significant component of group in which it stands; contributes to boundary screening.	B (12)
59	—	English oak	12m	575mm ivy est.	N 7.75m E 7.5m S 7m W 7.5m	2.5m	2.25m	Semi-mature	Average	Moderate	Off-site tree; small ornamental tree; squat form; heavily ivy-covered; contributes to boundary screening.	B (12)
60-61	—	Sycamore	#60 11m #61 11m	#60 255mm #61 255mm	2.25m	3m	2m	Semi-mature	Average	Indifferent	Small ornamental trees; mechanical wounding on trunks; internal heartwood exposed; inessential components of the landscape; unremarkable trees of very limited merit.	C (12)
62	—	Yew	6m	275mm	4m	1.5m	E 1m	Semi-mature	Average	Moderate	Small ornamental tree; unremarkable tree of very limited merit.	C (12)
63	—	Ash	11.5m	315mm	3.5m	2m	0.1m	Semi-mature	Below average	Indifferent	Small ornamental tree; slightly sparsely foliated in apical extent; inessential component of the landscape; unremarkable tree of very limited merit.	C (12)
64	—	Ash	12.5m	550mm ivy	N 8.75m E 9.25m S 9m W 9m	3.25m	2m	Semi-mature	Average	Indifferent	Detailed inspection of base impeded by chain link fence and closed boarded compound; where visible both on and off-site: prominent buttress roots; three stemmed from base; unable to identify unions; heavily ivy covered; located on edge of bank with approx. 1m level difference with road to S; wide spreading dominant canopy; contributes to boundary screening; however, inessential component of the wider landscape; limited in public views to the footpath directly adjacent to road and for approximate distances of up to 30m along road.	C (12)
65	—	Atlas cedar	20m	1100mm	N 10m E 9m S 9m W 9.5m	3.75m	2.5m	Mature	Average	Indifferent	Prominent buttress roots; single trunk; numerous historic pruning wounds indicative of crown lifting; many fully or partial occluded with notable adaptive wound wood; evidence of central apical leader either torn-out or removed at approx. 6m along with evidence of other historic topping events on sub-dominant leaders; acute unions from topping points; asymmetrical canopy; readily visible from internal views; hidden in all external views; in keeping with the character of the site.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
66	—	English oak	18.5m	520mm	N7m E6m S5m W8.75m NW9m	2m	W 2m	Semi-mature	Average	Indifferent	Prominent buttress roots; buttress root with wounding SE; occlusion wood present internal heartwood exposed, no decay evident; asymmetrical crown as suppressed by adjacent specimens; significant component of group in which it stands.	B (2)
67	—	English oak	18.5m	410mm	N6.5m E4m S2m W4m NW9.5m	2.25m	2.5m	Semi-mature	Average	Indifferent	Asymmetrical crown as suppressed by adjacent specimens; meshing crown providing companion shelter; significant component of group in which it stands.	B (2)
68	—	English oak	19m	520mm	N7.5m E5m S4.5m W4m NW7m	3m	2.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; asymmetrical crown as suppressed by adjacent specimens; meshing crown providing companion shelter; significant component of group in which it stands.	B (2)
69	—	English oak	19m	455mm	N5.5m E1m S1m W6m NW8m	2m	2.5m	Semi-mature	Average	Indifferent	Edge tree of golf course planted belt; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; significant component of the group in which it stands.	B (2)
70	—	English oak	19m	275mm 405mm	N3m E2m S1m W6.5m NW8m	2.25m	2.5m	Semi-mature	Average	Indifferent	Twin stemmed from base; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; significant component of the group in which it stands.	B (2)
71	—	English oak	18.5m	400mm 485mm	N5m E5.5m S6m W8m NW7m	3m	2.5m	Semi-mature	Average	Indifferent	Edge tree of golf course planted belt; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; significant component of the group in which it stands.	B (2)
72	—	English oak	17m	345mm	N 5.75m E 2.75m S 2m W 6m NW 7m	2m	2.5m	Semi-mature	Average	Indifferent	Edge tree of golf course planted belt; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; significant component of the group in which it stands.	B (2)
73	—	Ash	6.75m	285mm est.	2.25m	2m	3m	Semi-mature	Average	Indifferent	Access and inspection of base impeded by close board fence; small self-seeded specimen; inessential component of landscape or group in which it stands; unremarkable specimen of limited merit.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
74 - 75	—	Ash	8m	135mm est. 2 @ 110mm est.	2m	2.5m	3m	Semi-mature	Average	Poor	Small self-seeded specimens; unremarkable trees of very limited merit.	C (1)
76	—	English oak	20m	460mm	N6m E2m S2m W4m NW6m	3m	NW3m	Semi-mature	Average	Indifferent	Edge tree of golf course planted belt; asymmetrical one-sided crown as suppressed by adjacent specimens; provides internal boundary partition and screening; significant component of the group in which it stands.	B (2)
77	W1 1912 / 2022	English oak	15m	380mm	N3.75m E6m SE6.5m S6.75m W2m	2.5m	S1.75m	Semi-mature	Average	Indifferent	Prominent buttress roots; single trunk; forks into two codominant stems at 2.5m; S stem dominant; asymmetrical canopy as suppressed by adjacent individuals; significant component of group in which it stands; little to no understory; contributes to tree line and boundary screening.	B (2)
78	W1 1912 / 2023	Flowering cherry	10.5m	320mm	N3m E5m SE4.25m S4.75m W1m	2m	S1.5m	Semi-mature	Average	Indifferent	Exposed surface root W for 3m; tight compression fork with evidence of included bark; asymmetrical crown as suppressed by adjacent specimens; inessential component of the landscape; unremarkable tree of limited merit.	C (12)
79	W1 1912 / 2024	Scots pine	5.5m	170mm	2.25m	1m	1m	Semi-mature	Average	Indifferent	Small planted specimen; inessential component of the landscape; unremarkable tree of very limited merit.	C (1)
80	W1 1912 / 2025	English oak	9m	250mm 330mm	N4.75m E4.5m S4.5m W4m	2m	1.5m	Semi-mature	Average	Indifferent	Prominent buttress roots; subdominant limb removal, E side of trunk at 0.75m on trunk above ground; fully occluded; bifurcates at 1.25m with tensile union; squat form; hidden in all long external public views; located within area predominantly colonised by gorse and Scotch broom; inessential component of the wider landscape.	C (1)
81	W1 1912 / 2026	English oak	4m	175mm est.	1.75m	1m	1m	Semi-mature	Dead	Poor	Dead tree.	U
82	W1 1912 / 2027	English oak	17m	295mm	N3m NE5m E6m SE5m S3m W2m	2m	3m	Semi-mature	Average	Indifferent	Prominent buttress roots; self-seeded specimen; asymmetrical crown; contributes to boundary screening.	B (2)
83	—	Beech	18m	675mm est.	8m	2m	SE3m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; twin-stemmed from 2m; contributes to boundary screening.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
84	W1 1912 / 2026	English oak	10m	385mm	N4m E4.25m S4.5m W4m	1m	S1m	Semi-mature	Average	Indifferent	Small squat individual; historically planted as part of golf course boundary landscaping; prominent buttress roots; contributes to boundary screening.	B (2)
85	—	Sycamore	15m	475mm est.	5.5m	2m	S2m	Semi-mature	Average	Indifferent	Off-site tree; single trunk; contributes to boundary screening.	B (2)
86	W1 1912 / 2026	Silver birch	11m	205mm	N2.75m E3.25m S3m W3.75m	2m	1.5m	Semi-mature	Average	Indifferent	Single trunk; asymmetrical crown as suppressed by adjacent specimens; of moderate quality, but currently of low value due to small size; unremarkable tree of very limited merit.	C (1)
87	W1 1912 / 2026	Scots pine	3m	100mm	1.5m	1m	1m	Semi-mature	Average	Indifferent	Small planted specimen designed to contribute to golf course fairway boundary screening; inessential component of group in which it stands; unremarkable tree of limited merit; readily replaceable.	C (1)
88	W1 1912 / 2026	Scots pine	3m	105mm	1.5m	1m	1m	Semi-mature	Average	Indifferent	Small planted specimen designed to contribute to golf course fairway boundary screening; inessential component of group in which it stands; unremarkable tree of limited merit; readily replaceable.	C (1)
G1	—	Various	18.5m	Max 650mm	5m	2.5m	3m	Semi-mature	Average	Indifferent	Row of closely growing specimens, forming a hedge or screen; part of golf course tree belt boundary screening; tree displaying morphological and physiological features consistent with size, age, species and location; not in keeping with the character of the area.	B (2)
G2	—	Various	15m	Max 300mm Avg 265mm est.	3m	2m	1.5m	Semi-mature	Average	Indifferent	Small self-seeded understory specimens; suppressed crowns as overtopped by adjacent specimens; aerodynamic group with meshing crowns providing companion shelter; contributes to boundary screening; inessential component of the landscape; spp. include gorse, hazel, hawthorn, grey poplar, English oak, Scots pine and silver birch.	C (12)
G3	—	Various	12m	Max 225mm	3m	2m	0.5m	Semi-mature	Average	Indifferent	Small recently planted specimens; spp. include aspen, silver birch and Scots pine; hidden in all direct public views; unremarkable trees of very limited merit.	C (12)
G4	—	English oak	19.5m	Max 525mm	9m	2m	1.5m	Semi-mature	Average	Moderate	Planted landscape buffer; belt of closely growing specimens; trees displaying morphological and physiological features consistent with size, age, species and location; contributes to boundary screening; in keeping with the character of the area.	B (12)
G5	—	English oak	16.5m	Max 440mm	7m	2m	0.5m	Semi-mature	Average	Indifferent	Self seeded specimens forming a small golf course boundary copse; inessential component of the landscape.	B (2)
G6	—	Various	7.5m	Max 110mm est.	2.75m	0.5m	0.1m	Semi-mature	Average	Indifferent	Small ornamental trees; part of golf course landscaping; unremarkable trees of very limited merit.	C (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate-gory
G8	—	Various	8m	Max 210mm est.	3m	1m	1m	Semi-mature	Below average	Indifferent	Collection of self-seeded specimens; including gorse, flowering cherry, Scots pine; English oak, sycamore; forming a belt of unmanaged secondary scrubby growth; many individuals drawn-up and mutually suppressed forming meshing crowns and aerodynamic companion shelter; many shown slight sparse foliation and below average physiological condition; contributes to boundary screening but inessential components of the wider landscape; contributes to boundary screening.	C (1)
G9	—	Leyland cypress	18.5m	Max 445mm est.	6.25m	1m	1m	Semi-mature	Average	Indifferent	Off-site group of trees; row of closely planted specimens, designed to form a hedge or screen; tight compression forks with evidence of included bark; contributes to boundary screening; inessential component of the landscape.	C (12)
G10	—	Leyland cypress	3m	Max 130mm est.	1.5m	0.1m	0.1m	Semi-mature	Average	Moderate	Row of closely planted specimens, designed to form a hedge or screen; appears to be regularly managed; inessential component of the landscape.	C (12)
G11	—	Yew	2m	Max 45mm	0.75m	0.1m	0.1m	Semi-mature	Low	Indifferent	Row of closely planted specimens, designed to form a hedge or screen; short term potential.	C (1)
G12	W1 1505 / 2015	Various	6m	Max 115mm est.	3m	1m	1m	Semi-mature	Below average	Indifferent	Row of closely growing specimens, forming a hedge or screen; slightly sparsely foliated; inessential component of the landscape; unremarkable trees of very limited merit.	C (12)
G13	—	Various	5m	Max 130mm	2.25m	0.1m	0.1m	Semi-mature	Average	Indifferent	Comprised of both on and off-site specimens forming a low-level boundary group; onsite beech maintained and managed as a hedge; with off-site self-seeded specimens of beech, sycamore and ash; unmanage off-site; of only low level landscape value; unremarkable specimens of limited merit.	C (12)
G14	—	Hazel	4.5m	Max 8 stems @ 45mm est.	2.75m	0.1m	0.1m	Semi-mature	Average	Indifferent	Row of closely growing specimens; multi-stemmed from base; contributes to boundary screening; inessential components of the landscape.	C (12)
G15	W1 1505 / 2015	Various	3.25m	Max 45mm	2m	0.5m	0m	Semi-mature	Average	Indifferent	Small area of self seeded specimens, of only gorse and Scotch broom; no evidence of any substantial natural regeneration of long-lived large sized species; of only low level screening value; unremarkable specimens of very limited merit.	C (1)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

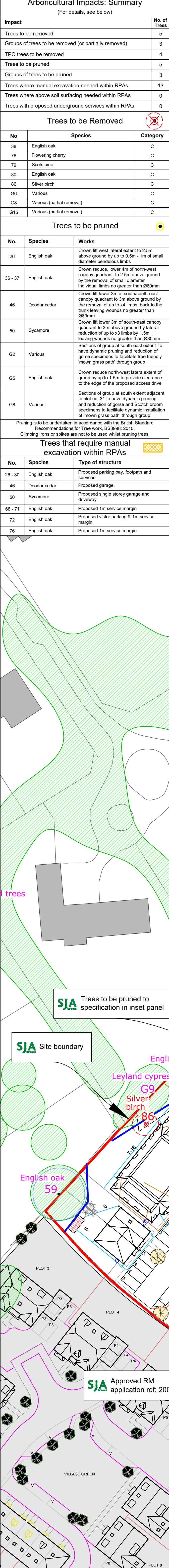
Tree No.	Species	RPA	RPA Radius
1	English oak	149.6m ²	6.9m
2	English oak	141.9m ²	6.7m
3	Grey poplar	89.6m ²	5.3m
4-5	English oak	38.0m ² 42.1m ²	3.5m 3.7m
6	Grey poplar	22.9m ²	2.7m
7	Grey poplar	49.3m ²	4.0m
8-11	Grey poplar	87.6m ² 191.5m ² 79.8m ² 79.8m ²	5.3m 7.8m 5.0m 5.0m
12	Grey poplar	456.9m ²	12.1m
13	Grey poplar	120.0m ²	6.2m
14	Grey poplar	238.6m ²	8.7m
15	Grey poplar	115.4m ²	6.1m
16	English oak	70.6m ²	4.7m
17	Grey poplar	706.9m ²	15.0m
18	Grey poplar	129.5m ²	6.4m
19	English oak	200.1m ²	8.0m
20	English oak	102.1m ²	5.7m
21	English oak	254.2m ²	9.0m
22	English oak	89.6m ²	5.3m
23	English oak	171.2m ²	7.4m
24	English oak	268.0m ²	9.2m
25	English oak	247.0m ²	8.9m
26	English oak	52.3m ²	4.1m
27	English oak	136.8m ²	6.6m
28	English oak	85.6m ²	5.2m
29	English oak	257.9m ²	9.1m
30	English oak	271.7m ²	9.3m
31	English oak	77.9m ²	5.0m
32	English oak	165.6m ²	7.3m
33-34	English oak	77.9m ²	5.0m
35	English oak	115.9m ²	6.1m
36-37	English oak	149.6m ² 124.7m ²	6.9m 6.3m
38	English oak	70.6m ²	4.7m
39	Corsican pine	224.8m ²	8.5m

40	English oak	160.2m ²	7.1m
41-42	English oak	97.8m ² 97.8m ²	5.6m 5.6m
43	English oak	247.7m ²	8.9m
44	English oak	124.7m ²	6.3m
45	English oak	149.6m ²	6.9m
46	Deodar cedar	179.6m ²	7.6m
47	English oak	280.1m ²	9.4m
48	English oak	200.1m ²	8.0m
49	English oak	206.1m ²	8.1m
50	Sycamore	190.9m ²	7.8m
51	English oak	307.9m ²	9.9m
52-53	English oak	160.2m ² 165.6m ²	7.1m 7.3m
54	English oak	431.2m ²	11.7m
55	English oak	110.8m ²	5.9m
56	English oak	354.3m ²	10.6m
57	English oak	171.1m ²	7.4m
58	English oak	194.1m ²	7.9m
59	English oak	149.6m ²	6.9m
60-61	Sycamore	29.4m ² 29.4m ²	3.1m 3.1m
62	Yew	34.2m ²	3.3m
63	Ash	44.9m ²	3.8m
64	Ash	136.8m ²	6.6m
65	Atlas cedar	855.3m ²	16.5m
66	English oak	122.3m ²	6.2m
67	English oak	76.0m ²	4.9m
68	English oak	122.3m ²	6.2m
69	English oak	93.7m ²	5.5m
70	English oak	108.4m ²	5.9m
71	English oak	178.8m ²	7.5m
72	English oak	53.8m ²	4.14m
73	Ash	36.7m ²	3.4m
74 - 75	Ash	8.2m ²	1.62m
76	English oak	95.7m ²	5.5m
77	English oak	65.3m ²	4.6m
78	Flowering cherry	46.3m ²	3.8m
79	Scots pine	13.1m ²	2.0m
80	English oak	77.5m ²	5.0m
81	English oak	13.9m ²	2.1m
82	English oak	39.4m ²	3.5m
83	Beech	206.1m ²	8.1m
84	English oak	67.1m ²	4.6m
85	Sycamore	102.1m ²	5.7m
86	Silver birch	19.0m ²	2.5m
87	Scots pine	7.1m ²	1.5m
88	Scots pine	7.1m ²	1.5m

G1	Various	191.1m ²	7.8m
G2	Various	40.7m ²	3.6m
G3	Various	22.9m ²	2.7m
G4	English oak	124.7m ²	6.3m
G5	English oak	87.6m ²	5.3m
G6	Various	5.5m ²	1.3m
G8	Various	20.0m ²	2.5m
G9	Leyland cypress	89.6m ²	5.3m
G10	Leyland cypress	7.6m ²	1.6m
G11	Yew	2.5m ²	0.9m
G12	Various	6.0m ²	1.4m
G13	Various	7.6m ²	1.6m
G14	Hazel	2.5m ²	0.9m
G15	Various	2.5m ²	0.9m

APPENDIX 4

Tree Protection Plan



RAMS RFC

Manual Excavation

Within root protection areas the first 750mm depth of any excavation, whether for proposed foundations, hard surfacing, or underground services shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where appropriate, the soil beneath this depth may be sheet piled; and deeper excavation may be undertaken by a machine provided it works from outside the root protection areas.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: interlocking polyethylene tread boards ("Ground-Guards" or similar) butted together and attached to each other with steel tie straps on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ("geogrid" - "Tensar" or similar) and pinned to the ground with steel pins to prevent movement. For wheeled or tracked traffic: temporary aluminium roadway ("Trakway" or similar), interlocking polyethylene tread boards ("Ground-Guards" or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb "Heras" welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.

TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project: Sonning Golf Club, Reading

Client: Sonning Golf Club

Drawing: TREE PROTECTION PLAN

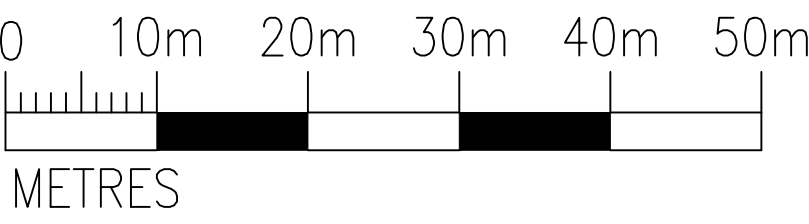
Drawing no: SJA TPP 26030-041c

Based on: Proposed Site Layout: 25 - J4915 - 01 - 001

Drawn by: NHK/REM	Date of Issue: July 2026	Scale: 1: 500 @ A1
Checked by: NHK	Tel:(01737) 813058	sja@sjatrees.co.uk

Tree nos.: 36	Category 'U' trees: [81]	Canopies of trees to be retained: [Green circle]
Category 'B' RPA: [Blue circle]	Category 'C' RPA: [White circle]	TPO boundary: [Dashed line]
Trees to be removed: [Red square]	Trees to be pruned: [Yellow circle]	Manual excavation: [Orange square]
Protective fencing: [Blue line]	Ground protection: [Pink hatched]	

For further information refer to the SJAtrees Tree Survey Schedule. Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based. © Simon Jones Associates Ltd. 2026. This drawing is copyright and may not be used or changed without the written consent of SJAtrees. This drawing is designed to reflect only the principles of layout and for design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.



1: 500 @A1

APPENDIX 5