

# **Arboricultural Survey and Impact Assessment**

**Athol Villa, Westbourne Road, College Town, Camberley, GU47 0QX**

**On behalf of Rio Homes**

**January 2024**

**Prepared by:** Michael Paginton Tech.Arbor.A

**BS5837:2012 'TREES IN RELATION TO DESIGN, DEMOLITION AND CONSTRUCTION – RECOMMENDATIONS'**

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**REVISIONS:**

<b>Date</b>	<b>Rev</b>	<b>Description</b>	<b>Initials</b>
04.12.23	-	First Issue	MP
10.01.24	A	Updated site plan	MP

# 1 INTRODUCTION

1.1 LandArb Solutions Ltd have been instructed by Rio Homes to carry out a tree survey at Athol Villa, Westbourne Road, Camberley GU47 0QX; herein referred to as the 'site' to accompany a planning application for the erection of 9 residential dwelling and site access.

1.2 The scope of the assessment was to visit the site and to survey relevant trees, in accordance with BS5837:2012 '*Trees in relation to design, demolition and construction – recommendations.*' LandArb Solutions was requested to present the following information:

- Tree Survey Report;
- Schedule of Tree Survey Data; and
- Tree Survey and Constraints Plan.

1.3 With reference to the above information and BS 5837:2012, LandArb Solutions Ltd was subsequently also instructed to assess the potential impact of development proposals on the site's arboricultural resource and to produce the following:

- Arboricultural Impact Assessment; and
- Tree Protection Methods.

## **2 REPORT LIMITATIONS**

- 2.1 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is 'safe'.
- 2.2 This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees.
- 2.3 It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.
- 2.4 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use. Any physical alterations to site conditions subsequent to the date of the site survey will have the potential to change/invalidate the findings and recommendations of this report.
- 2.5 The findings and recommendations of this report are limited to a period of 24 months from the date of this report.

### **3 DOCUMENTS AND INFORMATION RECEIVED**

3.1 For the purposes of preparing this Arboricultural Impact Assessment LandArb Solutions was provided with the following information:

1. Topographical Survey, MAP Ltd, drawing 19/5362, November 2019
2. Sketch Layout, drawing 0506 SK14, dated 30.10.23
3. Site Layout, drawing 0506 PL21, dated 15.12.23

## **4 STATUTORY TREE PROTECTION**

- 4.1 A review of Bracknell Forest District Council's online maps (accessed 27.11.23) show that the site is not located within a Conservation Area and none of the trees within or immediately adjacent to the site are subject to a preservation order (TPO).

### **Statutory Wildlife Protection**

- 4.2 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of this report.
- 4.3 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 4.4 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

## **5 PROPOSED DEVELOPMENT**

- 5.1 The proposals are for the construction of up to 9 residential dwellings and access.
- 5.2 The proposals are overlaid with the tree survey and shown on the Tree Retention/Removal and Protection Plan in Appendix 5.

**APPENDIX 4 – PROPOSED SITE PLAN**

**APPENDIX 5 – TREE RETENTION/REMOVAL AND PROTECTION PLAN**

## 6 TREE SURVEY FINDINGS

6.1 A total of eight survey items (trees, groups and hedges) were surveyed and assessed during the site visit. These are detailed within Appendix 2 and shown in Appendix 3.

A summary of tree survey findings is shown in table form below:

	Total	A	B	C	U
<b>Tree</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>
<b>Hedges</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Groups</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>

6.2 Three surveyed items were considered to be of moderate quality (Category B) within the region of 20+ years life expectancy.

6.3 Five surveyed items were considered to be of low quality (Category C) with 10+ years useful life expectancy.

6.4 No surveyed items were considered to be of high quality (Category A) or poor quality (Category U).

6.5 A selection of site photographs is set out below.





Photoview 1: View looking east at T2, T3, G4 and T7.



Photoview 2: View east towards T1-T8.



Photoview 3: View looking east at T7.



Photoview 4: View north at T1 and T8.



Photoview 5: View looking south along H6.



Photoview 6: View looking south at H5.

## 7 IDENTIFICATION OF PRELIMINARY TREE CONSTRAINTS

7.1 In accordance with BS5837:2012, below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.

7.2 With reference to BS5837:2012, a root protection area (RPA) is defined 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 should be treated as a priority”. “The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.

7.3 BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:

- morphology and disposition of roots;
- topography and drainage;
- soil type and structure;
- the likely tolerance of the tree to root damage/disturbance.

7.4 Root systems can be damaged in a number of ways as follows:

- Severance of a root will destroy all parts of the root beyond that point. The larger the root severed, the greater the impact on the tree. If roots are damaged close to the trunk, the anchorage and stability of the tree can be affected.
- The root bark protects the root from decay and is also essential for further root growth. If damage to the bark extends around the whole circumference, the root beyond that point will be killed.

- Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.
- Lowering the soil level will strip out the mass of roots near the surface.
- Raising soil levels will have the same effect as soil compaction.
- Incorrect selection and application of herbicide.
- Spillage of oils or other harmful materials.

7.5 Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

7.6 The colour-coded categorisation of tree quality is also shown on the tree survey plan.

## 8 ARBORICULTURAL IMPACT ASSESSMENT

8.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this AIA evaluates the potential direct and indirect effects of the proposals on the site's arboricultural resource.

8.2 The AIA considers the effects of potential tree loss required to implement proposals as well as any potentially damaging activities proposed in the vicinity of retained trees.

BS5837:2012 suggests that such activities might include:

- Removal of existing structures and hard surfacing;
- Installation of new hard surfacing;
- Installation of services;
- Location and dimensions of all proposed excavations and changes in ground level (including those that might arise from the implementation of recommended mitigation measures); and
- The 'buildability' of the scheme in terms of access, adequate working space, provision for storage of materials including topsoil.

8.3 With reference to BS5837:2012, the AIA includes the following information:

- Tree Retention/Removal and Protection Plan (Appendix 5);
- a description of the potential impact of proposals 8.4-8.19 below).

## **Assessment of Tree Retention and Loss**

- 8.4 As shown on tree survey and constraints plan, the site does not contain any mature trees. As such proposals will not require the removal of any mature trees. However, the removal of some vegetation/garden hedges will be required.
- 8.5 Proposals will require the removal of two garden privet hedges to the front of the existing property Woodside as well as the removal of the southern part of H6/pruned back to boundary.
- 8.6 Overall, proposals will not require the removal of any moderate or high-quality trees nor any trees of significance. It is therefore considered proposals are acceptable in terms of tree retention/loss.

## **Assessment of Impacts to Retained Trees**

### Tree works

- 8.7 G4, H5 and H6 are currently under management, typical for boundary garden hedges. It is likely this will continue after development.
- 8.8 New hawthorn whips are to be planted on the edge of the watercourse/drainage ditch between T7 and T8. The new planting will be located between the watercourse and a new post and rail fence for the garden of plot 7 and 8. The new planting will help create a new landscaped/green edge to the off-site trees and edge of water course. The canopies of T1, T7, T8 and G4 (where necessary) should be lifted to at least 2m to allow clearance underneath to enable the new planting and installation of fencing. This pruning works would be minor and would not lead to lasting damage to the trees.
- 8.9 It was noted during the tree survey that T2 and T3 contain multiple dead branches and deadwood within their canopy. Although off site trees, it is recommended that discussions are held with tree owners for an aerial inspection of the trees as well as canopy clean of deadwood. This is recommended regardless of proposals.
- 8.10 No other tree works are required.

### Removal of existing structures/surfacing

- 8.11 No existing structures or hard surfacing is required within any RPA of retained trees.
- 8.12 An existing concrete garden path adjacent H6 will be removed. This should be broken up and lifted out, with care taken not to damage H6 in its entirety.

#### Installation of new hard surfacing/structures

- 8.13 Soil compaction reduces soil aeration and penetrability thereby impeding tree root growth and respiration capacity. The consequences of soil compaction often manifest themselves in trees as symptoms of reduced physiological function; dieback at branch and root extremities and thinned density of foliage. In turn, the effects of these symptoms can lead to overall decline and/or reduced resistance to pests and diseases.
- 8.14 No new hard standing or hard surfacing is to be constructed in the RPAs of any retained trees.

#### Levels

- 8.15 All existing levels within RPAs will be retained.

#### Services

- 8.16 Given that all retained trees/hedges are located to the boundary of the proposed site, there is space available to direct services away from retained trees and avoid the need to remove any tree.

#### Shading issues.

- 8.17 Proposed dwellings are located away from retained trees. Given that existing mature trees are located on eastern side of the site, no shading issues are envisaged.

#### 'Buildability'

- 8.18 It is considered that there is adequate space within the site to accommodate storage of materials (as necessary) and contractors parking without compromising any retained tree.
- 8.19 Provided that tree protection measures, as set out within Appendix 5 are put in place it is considered that there is adequate space to enable the proposals to be constructed



without damage to retained trees. In this context, it is considered that proposals are acceptable from an arboricultural perspective.

## 9 TREE PROTECTION METHODS

9.1 Tree Protection measures are shown on the Tree Retention/Removal and Protection Plan in Appendix 5.

9.2 In accordance with BS5837:2012 the TPP is superimposed onto the proposals and based on the topographical survey. Any hard surfacing and structures within the RPAs of trees to be retained are shown on the TPP. In addition, where relevant, the TPP shows the following information, accompanied by descriptive text as required:

- Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees)
- Other protection measures necessary e.g. site perimeter fencing

9.3 The preparation of the TPP has considered the following factors where relevant:

- Site construction access;
- Intensity and nature of construction activity;
- Contractors car parking;
- Phasing of construction works;
- Availability of special construction techniques; and
- Spatial requirements.

9.4 Tree protection measures are shown on the TPP in Appendix 5. Protection measures will rely on fencing and considerate working.

### **Protection fencing**

9.5 Tree protection fencing is to form the main element of tree protection. Fencing will need to be erected in its primary position as shown on the Tree Protection Plan. Once all works on site have been completed, protection fencing could then be removed.

9.6 Fencing will need to be removed to enable access to install a new fence by T1, T7 and T8. It is recommended this element is undertaken as part of landscaping works once main construction is finished.

### **General rules for tree protection**

9.7 Areas excluded by fencing form a construction exclusion zone (CEZ). The following activities are not permitted within a CEZ (or RPAs) unless detail in this statement:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
- No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
- No lighting of fires or disposal of liquids.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.

9.8 All materials are to be dropped off at the site and stored away from retained hedges and tree RPAs.

### **Considerate Working Methods**

9.9 The final method of tree protection will be carrying out works considerately and being tree aware. All contractors must be made aware that T7 is subject to a preservation order. All contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement.

9.10 In terms of driveway widening works, this would occur largely outside of any RPA. However, as it would be next to the RPA of T7, it is recommended that the widened driveway is constructed using a permeable build up and surface finish.

### Summary

9.11 Overall it is considered that proposals are acceptable from an arboricultural perspective for the following reasons:

- Proposals do not require the removal of any high or moderate quality trees or any subject to a preservation order.
- Only garden hedges will be removed and these could adequately be compensated for by new planting.
- New landscape planting has the potential to support development and improve the amenity of the site.
- No major tree works are required to implement proposals.
- No major engineering or ground works are required within the RPA of retained tree that would cause significant and lasting damage.
- All retained trees and their RPAs can be adequately protected from harm during construction phase.

## APPENDIX 1: SURVEY METHODOLOGY

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

## **APPENDIX 2 – TREE SURVEY SCHEDULE**

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

## **APPENDIX 3 – TREE SURVEY AND CONSTRAINT'S PLAN**

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

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up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree’s structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

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assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

### Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise stated, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

### Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.



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Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

### Category U (Red)

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

### Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

### Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

### Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

### Category B (Blue)

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

### Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

### Category C (Grey)

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

## Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

## Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

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Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.










The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of this report (absent revisions of BS5837, which render pre - existing data obsolete).

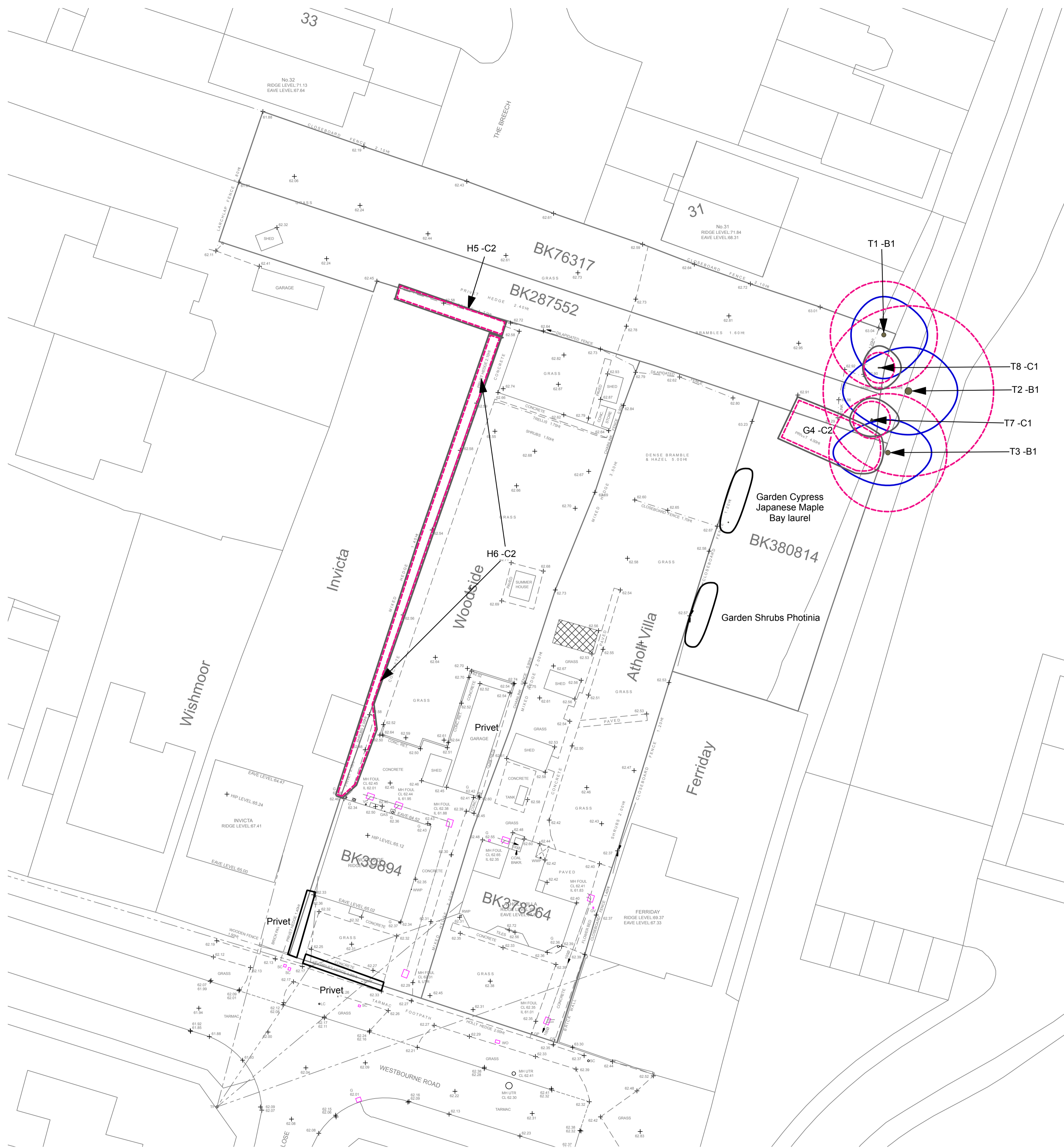
## APPENDIX 2: TREE SURVEY SCHEDULE

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Horse ches5nut	11.0	1	410	4.9	76	B1	3.5	4.0	4.0	3.0	0.0	-	-	3.0	EM	20+	Fair	Fair	Reasonably good bud coverage, on edge of site, no major defects.
T2	Turkey oak	18.5	1	650	7.8	191	B1	4.0	4.5	4.0	6.0	0.0	-	-	6.0	M	10+	Fair	Fair	Thinning canopy, set back on east side of ditch embankment, minor to moderate deadwood, past branch loss, dead branches north side. Ditch filled with water so unable to access base
T3	Beech	16.0	1	450	5.4	92	B1	3.0	4.0	3.0	5.0	0.0	-	-	4.0	M	10+	Fair	Fair	Off site, Set back from boundary on east bank of ditch, thinning canopy, minor to moderate deadwood, unable to access base, can see large wound on stem west side with cavity and decay, no access,
G4	Lilac	3.5	5+	80	1.0	3	C2	As on plan				0.0	-	-	0.0	EM	10+	Fair	Poor	Set on boundary, low quality garden shrubs, pruned site side in past.
H5	Hazel, privet	3.0	5+	80	1.0	3	C2	As on plan				0.0	-	-	0.0	SM	10+	Fair	Poor	Set behind chain link fence, low quality boundary vegetation, pruned site side.
H6	symphoricarpos, holly, bramble, hazel, laurel,	3.0	5+	80	1.0	3	C2	As on plan				0.0	-	-	0.0	EM	10+	Fair	Fair	Boundary hedge, managed, set behind chain link.
T7	Lilac	5.0	3	141	1.7	9	C1	2.0	2.5	1.5	2.0	0.0	-	-	0.5	SM	10+	Fair	Fair	Lilac shrub on bank of ditch. Multi stemmed.
T8	Holly	5.0	2	117	1.4	6	C1	2.0	2.0	2.0	1.5	0.0	-	-	0.5	SM	10+	Fair	Poor	Small multi stemmed holly growing out of side of ditch, self set.

### APPENDIX 3: TREE SURVEY AND CONSTRAINTS PLAN

# KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

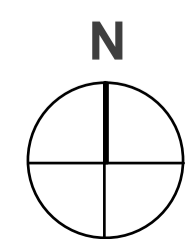
Revision	Description	Date
-	First Issue	1/12/23

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Project:  
Athol Villa, Camberley  
Description:  
Tree Survey and Constraints Plan

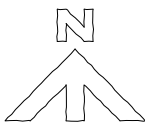
Status:  
For Planning

Scale: 1:200 @A1	Drawn I Checked DP MP	Date: 01/12/2023
Job Number: LAS 726	Drawing Number: 01	Revision: -



## APPENDIX 4: PROPOSED SITE PLAN





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Rev	Comment	By	Date

**ACCOMMODATION SCHEDULE:**

TYPE A - 1B/2P COACH HOUSE @ 710sq.ft. -	1no.	710 sq.ft.
TYPE B - 2B/4P HOUSE @ 852sq.ft. -	4no.	3,408 sq.ft.
TYPE C - 2B/4P HOUSE @ 873sq.ft. -	2no.	1,746 sq.ft.
TYPE D - 3B/4P HOUSE @ 1,012sq.ft. -	1no.	1,012 sq.ft.
TYPE E - 3B/4P HOUSE @ 1,011sq.ft. -	1no.	1,011 sq.ft.
<b>TOTAL</b>	<b>9no.</b>	<b>7,887 sq.ft.</b>

**NOTE:-**

All parking spaces are a minimum of 2.5m wide and 5m long.  
 Bracknell Forest Council standard parking space size is 2.4m wide and 4.8m long.  
 Lay-by parking space is 2.4m wide and 6m long.  
 Bracknell Forest Council does not have a standard for a lay-by space.














Client: <b>Rio Homes</b>		
Address: Land at Athol Villa and Woodside, Westbourne Road, Sandhurst, GU47 0QX.		
Drawing title: Site layout for 9 no. dwellings.		
Scale: <b>1:500</b>	Date Drawn: <b>15.12.23</b>	Drawn by: <b>JAS</b>
Job No: <b>0506</b>	Drig No: <b>PL21</b>	Rev: <b>-</b>
Status: <b>PLANNING</b>		

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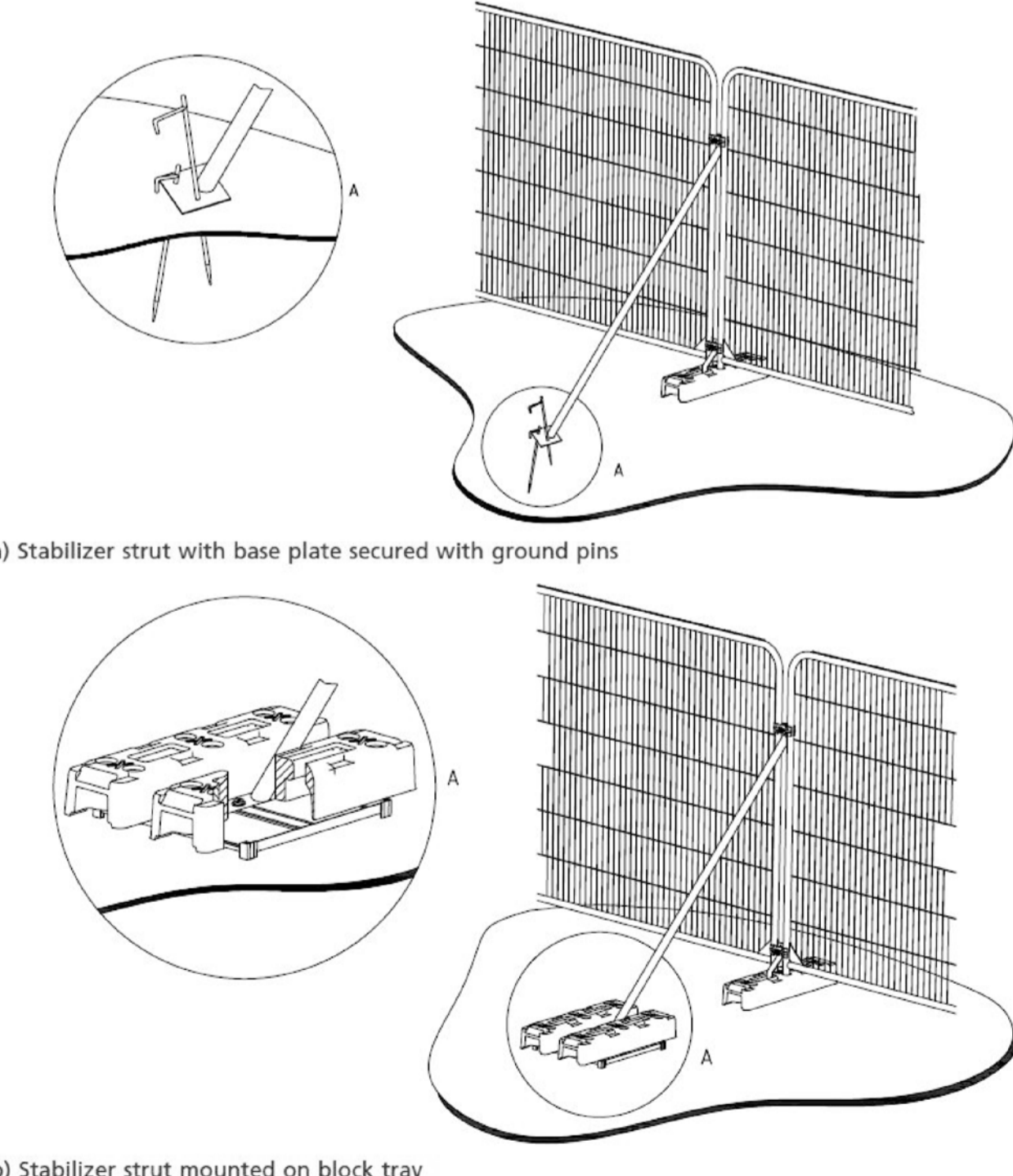
## APPENDIX 5: TREE RETENTION/REMOVAL AND PROTECTION PLAN

# KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed
-  Tree Protection Barrier to BS:5837:2012



BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	1/12/23
A	Second issue	9/1/24

**LANDARB SOLUTIONS**

Project:  
**Athol Villa, Camberley**

Description:  
**Tree Retention and Protection Plan**

Status:  
**For Planning**

Scale:  
**1:200 @A1**

Job Number:  
**LAS 726**

Drawn I Checked  
**DP MP**

Date:  
**09/01/2024**

Revision:  
**A**

