Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

The Plough Inn
81 Chapel Street
Thatcham
Berkshire
RG18 4JS

July 2024

Ref: 24096

Prepared by [redacted] MICFor; Dip.Arb (RFS); F. Arbor.A; Tech Arbor.A

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Arboricultural Association Fellow Member FE593
[redacted] MIcFor (Arb); Dip. Arb (RFS); F.Arbor A; Tech Arbor.A
[redacted]
Institute of Chartered Foresters Registered Consultant

PHONE 01865 872945
EMAIL mail@sylvaconsultancy.co.uk
WEBSITE www.sylvaconsultancy.co.uk

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APPENDICES

1. INTRODUCTION

1.1 Instructions

1.1.1 Instructions have been received to undertake an arboricultural impact assessment on land at The Plough Public House, Thatcham (Site Location Plan Appendix 1).

1.1.2 This arboricultural impact assessment has been prepared to assess the likely impact and effect regarding the proposal to redevelop the site. This appraisal assesses the impact of the proposal in relation to the trees surveyed and discusses mitigation measures that may have to be adopted.

1.2 Arboricultural Survey

1.2.1 During April 2024 a tree survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction-Recommendations' and good arboricultural practice. This is a basic data collection exercise and a record of the trees condition at the time of surveying. The tree survey data can be viewed at Appendix 2, root protection area (RPA) data at Appendix 3 with the tree constraints plan provided at Appendix 4.

2. TREE PROTECTION

2.1 A desktop study of information posted on the West Berkshire Council (WBC) interactive mapping system was carried out on the 18th July 2024. (https://gis2.westberks.gov.uk/webapps/OnlineMap/?vln=TREE%20PRESERVATION%20ORDERS).

2.2 WBC's interactive mapping system indicates that the site is not located within a Conservation Area. The interactive mapping system also indicates that no Tree Preservation Orders (TPO's) are present on trees located within or adjacent to the site.

2.3 Before undertaking any work that may be recommended within this report, it is advisable to check directly with West Berkshire Council to determine whether any planning controls are in operation. Where work is proposed to trees other than immediately affected by a development written consent must be obtained for works on trees subject to a TPO; and in the case of a Conservation Area six weeks' notice of intent must be forwarded before undertaking any such work.

3. ARBORICULTURAL SURVEY

3.1 Three trees and two groups have been recorded within this assessment. The tree quality is assessed as follows:

U: Trees that are considered to be of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

A: Trees of the highest quality and value and are considered to be of such a condition as to be able to make a substantial contribution (e.g., 40 years +).

B: Trees of moderate to high value and are considered to be of such a condition as to be able to make a significant contribution (e.g., 20 years +).

C: Trees of low quality with an estimated life expectancy of at least 10 years. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Young trees with a stem diameter of less that 150mm should be considered for relocation or replacement through mitigation (e.g., 10 years).

Category A, B & C trees are further divided into the following sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation:

1: Mainly arboricultural qualities.
2: Mainly landscape qualities.
3: Mainly cultural values, including conservation.

The British Standard 5837:2012 also recommends recording hedges and shrub masses, however in the context of the standard it is not necessary to assess the quality of these or to provide a category classification.

The numbers of trees falling under each classification within the arboricultural survey are as follows:

A summary of the trees in each of the four categories is provided below:

BS 5837 (2012) Category	No. of Trees	No. of Groups	No. of Hedges	Tree Number
U	1	0	0	T2
A	0	0	0	
B	0	0	0	
C	2	2	0	T1, T3, G1, G2

4. PRINCIPLE ARBORICULTURAL IMPLICATIONS

4.1 Introduction

4.1.1 Consideration is given to the significance of the trees identified in the arboricultural tree survey, the constraints that they are likely to pose to any development that may occur, post development implications (if any) and work requirements to trees for reasons of sound arboricultural management in order to facilitate the development (BS5837:2012 Section 5.4).

4.1.2 All tree numbers referred to in this document relate to the tree numbers annotated on the tree constraints plan and arboricultural impact assessment plan (Appendix 5).

4.2 Site Description

4.2.1 The site occupies a corner plot on the junction of Chapel Street and Stoney Lane. The site is a former public house with an area of existing parking to the south. A modest pub garden is to the west of the main building. A public right of way (PROW) is adjacent to the western boundary and is elevated when compared to the ground floor and car parking area. The site is currently unoccupied.

4.3 Trees

4.3.1 Three trees and two groups have been recorded growing within or adjacent to the site. Trees T1 & T2 are third party trees growing adjacent to the public right of way.

4.3.2 The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at the site. These issues are beyond my expertise, and it is recommended that appropriate advice is sort prior to the implementation of any works considered within this report.

4.4 Overview

4.4.1 The appended arboricultural impact plan illustrates the proposals in relation to the tree stock. In addition to pre-development concerns, post development concerns such as debris and concerns of the trees' proximity and juxtaposition to the proposal have also been considered during the design process.

4.4.2 An assessment of the design on the tree stock reveal that one category 'C' tree and two category 'C' groups require removal to implement the scheme.

4.4.3 The scheme has undergone a careful design process to ensure an efficient use of the site, whilst safeguarding the continued contribution to the greening of the immediate landscape. On the bases of the appraisal, it is considered that the arboricultural impact of the scheme on the tree stock will not result in an adverse impact on the character and appearance of the site or wider landscape.

4.5 Impact of the proposal on the tree stock

Overview

4.5.1 Tree T2 (apple) has a landscape value of less than 10 years in accordance with BS5837:2012. Trees assessed as category 'U' trees are of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

4.5.2 Category 'U' trees are not considered within this report as there is an expectation these trees would be removed under good arboricultural management regardless of development occurring.

4.5.3 Whilst trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development. Furthermore, BS 5837:2012 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*".

4.5.4 The BS5837:2012 recommends that the root protection areas (RPA's) for trees should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

4.5.5 The arboricultural survey has identified that existing site constraints have influenced the root protection areas of tree group G2. As such the rooting area of these trees have been adjusted. The modified RPA's has considered the expected morphology and disposition of roots, site topography, including levels, drainage and the likely tolerance of the trees to root disturbance based on factors such as age, condition and past management (BS5837:2012 Section 4.6.3).

4.6 Proposed Development

4.6.1 The scheme comprises of the conversion of the existing pub and the development of two flats in the rear of the carpark.

4.6.2 One category 'C' tree (T3) and two category 'C' groups (G1 7 G2) will be removed to implement the scheme. The British Standard 5837:2012 documents that category 'C' trees are assessed as being either of low quality, limited merit, low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameter below 150mm; or a combination of these. As such these trees should not be considered as a significant constraint to the development of the site.

4.6.3 To mitigate for the tree loss a landscape masterplan will be developed which will provide an enhanced environment and compliments the development of the site. New tree planting is proposed whereby suitable species for the site and for climate change will be chosen.

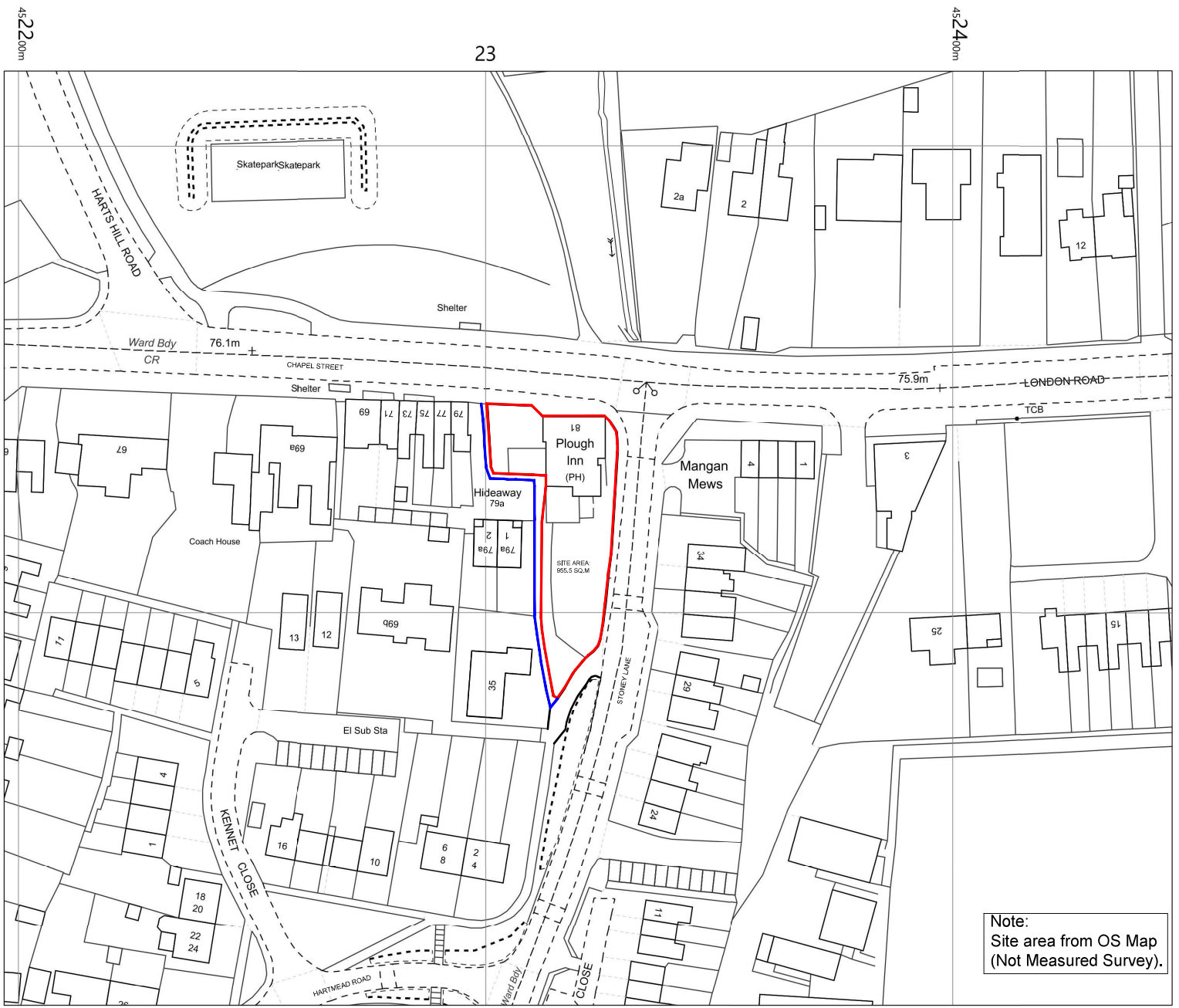
5. SUMMARY

5.1 Conclusions

5.1.1 The British Standard 5837:2012 states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many unsuitable trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development. To facilitate the proposal one category ‘C’ tree and two category ‘C’ groups will be removed. Post landscaping will occur to mitigate the tree loss.

APPENDIX 1

SITE LOCATION PLAN



OS LOCATION MAP

Scale 1:1250

N

METRES @ 1:1250

50m
40m
30m
20m
10m
0m

Blue line indicates public right of way

Red line indicates extent of site

REV	DATE	COMMENT	DRN

JS Surveying & Design Services Limited

110 GOODMAYES ROAD, ILFORD, ESSEX IG3 9UZ TEL: 020 8590 2248
E.mail: info@jssd.co.uk

PLANNING ISSUE

SITE ADDRESS: THE PLOUGH INN, 81 CHAPEL STREET, THATCHAM RG18 4JS

SUBJECT: OS LOCATION MAP

DRAWING NO: JS/SP/1546/1/00

SCALE: 1:1250 @ A4

DATE: JULY 2024

DRAWN BY: SA

CHECKED BY: JS

REV:

APPENDIX 2

TREE SURVEY DATA

KEY TO TREE SCHEDULE

Tree No:	Relates to individual trees, groups, hedges and woodlands as identified within the Tree Survey Schedule and Tree Constraints Plan 'T' prefixes have been used to identify individual trees. 'G' prefixes have been used to identify groups of trees. 'H' prefixes have been used to identify hedgerows. 'W' prefixes have been used to identify woodlands.
Species:	Common name
Height:	Estimated height expressed in meters
ST:	Stem diameter of the main trunk taken at 1.5m above ground level or in accordance with Annex C BS5837:2012.
Height in M of Canopy:	Information of the first significant branch and direction of growth in order to inform on ground clearance.
Abbreviations:	#: Estimated Ave: Average A.G.L: Above ground level SULE: Safe Useful Life Expectancy
Branch Spread:	Estimated crown radius expressed in meters, taken for each cardinal compass point.
Age Class:	Y Young - Less than one third of natural life expectancy MM Middle aged - One to two thirds of natural life expectancy M Mature - More than two thirds of natural life expectancy OM Over mature NP Newly Planted
Physiological Condition:	G Good F Fair P Poor D Dead

Notes:

Root Protection Area: This is a layout 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 (detailed in paragraph 3.7 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

Young trees with a stem diameter of less than 150mm: Whilst the presence of young trees of good form and vitality is generally desirable (i.e those which have the potential to develop into quality mature specimens), they need not necessarily be a significant constraint on the site's potential (detailed in paragraph 4.5.10 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

CASCADE CHART FOR TREE QUALITY ASSESSMENT

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

TREE SURVEY BS5837:2012

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W				Preliminary Recommendations		
T1	Apple *Malus sp*	3.5	300	2	1.8	0.5	0.8	N/A	MM	F	Growing adjacent to the PROW. Ivy covered. Low end of category. Not a constraint. Sever/remove ivy	10 to 20	C2
T2	Apple *Malus sp*	3.5	135	2	5	1.5	1	N/A	MM	P	Growing adjacent to the PROW. Ivy covered. Decay in main stem. Fell	<10	U
T3	Western Red Cedar *Thuja plicata*	4	200#	2	2	2	2	GL	Y	F	Growing adjacent to the northern boundary. Stem estimated. Growing between existing fence and Heras. Directly adjacent to BT pole. Not regarded as a constraint. Cut back foliage to boundary.	10 to 20	C2
G1	Plum *Prunus domestica*	Ave 3.5	280	2.5	2.5	2.5	2.5	N/A	MM	F	Growing to the west of the existing building. Growing on a bank and elevated above the building ground floor. Average dimensions recorded. Not a constraint. No Work	10 to 20	C2
G2	Leyland Cypress X *Cupressocyparis leylandii*	Ave 10	500	4	4	4	4	GL	MM	F	Growing on the boundary of the site. Average dimensions recorded. Have been previously topped. Long term should not be regarded as a significant constraint. Low end of category. No Work	10 to 20	C2

APPENDIX 3

ROOT PROTECTION AREA

ROOT PROTECTION AREA

TREE NO.	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M^2)	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)	MEAN STEM DIA (mm)				
T1	Apple	1	300							3.60		10 to 20	C2
T2	Apple	1	135							1.62		<10	U
T3	Western Red Cedar	1	200							2.40		10 to 20	C2
G1	Plum	1	280							3.36		10 to 20	C2
G2	Leyland Cypress	1	500							6.00		10 to 20	C2

APPENDIX 4

TREE CONSTRAINTS PLAN

CHAPEL STREET

STONEY LANE

NO. 79

NO. 79a

T1

T2

T3

G1

G2

Buddleia/lilac mix on top of bank

5m 10m

N

Sylva Consultancy

Tel: 01865 872 945 Mobile: 07976 596 517
e-mail: mail@sylvaconsultancy.co.uk
The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH

Arboricultural Association Fellow Member FE593

Site: The Plough	1:250 at A3
Drawing Title: Tree Constraints Plan	July 2024

Key:

- Category A
- Category B
- Category C
- Category U
- Shrubs

Category — 13 — Tree Number

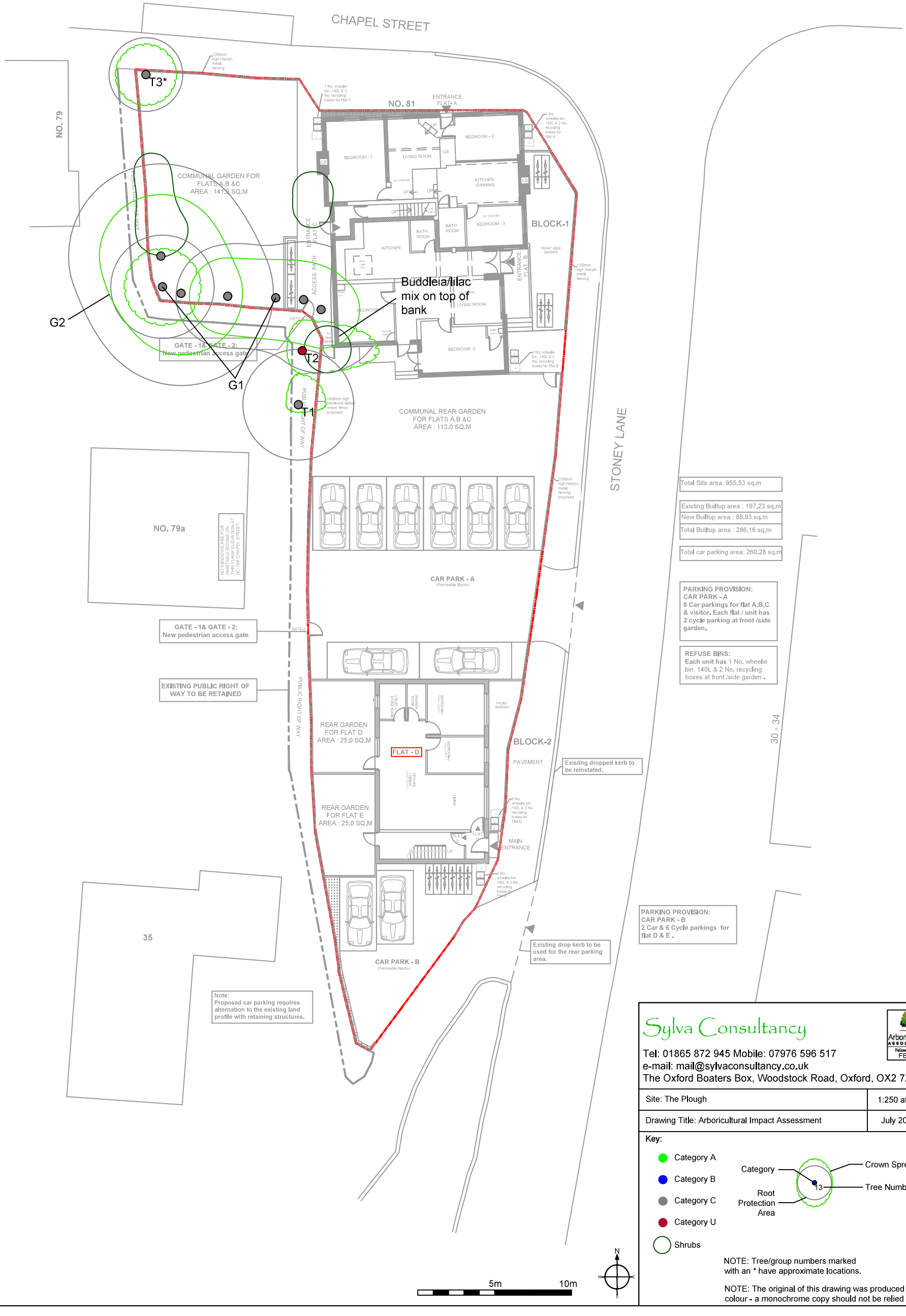
Root Protection Area — Crown Spread

NOTE: Tree/group numbers marked with an * have approximate locations.

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

APPENDIX 5

ARBORICULTURAL IMPACT ASSESSMENT PLAN



Total Site area: 955.53 sq.m

Existing Builtup area : 197.23 sq.m
New Builtup area : 88.93 sq.m
Total Builtup area : 286.16 sq.m

Total car parking area: 260.28 sq.m

PARKING PROVISION:
CAR PARK - A
8 Car parkings for flat A,B,C & visitor. Each flat / unit has 2 cycle parking at front /side garden.

REFUSE BINS:
Each unit has 1 No. wheelie bin, 140L & 2 No. recycling boxes at front /side garden **.**

PARKING PROVISION:
CAR PARK - B
2 Car & 6 Cycle parkings for flat D & E .

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Arboricultural Association Fellow Member FE593

Tel: 01865 872 945 Mobile: 07976 596 517
e-mail: mail@sylvaconsultancy.co.uk
The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH

Site: The Plough	1:250 at A3
Drawing Title: Arboricultural Impact Assessment	July 2024

Key:

- Category A
- Category B
- Category C
- Category U
- Shrubs

Category — 13 — Tree Number; Crown Spread; Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.

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

APPENDIX 6

PHOTOGRAPHS

Photograph 1

View of the existing western elevation of The Plough Public House

Photograph 2

View of the existing car park area to the south of The Plough Public House.

Photograph 3

View of G2, Leyland Cypress group

Photograph 4

View of the southern boundary of the existing pub garden.

APPENDIX 7

QUALIFICATIONS

QUALIFICATIONS

[redacted]

MicFor; RFS Dip Arb;F. Arbor.A; Tech Cert (Arbor.A)

I have over 25 years' experience of arboriculture and I am the principal consultant at Sylva Consultancy. I hold the Royal Forestry Society's Professional Diploma in Arboriculture and the Arboricultural Associations Technicians Certificate. I am a Fellow member of the Arboricultural Association and a professional member of the Institute of Chartered Foresters, of which I am also a registered Consultant.

I have the benefit of both a local authority and private practice background and I am frequently instructed to provide advice and assistance relating to trees and the planning process. I am also experienced at compiling expert reports, providing evidence and also appearing as an expert witness at Public Inquires.

I am committed to my continued professional development which is reflected in my regular attendance of seminars and workshops.