

Arboricultural Impact Assessment and Tree Protection Plan

for trees on land at

Wellington Road, Wokingham



On behalf of

Wokingham Borough Council

Civil Offices
Shute End
Wokingham
RG40 1BN

Prepared by

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SUMMARY

This arboricultural impact assessment report supports a planning application, submitted by Wokingham Borough Council, for a new residential development on land at Wellington Road in Wokingham.

Arboricultural advice was taken early in the planning process with the aim of incorporating the best trees on the site. To construct the proposed development, eight trees will need to be removed, these include one B-grade tree, and seven C-grade trees. One group of C-grade trees one small C-grade hedge will also need to be removed to make space for the proposed development.

The loss of these trees will be compensated by new tree planting, which has been designed to complement the new site layout. Nine new trees are proposed on the site. These new trees will provide age and species diversity to enhance the resilience of the existing tree canopy cover.

Supervision by a suitably qualified arboriculturist will be required in the event of any unforeseen construction activity within the root protection area of retained trees at or near the development site. It is advised to inform the project arboriculturist and the local authority's arboricultural officer of necessary works near trees as soon as they become apparent.

This report details how trees are to be protected during construction works. The site manager must be provided with a copy of this report and it will be their responsibility to impart the information herein to all construction staff.

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Appendix 1: Tree schedule, group schedule, hedge schedule and schedule key

Appendix 2: Tree Removal Plan (TR-1)

Appendix 3: Tree Protection Plan (TPP-1)

1 INTRODUCTION

1.1 Background

- 1.1.1 Wokingham Borough Council is seeking full planning permission for a new development on land at Wellington Road in Wokingham (RG40 2AH). This land is hereafter referred to as the 'site'. This would involve constructing 21no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage; these proposals are hereafter referred to as the 'proposed development'.
- 1.1.2 The following documents have been reviewed to inform this report:
- Existing Site Plan - Kendall Kingscott - Drawing # 210806-1052 P02
 - Landscape Plan - The Landmark Practice - Drawing # 3786-TLP-XX-XX-DR-L-10001
 - Email correspondence between Connor Corrigan and Tracey Powell of Wokingham Borough Council dated 30th December 2021
- 1.1.3 An initial tree constraints plan was produced in December 2021 and this has informed the design of the proposed site layout.
- 1.1.4 No part of the site is situated within a Conservation Area. A check against Wokingham Borough Council's online mapping system confirms that one hybrid black poplar tree is protected by a tree preservation order (TPO ref. 514/1989). This tree is listed as T1 on the TPO schedule and in this report.

1.2 The assignment

- 1.2.1 Instructed by Kendall Kingscott on behalf of Woking Borough Council, Bosky Trees conducted a site visit, surveyed the trees that might be affected by the proposed development and specified suitable tree protection measures in the event of a successful planning application. The information compiled in this report is in accordance with the British Standard *BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations*¹.
- 1.2.2 This report includes the following to accompany a planning application for the proposed development:
- A tree survey plan based on the topographical survey provided, with any additional trees indicatively plotted.
 - An arboricultural impact assessment of the proposed development, identifying trees that will be lost, as well as trees that can be retained and protected during development works.
 - A Tree Protection Plan, including information on the location of tree protection fencing and ground protection measures.
 - Recommendations for remedial works for retained trees to be undertaken before site clearance and construction.

¹ British Standards Institution (2012). *BS5837 Trees in relation to design, demolition and construction – Recommendations*. BSI: London.

- Method statements for works near trees.

1.3 Limitations

- 1.3.1 The assessment and works recommendations relate to conditions found at the time of inspection. Any significant alteration to the site that may affect present trees, or have implications for planning (including level changes, hydrological changes, storms, extreme climatic events or site works) will necessitate re-assessment of the trees.
- 1.3.2 Note that this survey is not a tree safety inspection; it has been carried out to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the works recommendations. A full assessment of the risks posed by trees would be informed by consideration of site use together with hazards present within a tree. Changes in site use are likely to occur during, and result from, the proposed development. Given these factors, regular tree risk assessments are advised.
- 1.3.3 This report does not consider tree-related building subsidence. If shrinkable clay soils are present on site, then guidance given in the National House Building Council (NHBC) Standards, chapter 4.2² should be used to avert the risk of future subsidence of new buildings.
- 1.3.4 No detailed assessment of the potential conflict between future site use and the shade cast by trees has been undertaken within this report.

2 TREE SURVEY INFORMATION

2.1 Details of the site visit

- 2.1.1 Nick Baxter of Bosky Trees visited the site and carried out tree survey on 1st December 2021. The survey was not constrained by weather conditions and considered all trees on and around the site.
- 2.1.2 The proposed development site is currently a vacant parcel of land between a main road and hand car wash business. The site is largely occupied by self-sown ash and goat willow and poplar. There is also a tall hybrid black poplar present (T1) and a young beech planted in an area of hard landscaping to the north of the site (T9).

2.2 Data collection

- 2.2.1 Trees, tree groups and hedgerows were allocated a unique identifying number, used throughout this report. ID numbers are listed in the tree schedule and are used on the tree plans.
- 2.2.2 Trees were inspected at ground level using the visual tree assessment method.³ As described in table 1 of BS5837,⁴ each tree was placed into one of four retention categories: A, B, C or U.

² National House Building Council (2008). *NHBC Standards Chapter 4.2 - Building near trees*. NHBC: Milton Keynes.

³ Mattheck, C. and Breloer, H. (1995). *The body language of trees: a handbook for failure analysis*. Research for Amenity Trees 4. HMSO: London.

⁴ British Standards Institution (2012). *BS5837 Trees in relation to design, demolition and construction – Recommendations*. BSI: London.

Stem diameter was used to calculate the root protection area (RPA)⁵ required by each tree during construction. Information on each tree, tree group and hedgerow is given in Appendix 1.

- 2.2.3 A total of nine individual trees, one group of trees and two hedges were surveyed (see table 1).

Table 1: Summary of the retentive worth of trees, groups and hedges included in the survey.

BS5837 Category	Quality	Number of trees	Number of groups	Number of hedges
A	High	-	-	-
B	Moderate	2	-	-
C	Low	7	1	2
U	Very poor	-	-	-
	Total	9	1	2

2.3 The tree plans

- 2.3.1 The Tree Removal Plan (TR-1) shows the root protection areas required by each tree and identifies which trees are to be removed to enable the proposed development (this is provided as Appendix 2). The Tree Protection Plan (TPP-1) shows where fencing and other protection measures are required to safeguard trees during construction (see Appendix 3). These plans are provided at the rear of the report.

3 ARBORICULTURAL IMPLICATIONS AND PROPOSED MITIGATION

3.1 Trees for removal

- 3.1.1 Eight trees will need to be removed in order to construct the proposed development, these include one B-grade tree (T1), and seven C-grade trees (T2–T8). One group of C-grade trees (G1) one small C-grade hedge (H1) will also need to be removed to make space for the proposed development.

3.2 New tree planting

- 3.2.1 The loss of trees will be compensated by an extensive programme of new tree planting, which has been designed to provide robust green infrastructure. A total of nine new trees will be planted to complement the new site layout. The proposed locations for these trees are shown on the Landscape Plan (3786-TLP-XX-XX-DR-L-10001).
- 3.2.2 The locations for the new tree planting will provide them with the space that they will require for stem thickening and the development of a full crown at maturity. New trees will also provide age and species diversity to enhance the resilience of existing tree canopy cover.

⁵ The root protection area (RPA) is 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 roots and soil structure is treated as a priority.

3.3 New service runs

- 3.3.1 Typical ‘open trench’ installation of underground services near trees is likely to sever roots; this will harm the tree’s physiological condition, provide an opportunity for fungal infection, and could leave them prone to windthrow. Therefore, new underground services will be located and designed to avoid retained trees’ root protection areas.
- 3.3.2 If any additional underground services are required it will be necessary for suitable members of the project team, including an arboricultural consultant, to design their routes. An appropriate specification and method statement are required for their installation and guidance provided in Volume 4 of the National Joint Utilities Guidelines (NJUG4)⁶ must be followed.

3.4 Level changes and retaining walls

- 3.4.1 Level changes or slopes must comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced areas identified on the Tree Protection Plan.

3.5 Tree protection fencing

- 3.5.1 In this instance I do not consider that any tree protection fencing will be required during construction. This is because the only trees that are to be retained are off site and there is already a tarmac surface at the edge of the site near these trees (refer to section 4.1.2 for further commentary on this matter).

3.6 General method statement for effective tree protection

- 3.6.1 Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests and diseases. Construction work often exerts pressures on existing trees. A tree that has taken many decades to reach maturity can be irreparably damaged in just a few minutes by unwitting or negligent actions.
- 3.6.2 The site manager must be informed of the tree protection requirements at the site and the guidance in this report.
- 3.6.3 Soil compaction can occur quickly by vehicles passing over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water and reduced air and oxygen supply to roots. This leads to reduced root growth and, as a result, the health of the tree is affected. To avoid soil compaction, no vehicles should enter the fenced-off areas during construction operations.
- 3.6.4 All construction staff should be made aware of the following restrictions applying to construction exclusion zones:
- 1) Excavation or raising of soil levels is prohibited within construction exclusion zones without written permission from the project arboriculturist.
 - 2) Site offices and staff welfare facilities must be located outside of construction exclusion zones unless agreed with the local authority’s arboricultural officer.

⁶ National Joint Utilities Group (2007). *Guidelines for the planning, installation, and maintenance of utility apparatus in the proximity to trees*. Volume 4 (NJUG4). National Joint Utilities Group: Eastleigh.

- 3) No materials of any kind should be stored within the construction exclusion zone.
- 4) No utility trenches should be routed through a construction exclusion zone without written permission from the local authority's arboricultural officer.
- 5) Care must be taken when planning site operations to ensure that wide or tall loads, or plants with booms, jibs and counterweights, can operate without coming into contact with retained trees. If necessary, branches may be tied out of the way.
- 6) Potential contaminants, such as fuel, oils and chemicals, must be stored on an impervious base within a bund able to contain at least 110% of the volume stored. Provision must also be made for any spillage or run-off to be contained away from the protected area.
- 7) Cement and concrete mixing must take place at least 10m from any trees, over a suitable hard surface to prevent soil contamination from spillage or washing out.
- 8) Avoid fires; however, if permitted by the site manager, they must not be lit where heat could affect foliage or branches (at least 15 m from the base of a tree is normally sufficient).

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 Evaluation of the proposed development's arboricultural impact

- 4.1.1 The most obvious impact of the proposed development is the loss of the protected poplar tree (T1). This matter was raised with the tree officer and the planning case officer in 2021 and it was accepted that this tree species is not appropriate to retain in a restricted urban setting. And for the council to agree to the tree being removed, they would require a suitable replacement tree to be included as part of the development proposals and space for that tree to reach maturity (email correspondence between Connor Corrigan and Tracey Powell of Wokingham Borough Council dated 30th December 2021). It is proposed that the large hornbeam proposed to the north of the site is in a prominent location and if properly planted it will develop to provide adequate compensation for the loss of the poplar tree (T1). The proposed new row of five lime trees to the west of the building will become roadside trees that over time will make a significant contribution to the visual amenity of the local area. It is my view that together the proposed new trees and the additional landscape planting will sufficiently compensate for the trees that will need to be removed for the proposed development to be constructed.
- 4.1.2 There is a conifer hedge (H2) and a beech tree (T9) in the garden of an adjacent property (1A Park Road). There is an existing tarmac surface to the north of the hedgeline (see fig. 1) and so I expect that the trees will be rooting in other directions. A new pavement is located adjacent to the hedge. Given the existing situation, I expect that the conifer hedge and the beech tree will tolerate the construction of the new pavement without any long-term impacts on their health or longevity.
- 4.1.3 Overall, I consider that the proposed development can be constructed without causing significant damage to any of the retained trees, and that the proposed new tree planting will be adequate to replace the trees that are to be lost. Therefore, I am satisfied that the proposed development will have an acceptable impact on local tree cover.



Figure 1: There is existing tarmac up to the base of the conifer hedge at 1A Park Road. As such, I expect that it will tolerate the construction of a new pavement in this location.

5 RECOMMENDATIONS

5.1 Tree work

- 5.1.1 All tree works necessary for the proposed development are listed in the schedule in Appendix 1.
- 5.1.2 All permitted and approved tree work must be undertaken in accordance with BS3998:2010 *Recommendations for tree work*,⁷ ideally at the beginning of the construction phase before protective fencing is erected. Only qualified and insured tree surgeons should be employed.

5.2 Legal restrictions to tree works

- 5.2.1 The *Town and Country Planning (Tree Preservation) (England) Regulations 2012*⁸ and the accompanying *Guide to tree preservation procedures* make clear that it is an offence to deliberately destroy a tree subject to a tree preservation order (TPO), or to damage it in a manner that is likely to destroy it, without the permission of the local planning authority. To do so is punishable by an unlimited fine and a replacement tree would normally need to be planted.

⁷ British Standards Institution (2010). *BS3998 Recommendations for tree work*. BSI: London.

⁸ Town and Country Planning, England. *The town and country planning (tree preservation) (England) regulations 2012*. Town and Country Planning, England: London. Available at: https://www.legislation.gov.uk/uksi/2012/605/pdfs/uksi_20120605_en.pdf.

- 5.2.2 For trees protected by a TPO, written permission for tree management works needs to be provided by the local planning authority (even if planning permission for the scheme has been granted). The regulations require that an application for works to protected trees must be made to the local planning authority. Therefore, I advise that an application for works to protected trees is made and that it is accompanied by a copy of this report. Be aware that this is an 8-week process. Please contact Bosky Trees Ltd if you would like these matters explained in more detail.
- 5.2.3 In any calendar quarter,⁹ up to 5m³ may be felled without a licence from the Forestry Commission, as long as no more than 2m³ are sold. A felling licence is therefore required if more than 5m³ are to be felled in a calendar quarter. It normally takes 10 weeks to apply for this licence. However, if planning permission has been granted, a licence is not required to fell trees that need to be removed for the purposes authorised by the planning authority.
- 5.2.4 Works may be constrained between March and August because it is illegal to disturb an active bird's nest. Bat roosts are also protected, so tree works might be delayed if roosting bats are encountered. A tree surgeon or ecologist will advise on this matter.

5.3 Arboricultural supervision

- 5.3.1 Supervision by a suitably qualified arboriculturist is required if any unforeseen construction activity is to take place within the root protection area of any trees retained on or near the site. The project arboriculturist and the local authority's arboricultural officer should be informed of necessary works near trees as soon as they become apparent.

⁹ 1 Jan to 31 March, 1 April to 30 June, 1 July to 30 September and 1 October to 31 December.

Appendix 1: Tree Schedule

Site: Land at Wellington Road, Wokingham

Surveyor: Nick Baxter

Date of Survey: 1st December 2021



Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Hybrid black poplar	24	1	89	8.5	8.5	9	8.5	9	M	G	40+	Crown extends from 9m. Past crown lift. Concrete surfacing beneath the crown. T1 of TPO No. 0514-1989	Remove.	B1
T2	Ash	10	1	27	2.5	2.5	2.5	2.5	4	EM	G	10+	Self-sown tree. Arboreal ivy.	Remove.	C1
T3	Lawson cypress	12	MS	44	4	3	3	3	2	M	G	20+	Multi-stemmed from base. Little aesthetic value.	Remove.	C1
T4	Ash	10	1	27	2.5	2.5	2.5	2.5	4	EM	G	10+	Self-sown tree.	Remove.	C1
T5	Ash	10	1	27	2.5	2.5	2.5	2.5	4	EM	G	10+	Self-sown tree. Arboreal ivy.	Remove.	C1
T6	Ash	9	1	14	2	2	2	2	2	EM	F	10+	Self-sown tree. Retaining wall to north.	Remove.	C1
T7	Beech	10	2	21	3	3	3	3	2	EM	G	20+	Self-sown tree. Two stems extend from 1m. Retaining wall to north.	Remove.	C1
T8	Hornbeam	4	1	5	0.5	0.5	0.5	0.5	2	SM	G	40+	A recently planted tree. Situated in a planting pit within a paved area.	Remove.	C1
T9	Beech	14	1	91	4	4	4	4	7	M	G	40+	A mature garden tree. Past heavy crown reduction but a new crown has since begun to re-grow. Multi-stemmed from 2m. Located in private property.	No action required at present.	B2

A key explaining each category is provided at the rear of the schedule

Appendix 1: Group Schedule

Site: Land at Welington Road, Wokingham

Surveyor: Nick Baxter

Date of Survey: 1st December 2021



Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem ϕ (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Ash, goat willow, laburnum, poplar and silver birch	25	8	1	9	1.5	1.5	1.5	1.5	2	SM	G	20+	A neglected area which has led to a dense group of self-sown trees.	Remove.	C2

A key explaining each category is provided at the rear of the schedule

Appendix 1: Hedge Schedule**Site: Land at Wellington Road, Wokingham****Surveyor: Nick Baxter****Date of Survey: 1st December 2021**

Hedge Number	Tree Species	Height (m)	No. of Stems	Stem Ø (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Notes	Recommended Management	Category
H1	Privet, cherry laurel and holly	3	MS	9	1.5	10	EM	G	20+	A short section of overgrown hedge. No sign of past management.	Remove.	C2
H2	Leyland cypress	3	MS	11	1.5	12	EM	G	40+	A property boundary hedge which seems to be regularly trimmed.	Trim back to allow the pavement to be constructed (but no further than the green foliage).	C2

A key explaining each category can be found at the rear of the schedule.

Tree Schedule - KEY

Tree/Group/Hedge Number

Tree, tree-groups or hedges have been allocated a number for the purpose of this survey. Numbers within the Tree Schedule relate to those marked on the Tree Removal Plan and Tree Protection Plan drawings.

Trees protected by a tree preservation order (TPO) are highlighted by grey colouration in the tree schedule.

Species

Common names are listed.

Number in Group

Number of trees within a group. A group of trees may comprise of more than one species.

Height (m)

All heights are estimated in metres.

Number of Stems

The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This feature influences how the area of the recommended root protection area is calculated.

Stem or Combined Diameter (cm)

Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance.

Crown Spread Radius (m)

The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Protection Plan.

Measurements are approximate and recorded to the nearest half metre.

1st Branch (m)

This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown.

Age Class

(Y) Young, (SM) Semi-Mature, (EM) Early-Mature, (M) Mature, (FM) Fully-Mature or (V) Veteran.

Overall Health

An overall assessment of the physiological condition of the tree recorded as (G) Good, (F) Fair, (P) Poor, (D) Dead.

ULE (Years)

Useful Life Expectancy. Anticipated future contribution to amenity, in years.

Tree Structural Condition & Site Notes

Observations on the form of the tree, condition and structural integrity.

Site notes are detailed when relevant to the growth conditions or rooting constraints.

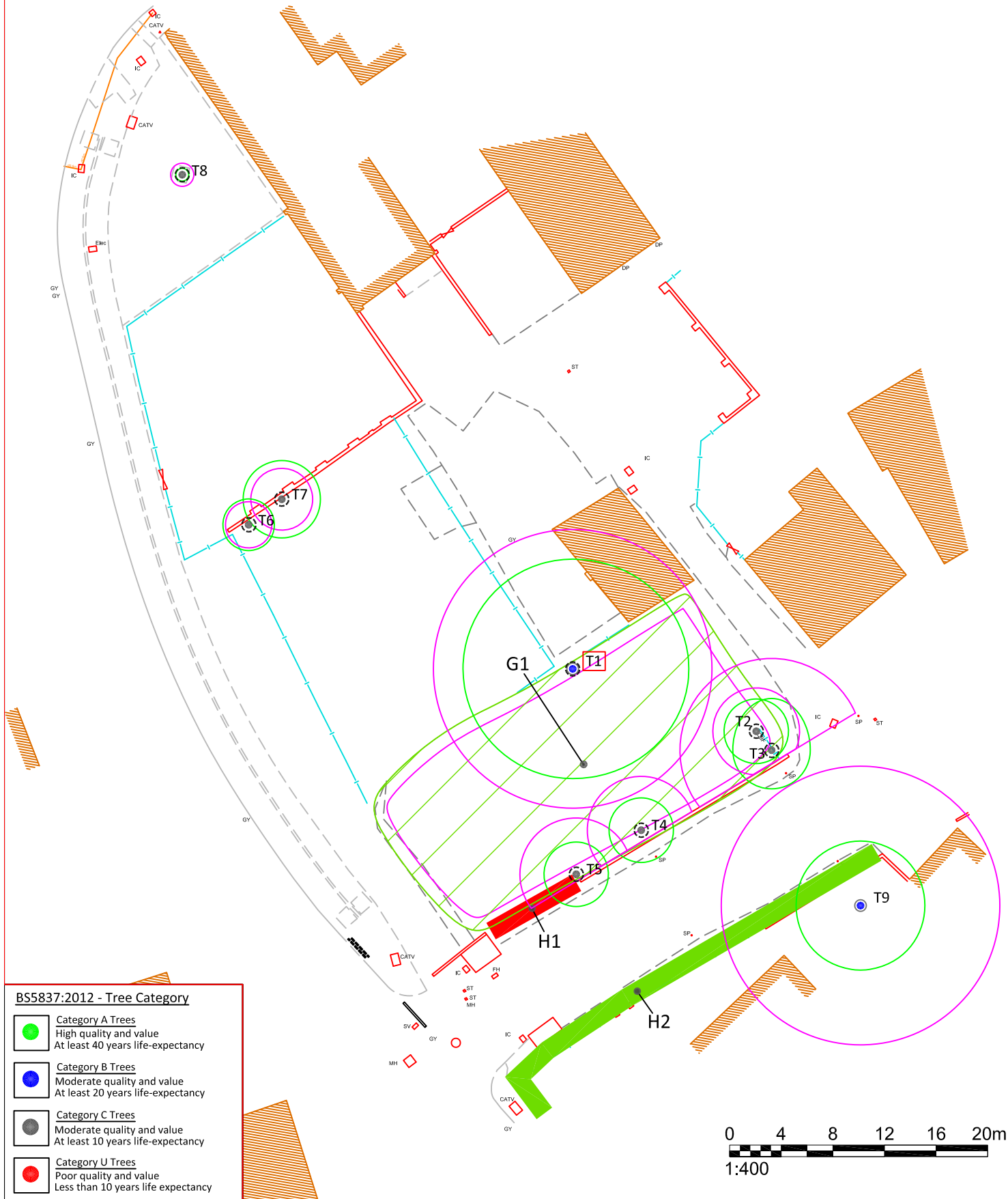
Management Recommendations

Recommended tree surgery works to be carried out prior to construction. Terminology used is based on guidance detailed in BS3998:2010 – Recommendations for tree work¹.

Category

Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality) and C (low quality) are trees that should be considered for retention. Category U trees are unsuitable for retention.

¹ British Standards Institution (2010). BS3998 - Recommendations for Tree Work. BSI, London.



- BS5837:2012 - Tree Category**
- Category A Trees**
High quality and value
At least 40 years life-expectancy
 - Category B Trees**
Moderate quality and value
At least 20 years life-expectancy
 - Category C Trees**
Moderate quality and value
At least 10 years life-expectancy
 - Category U Trees**
Poor quality and value
Less than 10 years life expectancy

- Key**
- Root Protection Area
 - Canopy spread
 - Trunk position
 - Tree number
 - Trees scheduled for removal
 - Hedge line
 - Tree group to be removed
 - Hedge line to be removed

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Project Name: Land at Wellington Road Wokingham		Client: Wokingham Borough Council	
Drawing Title: Tree Removal Plan		Agent: Kendall Kingscott	
Drawing Number: TR-1		Date: 2-6-2025	
Revision		Scale: 1:400 @ A4	

