

HOGWOOD FARM, FINCHAMPSTEAD WOKINGHAM – NEIGHBOURHOOD CENTRE

Tree Survey Report and Arboricultural Impact Assessment



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Tree Survey Report and
Arboricultural Impact
Assessment

27 January 2025

TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

Quality Management

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- Appendix B Tree Removal and Protection Plan
- Appendix C Arboricultural Glossary

1 INTRODUCTION

- 1.1 This Tree Survey and Arboricultural Impact Assessment (AIA) has been prepared by RPS on behalf of CALA Homes (Thames) Ltd in respect of the development of the Neighbourhood Centre and associated infrastructure, Finchampstead, Wokingham, RG40 4RF.
- 1.2 This report refers to the Neighbourhood Centre located within the overall Hogwood Farm developmental scheme. This parcel is located within the northern section of the overall development site. The area which is the subject of this report has been shown on the Site Location Plan at Appendix A.
- 1.3 This report has been prepared in accordance with the requirements set out in BS5837:2010 'Trees in relation to design, demolition and construction – Recommendations.'¹
- 1.4 The purpose of this report is to:
- Provide an assessment of the quality of the surveyed trees with reference to the categories and sub-categories listed within Table 1 - BS5837:2012.
 - Assess and quantify the arboricultural impact of the proposed development within the survey area, based on the proposed development layout.
 - Provide a Tree Protection and Removal Plan to detail the proposed protective measures to be taken in respect of the trees during development of the site.

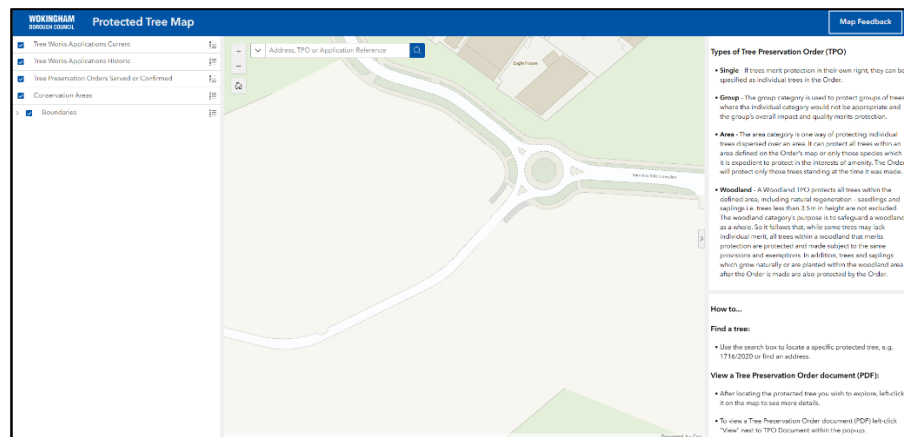
¹ British Standards Institute. British Standard (BS5837) Trees in Relation to Design, Demolition and Construction - Recommendations. 2012.

2 SITE LOCATION

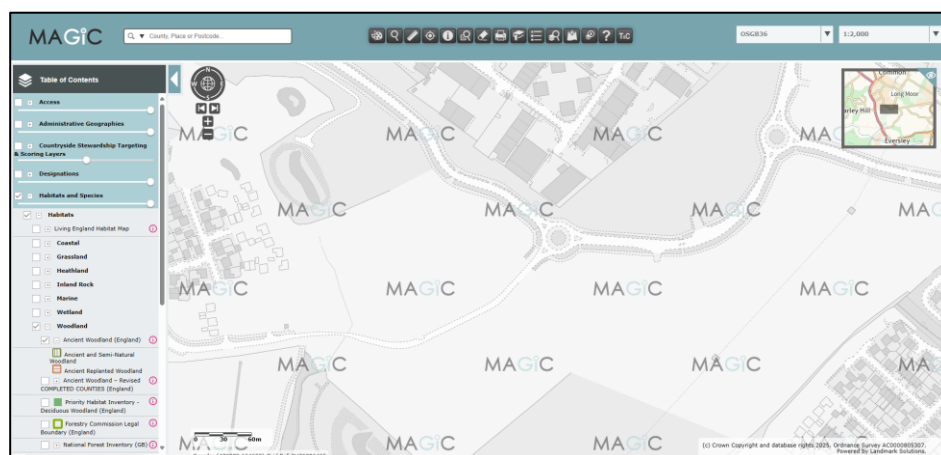
- 2.1 The survey covered a parcel of land comprising fields to the west of Hogwood Industrial Estate, Wokingham, RG40 4RF. The survey site is roughly centred on OS grid reference SU 76538 64185.
- 2.2 Wokingham is located within Berkshire in the south-east of England. The Soilscape of the area in which the survey site is situated typically consists of 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'².

Tree Preservation Orders\ Conservation Areas

- 2.3 A desktop investigation using the Wokingham Borough Council Interactive map³ confirmed that there are a number of TPOs throughout the wider development, but that there are not any within the proposed Neighbourhood Centre site, as shown below:



- 2.4 A desktop investigation using Magic Map Application² confirmed that there is Ancient Woodland located within the wider development, but none that border this site, as shown below:



² <https://magic.defra.gov.uk/MagicMap.aspx>

³ <https://wokingham.maps.arcgis.com/apps/webappviewer/index.html?id=19b3599d951e42dfaf32aa09568f5fcd>

3 SURVEY METHODOLOGY

- 3.1 The report and survey were carried out in general accordance with the requirements set out in BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".
- 3.2 The tree survey involved a visual inspection from the ground of individual specimens and groups of trees to record their amenity value, management recommendations and dimensions. Where observed, the general condition of all the trees has been noted. The survey does not constitute a full arboricultural condition assessment involving the detailed inspection of trees in relation to their structural condition, decay, and any other physical and pathogenic defects.
- 3.3 The locations of the trees were based upon topographic survey (22890-500-01) produced by Brunel Surveys Ltd in March 2021.
- 3.4 The survey assesses individual trees and groups of trees for quality and benefits within the context of proposed development. The quality of each tree or group of trees has been recorded by allocating it to one of four categories as described in table 1. These categories have been differentiated in Appendix A & B by colour.
- 3.5 The survey information was recorded on the attached schedule (Appendix C) in general accordance with the guidance contained within Section 4 of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

4 APPRAISAL AND RECOMMENDATIONS

Tree Survey Results

- 4.1 No trees were identified within the survey area for the proposed Neighbourhood Centre.

Planning considerations

- 4.2 Trees can offer many benefits, including the provision of visual amenity, softening or complementing the effect of the built environment, adding maturity to new developments and by making places more comfortable in tangible ways e.g. contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare.
- 4.3 New tree planting opportunities should be considered as part of any potential redevelopment; this will help to broaden the age diversity of the tree cover within the area. Sufficient space should be provided for species with significant stature to grow out into maturity.
- 4.4 Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development.

5 ARBORICULTURAL IMPACT ASSESSMENT

Brief Description of Proposed Development

- 5.1 This document relates to the development of the Neighbourhood Centre within the wider Hogwood Development, involving:
- The construction of the Neighbourhood Centre.
 - The construction of associated accesses and car park.
 - The installation of required utility infrastructure.

Proposed Tree Removal and Works

- 5.2 No trees will require removal to implement the proposed development.
- 5.3 The proposed development drawings and the absence of any trees has been shown on the Tree Removals and Protection Plan at Appendix B.

6 CONCLUSION

- 6.1 This Tree Survey and Arboricultural Impact Assessment (AIA) has been prepared by RPS on behalf of CALA Homes (Thames) Ltd in respect of the development of the Neighbourhood Centre and associated infrastructure, Finchampstead, Wokingham, RG40 4RF.
- 6.2 This document relates to the development of the Neighbourhood Centre within the wider Hogwood Development, involving:
- The construction of the Neighbourhood Centre.
 - The construction of associated accesses and car park.
 - The installation of required utility infrastructure.
- 6.3 There are no trees within the surveyed area and therefore no trees will require removal to facilitate the proposed neighbourhood centre.

APPENDICES

Table 1. Tree characteristics recorded during survey

Tree Ref No:	Sequential reference number of trees or groups of trees. Avenues, woodlands and hedgerows were also recorded on the tree constraints plan. # - denotes inaccessible trees (best estimates are made about the location, physical dimensions and characteristics.)				
Species	Species listed by common name, with scientific names (<i>italic lettering</i>).				
Height (m)	Estimated height of canopy to nearest metre.				
Branch Spread	branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown				
Stem diameter @ 1.5 m (m)	Estimated diameter of trunk at 1.5 m above ground level in metres unless otherwise indicated, multi-stemmed trees being measured in accordance with Annex C: BS5837				
Existing height above ground level	To inform on ground clearance, crown/stem ratio and shading the estimated height of the first significant branch and direction of growth and canopy above ground level.				
Stem No.	Number of stems (if necessary) of individual tree.				
Life Stage	Expressed as:-	Y SM EM M	(Young) (Semi-mature) (Early-mature) (Mature)	OM V D	(Over-mature) (Veteran) (Dead)
Physical Condition	Apparent condition expressed as the following categories, based upon a brief visual inspection from the ground only:-				Good Fair Poor Dead
Comments / Management Recommendations	General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations and potential for wildlife habitats (not exhaustive).				
Estimated remaining contribution (years)	Estimated remaining contribution, in years (<10, 10+,20+,40+)				
Tree Quality Assessment Value: <u>Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	A (Trees/Vegetation of high quality and value) B (Vegetation of moderate quality and value) C (Trees/Vegetation of low quality and value) 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)			
	* Category U trees can have existing or potential conservation value which might be desirable to preserve.				
Tree Quality Assessment Value: <u>Sub - Category</u>	Criteria grading with regards to Table 1: BS 5837:2012, expressed as:-	1 (Trees with mainly <i>arboricultural</i> value) 2 (Trees with mainly <i>landscape</i> value) 3 (Trees with mainly <i>cultural / conservation</i> value)			

Appendix A

Site Location Plan



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Notes
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Key

Site boundary.



P01	First Issue	EP	RC	27.01.25
Rev	Description	By	CB	Date



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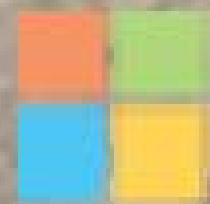
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Status Drawn By PM/Checked by
For Planning **EP** **RC**

Job Ref Scale @ A0 Date Created
JSL2891 **1:200** **January 2025**

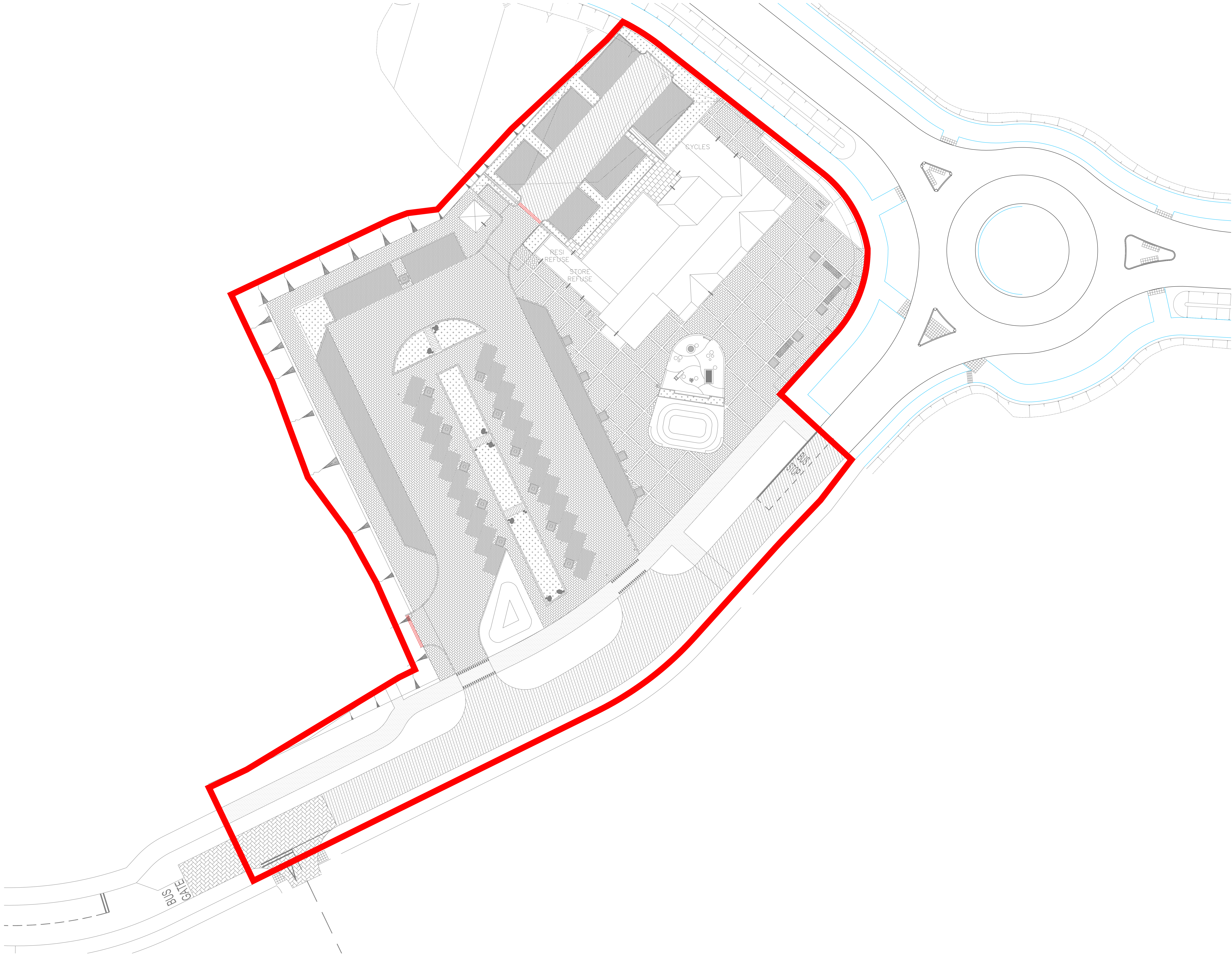
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7101 **P01**

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Appendix B

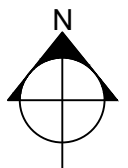
Tree Removal and Protection Plan



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Project **Neighbourhood Centre,
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Title **Tree Protection Plan**

Status **For Planning** Drawn By **RC** PM/Checked by **DC**

Job Ref **JSL2891** Scale @ **A0 1:200** Date Created **January 2025**

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Appendix C

Arboricultural Glossary

Age-class - A general classification of the tree into either - young, semi-mature, early mature, mature, over-mature, or veteran.

Apical Bud/Shoot – The apical bud, also known as the leading shoot, is responsible for shoot extension and is dominant.

Apical Dominance – A singular, leading shoot remains dominant.

Arboreal - In connection with, or in relation to, trees.

Arboriculturalist – Person who has, through relevant education, training and experience, gained recognised qualifications and expertise in the field of trees in relation to construction.

Arboricultural Implications Assessment (AIA) – Study, undertaken by an arboriculturalist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement (AMS) – Methodology for the implementation of any aspect of development that has the potential to result in the loss of or damage to a tree. Note The AMS is likely to include details of an on-site tree protection monitoring regime.

Asymmetric crown- Crowns that have a morphological bias in a particular direction. This can give the tree an aesthetically unfavourable appearance, but can also subject the tree to uneven wind- loading forces and potentially result in failure.

Basal – Referring to the bottom part of a tree's stem.

Basifugal mortality – A natural process seen in trees in an advanced life stage whereby the trees extremities die back and the inner crown expresses new growth, in order to conserve energy reserves.

Bifurcated - A growth characteristic, where two stems of similar size grow from the same point. Can create an inherent weakness.

Branch union/junction - The point at which a branch joins a larger stem. Can be a point of weakness, especially in certain species.

Brown Rot- Decay caused by certain species of fungus which results in the affected wood becoming brittle and liable to suddenly 'break out', especially if in key structural areas.

TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

Buttress flares – Extensions of the basal stem of a tree that provide additional structural support. See reaction wood.

Bifurcated- A growth characteristic, where two or more stems of similar size grow from the same point. Can create an inherent weakness.

1 **Cable braces** – Cable braces used to support the crown of a tree, reduce impacts caused by wind- throw oscillation.

Canker – A clearly defined area of dead and sunken or malformed bark, caused by bacteria or fungi. Can have a bearing on structural integrity of infected limb(s) depending on size and location.

Central leader- See apical dominance.

Chalara ash dieback- A disease affecting ash trees caused by the fungus *Hymenoscyphus fraxineus*. Usually fatal, the disease causes leaf loss and crown dieback in infected trees. It was first confirmed in Britain in 2012.

Chlorosis- yellowing of leaves which can be caused by a range of factors, often an indicator of nutrient deficiency.

Compaction - The compressing & hardening of soil around tree root systems, due to vehicular/pedestrian use etc. Loss of pore space between soil granules limits water movement and gaseous exchange, and inhibits root growth.

Companion shelter- Shelter provided by neighbouring trees in groups to one another, factors such as wind throw are reduced due to supporting branches and interlocking root systems. Removing individual trees on the peripheries of such groups can expose neighbouring trees to environmental factors they have not previously been subjected to and can lead to individual failure.

Competent person – Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached

Note 1 A competent person understands the hazards and the methods to be implemented to eliminate or reduce the risks that can arise. For example, when on site, a competent person is able to recognise at all times whether it is safe to proceed.

Note 2 A competent person is able to advise on the best means by which the recommendations of this British Standard may be implemented.

Condition – Assessment based on a visual and professional view giving consideration to many factors such as tree health, structural integrity and suitability of its position.

Conservation dead- wooding- Removal of deadwood using 'coronet cuts' that mimic the way a branch would naturally break off, maximising deadwood habitat availability for invertebrates.

TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

Coppice - The method of managing trees by cutting the stems at between 1.0 inch and 1.0 foot from the ground level on a regular cycle, the cut stumps of the trees or shrubs are allowed to re-grow many new stems.

Crown spread - Gives distances between extreme limits of the crown and the stem, usually along the four compass points. Helps to show crown symmetry.

Crown Reduction – The removal of branch ends to reduce the extreme limits of a trees branch spread and height.

Crown Thin – The removal of selected branches within the crown to thin the internal branch structure.

D.B.H. - 'Diameter at Breast Height', an industry standard to gauge tree stem size and development. Within arboriculture, breast height is taken to be 1.5m above ground level.

Dieback - The reduction in crown vigour and extension growth progressing to death of distal parts; often associated with decline.

Epicormic growth - New growth from dormant buds that can often form tenuous attachments. Although some species readily form such shoots, it can be an indication of stress.

Form - A general assessment of the shape and position of the tree within its environment.

Hanger – Term used to describe a branch that has become detached and is being supported by other branches. Can be a hazard to persons and property below.

Hazard Beam – After the loss of a distal part, a limb concentrates growth upwards creating adverse end weights that can render the limb susceptible to failure. .

Included bark – Growth characteristic usually caused when two or more stems/branches growing in close proximity 'fuse' together entrapping the bark from when the parts were separate in the middle, creating a structural weakness.

Invertebrate tower – Pollarding of a (usually dead) tree to a safe height that leaves part of the main stem as a deadwood habitat for invertebrate species.

Occlusion/Occluded – Normally used to describe the overgrowth of a wound. Also, immovable foreign objects in contact with a tree part can become encased or 'occluded' by the tree as it grows incrementally.

Pathogen - An agent that causes disease, especially a living microorganism such as a bacterium or fungus.

Phototropic growth – Growth responding to a light stimulus i.e. the sun. This can influence the form of a tree, particularly where other factors e.g. buildings or other trees, affect the amount/ direction light is received.

TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

Pollard – The removal and subsequent regular re-removal of the crown of a tree above animal browsing height. Can be an effective method of controlling the size of trees in urban areas. This is ideally begun in the trees early stages and maintained throughout its life.

Reaction wood - Essentially additional wood laid down by the tree to compensate for structural defects such as cavities.

Rhizosphere - The rhizosphere is the narrow region of soil that is directly influenced by root secretions and associated soil microorganisms. In particular, mycorrhizal fungi form a symbiotic relationship with trees and assist in the assimilation of phosphates essential to the trees health.

Ring barking/Girdling – the removal of bark around the entire circumference of a stem or branch, causing the death of all distal parts.

Root Protection Area (RPA) – Layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m².

Scaffold limbs - The main structural branches within the crown.

Tree protection plan – scale drawing prepared by an arboriculturalist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement (AMS), which can be shown graphically.

U.L.E – ‘Useful Life Expectancy’ is an estimate based on currently known factors of the possible remaining life of the tree as an asset. AKA ‘Estimated remaining contribution’.

Veteran tree – Tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Vigour - A general classification, as to the present and future potential growth and development of a tree. A comment regarding the health status of the tree specific to its species.

White Rot - A type of decay caused by certain species of fungi which results in the affected wood becoming flexible with little compressive strength.