PARCEL N, ARBORFIELD GARRISON & ADJOINING LAND, ARBORFIELD

TREE SURVEY

for

Written By:	W. Wareing
Checked By:	H. Pinn
Date:	28/03/2025
Revision:	
Ref:	CREST24802ts

www.acdenvironmental.co.uk

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1. Introduction and Terms of Reference

1.1. ACD Environmental were instructed by Crest Nicholson, in February 2025, to survey and categorize the trees at Parcel N, Arborfield Garrison & Adjoining Land, Arborfield, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.

1.2. The survey was carried out to assess the trees on site for their 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, where:

- Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
- 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
- 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.

1.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.

1.4. The controlling authority is Wokingham Borough Council who can be contacted at:
Address: Wokingham Borough Council, Development Management, Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1BN
Email: development.control@wokingham.gov.uk
Phone: 01189746000

1.5. According to a search on Wokingham Borough Council's online mapping service, on 28/03/2025. Multiple Tree Preservation Orders (TPO) are in affect. These include TPO 1453/2021, TPO 1455/2012 & TPO 1480/2014.

1.6. In some cases, the TPO information from Wokingham Borough Council differs from the recorded species and locations of the trees within the tree survey data. It should therefore be assumed that the trees on the northern boundaries are all covered and protected by TPO unless informed in writing from Wokingham Borough Council. Reference should be made to figure 1 within this report which shows the locations of the trees protected as per Wokingham Borough Council's online mapping service.

1.7. The Tree Survey Plan was based on the supplied topographical ground survey produced by K.A. Rylance Ltd., drawing reference: 13:4114_arbor_release_5.

1.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.

2. Scope and Method of Survey

2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.

2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.

2.3. The tree survey was carried out from ground level only.

2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.

2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at http://www.landis.org.uk/soilscapes the soil on site is expected to be: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

Figure 1 – Screenshot from Wokingham Borough Council's online TPO mapping service showing locations of trees protected.

Image 1 – Western point of northern belt of trees, T3 prominent in photo.

Image 2 – Trees within northern group, showing proximity to boundary fence and deep damp ditch.

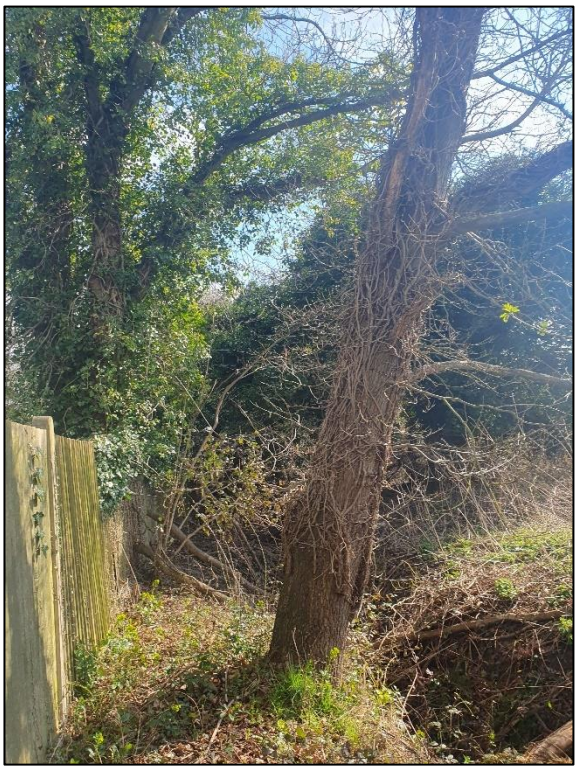

Image 5 – Tree on eastern boundary situated behind Tree Protection Fencing (TPF) as part of neighbouring development.

Image 4 – Landscape view of trees in northeastern section of site.

Image 3 – Trees situated between site and Tope Crescent. T40 & T41 prominent in photo.

3. Recommendations

3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.

3.2. There is scope for development of the site by retaining and respecting the constraints afforded by all of the trees on the northern and eastern boundaries of the site. The category 'A' and 'B' trees adjacent to Tope Crescent should also be retained and protected during the design and construction phases of the development.

3.3. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.

3.4. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.

3.5. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

3.6. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.

3.7. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

3.8. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification.

3.9. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category A, B and C trees on relevant drawings, including proposed site layout plans'. Recognition is given in Table 1 however that C category trees are 'unremarkable trees of very limited merit'. As such it is considered that C category trees should be retained where appropriate but should not represent a constraint to an otherwise satisfactory proposal.

3.10. The trees and tree groups have landscape value both within the site, and when viewed from the surrounding area, and represent a constraint to any development of the site, notwithstanding their individual category.

3.11. Trees on the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days' notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled.

Will Wareing *ND Arb*
Arboriculturist

28/03/2025

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - **Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
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.***		
	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)
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
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Quercus robur (Common Oak)	6(0.5)	85,40(2)	4	3.5	3.5	3.5	SM	10+	Not shown on topo, location estimated. Branches growing through Heras fencing.	C2
T2	Prunus avium (Wild Cherry)	7(1.5)	100,100,90,75,75(5)	3	2.9	1.9	1.9	EM	<10	Tree in noticeable decline.	U
T3	Quercus robur (Common Oak)	16(2)	1080(1)	11	11.3	11.3	11.3	M	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Cavity on northern aspect of stem at approx. 1m. Fruiting fungal body consistent with Ganoderma sp. present on wound. Tree observed to have good bud density with scattered deadwood mostly on northern aspect of crown. Recommend full health and safety inspection of tree due to proximity to neighbouring private dwelling, and to remove deadwood >25mm diameter.	C2
T4	Quercus robur (Common Oak)	17(4)	1020(1)	10	9.5	9.5	9.5	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Cavity on northern aspect of stem at approx. 1m. Scattered deadwood throughout crown.	B2
T5	Acer pseudoplatanus (Sycamore)	15(3)	335(1)	2	5	5	5	EM	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch.	B2
T6	Quercus robur (Common Oak)	14(3)	460(1)	5	5	5	5	EM	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch.	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N	E	S	W	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T7	Quercus robur (Common Oak)	14(4)	400(1)	3	3	3	3	EM	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Offsite and inaccessible, diameter estimated.	B2
T8	Quercus robur (Common Oak)	14(3)	495(1)	2	5.5	5.5	5.5	EM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Extensive southern lean due to group pressures.	C2
T9	Fraxinus excelsior (Ash)	16(4)	900(1)	7	6.5	6.5	6.5	M	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Offsite and inaccessible, diameter estimated.	B2
T10	Crataegus monogyna (Hawthorn)	9(1)	870,290,600(3)	5	4.5	4.5	4.5	OM	10+	Tree as part of boundary group, extensively Ivy covered.	C2
T11	Quercus robur (Common Oak)	10(3)	930(1)	10	9.5	9.5	9.5	OM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Fruiting fungal body at based on south aspect of stem consistent with Ganoderma sp. Swelling on stem from approx. 0.5m. Tree extensively Ivy covered with large deadwood in crown.	B3
T12	Quercus robur (Common Oak)	15(5)	600(1)	9	8.5	8.5	8.5	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Build-up of dog foul at base, diameter estimated.	B2
T13	Salix sp. (Willow)	8(0.1)	500,500,400,400,300,200(6)	5	9	11	9	OM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Extensive southern lean, indicates historic potential failure, smaller upright growth also presents in crown. Ivy covered; diameter estimated due to dense formation of stems.	C2

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SITE: Parcel N, Arborfield Garrison & Adjoining Land, Arborfield
CLIENT: Crest Nicholson
DATE: 28/02/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T14	Chamaecyparis lawsoniana (Lawson Cypress)	14(0.1)	280(1)	2	2.4	2.4	2.4	EM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch.	C2
T15	Pinus sylvestris (Scots Pine)	14(0.1)	600(1)	5	4.5	4.5	4.5	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Stem pressed against boundary fence, diameter estimated.	B2
T16	Pyrus (Pear)	16(0.1)	220,200,200,185,250(5)	4	4.2	4.2	4.2	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	B2
T17	Quercus robur (Common Oak)	13(2)	505(1)	5	2	5	5	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	B2
T18	Quercus robur (Common Oak)	12(0.1)	345(1)	4	4	4	2	EM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	C2
T19	Quercus robur (Common Oak)	14(2)	660(1)	9	8.5	8.5	8.5	M	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	B2
T20	Quercus robur (Common Oak)	6(3)	200(1)	0	0.5	4	0.5	SM	<10	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Dead leaning tree.	U
T21	Populus X canadensis (Hybrid Black Poplar)	18(0.1)	500(1)	4	4	4	4	EM	20+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	B2
T22	Populus X canadensis (Hybrid Black Poplar)	14(0.1)	425(1)	3	3	3	3	EM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	C2
T23	Quercus robur (Common Oak)	15(0.1)	460(1)	3	3	3	3	EM	10+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered.	C1

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No.	Name	Ht (crown)	Dia (stems)	Canopy spread N	E	S	W	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T24	Quercus robur (Common Oak)	18(0.1)	1100(1)	9	9.1	9.1	9.1	M	40+	Tree as part of boundary group, on adjacent side of partially deep wet ditch. Ivy covered. Bramble and Rose covered around stem, diameter estimated.	A1
T25	Fraxinus excelsior (Ash)	14(0.1)	400(2)	6	6	6	6	M	10+	Ivy covered twin stemmed tree as part of boundary group.	B2
T26	Quercus robur (Common Oak)	14(0.1)	525(2)	6	5.9	5.9	5.9	M	20+	Ivy covered twin stemmed tree as part of boundary group.	B2
G27	Quercus robur (Common Oak), Crataegus monogyna (Hawthorn), Populus X canadensis (Hybrid Black Poplar), Ilex aquifolium (Holly), Corylus avellana (Hazel)	9(0.1)	250(1)	3	3	3	3	EM	20+	Boundary group of trees and other associated understorey, Brambles present on periphery. Incorporates trees not shown on the topo. All dimensions are an estimated maximum.	B2
T28	Fraxinus excelsior (Ash)	14(4)	500(1)	5	5	5	5	EM	10+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	C1
T29	Quercus robur (Common Oak)	14(4)	500(1)	7	6.5	6.5	6.5	EM	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1
T30	Quercus robur (Common Oak)	16(4)	700(1)	8	8	8	8	M	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1
T31	Quercus robur (Common Oak)	16(4)	700(1)	8	8	8	8	M	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1

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T32	Quercus robur (Common Oak)	14(4)	700(1)	4	4	4	4	M	<10	Offsite in neighbouring development behind fencing. All dimensions are estimated.	U
T33	Quercus robur (Common Oak)	18(4)	900(1)	8	8	8	8	M	40+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	A1
T34	Quercus robur (Common Oak)	10(4)	250(1)	7	6.6	6.6	6.6	M	10+	Offsite in neighbouring development on opposing side of deep ditch. All dimensions are estimated.	C1
T35	Quercus robur (Common Oak)	14(4)	400(1)	2	2	2	2	M	<10	Offsite in neighbouring development behind fencing. All dimensions are estimated.	U
T36	Fraxinus excelsior (Ash)	14(4)	450(1)	5	5	5	5	EM	10+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	C1
T37	Quercus robur (Common Oak)	16(4)	650(1)	7	7	7	7	M	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1
T38	Acer pseudoplatanus (Sycamore)	13(4)	350(1)	5	5	5	5	EM	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1
T39	Betula pendula (Silver Birch)	13(4)	300(1)	5	4.5	4.5	4.5	EM	20+	Offsite in neighbouring development behind fencing. All dimensions are estimated.	B1
T40	Quercus robur (Common Oak)	17(3)	955(1)	11	9	8.1	8.1	M	40+	Tree adjacent to Topes Crescent. Extending northern limb. Large deadwood within interior of crown, minor cavity from occluding wound on west side of stem at approx. 6m.	A1
T41	Quercus robur (Common Oak)	18(3)	1310(1)	12	14.5	11.9	10.4	M	20+	Tree adjacent to Topes Crescent. Large deadwood throughout crown, historic limb failure on northern aspect leaving cavity on stem.	B1

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T42	Acer pseudoplatanus (Sycamore)	15(3)	380(1)	5	4.7	4.7	2.8	EM	20+	Tree adjacent to Topes Crescent. Void in western section of crown from neighbouring tree.	B1
T43	Acer pseudoplatanus (Sycamore)	14(3)	395(1)	6	5.8	5.8	5.8	EM	20+	Tree adjacent to Topes Crescent.	B1
T44	Acer pseudoplatanus (Sycamore)	12(3)	300(1)	3	3.5	3.5	3.5	SM	10+	Tree adjacent to Topes Crescent.	C1
T45	Quercus rubra (Red Oak)	15(3)	645(1)	9	8.8	8.8	8.8	M	20+	Tree adjacent to Topes Crescent. Minor damage to stem at base and buttressing roots on northern aspect.	B1
T46	Acer pseudoplatanus (Sycamore)	13(3)	455(1)	6	5.9	5.9	5.9	EM	20+	Tree adjacent to Topes Crescent.	B1
T47	Acer pseudoplatanus (Sycamore)	12(3)	370(1)	3	4	4	4	EM	10+	Tree adjacent to Topes Crescent.	C1
T48	Betula pendula (Silver Birch)	12(3)	300(1)	5	4.6	4.6	2.3	EM	10+	Tree adjacent to Topes Crescent.	C1
T49	Betula pendula (Silver Birch)	12(3)	265(1)	3	3.2	3.2	3.2	EM	10+	Tree adjacent to Topes Crescent.	C1
T50	Acer pseudoplatanus (Sycamore)	12(3)	300(1)	4	3.5	3.5	3.5	EM	10+	Tree in private residential property, all dimensions estimated.	C1
G51	Quercus robur (Common Oak), Prunus spinosa (Blackthorn)	5(0.1)	75(1)	2	2	2	2	SM	10+	Group, not shown on topo, location and dimensions estimated. Dense bramble throughout.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Survey Plan
(CREST24802-01)

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