



Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	193956/RT/AIA
CLIENT	Firstplan Ltd.
PLANNING AUTHORITY	Wokingham Borough Council
SITE	Waitrose, Rectory Road, Wokingham, Berkshire. RG40 1BB
SURVEY AND REPORT BY	Richard Tilling
DATE	1 st September 2022
SURVEY DATE	1 st September 2022

CONNICK TREE CONSULTANTS
NEW POND FARM, WOODHATCH ROAD, REIGATE, SURREY RH2 7QH
01737 859754
www.connicktreecare.co.uk



TABLE OF CONTENTS

1	INTRODUCTION	2
1.1	INSTRUCTION.....	2
1.2	SCOPE OF REPORT.....	2
1.3	DOCUMENTATION	2
1.4	QUALIFICATIONS AND EXPERIENCE.....	3
1.5	LIMITATIONS AND USE OF COPYRIGHT.....	3
2	SITE VISIT AND OBSERVATIONS.....	4
2.1	SITE VISIT	4
2.2	GENERAL OBSERVATIONS AND BACKGROUND.....	4
2.3	SOIL TYPE.....	4
3	TREE SURVEY	5
3.1	TREES SUBJECT TO STATUTORY CONTROLS	5
4	SUMMARY	5
5	TREE CONSTRAINTS	6
5.1	ROOT PROTECTION AREA.....	6
5.2	CONSTRUCTION EXCLUSION ZONE.....	6
5.3	ABOVE GROUND CONSTRAINTS	6
6	ARBORICULTURAL IMPACT ASSESSMENT	7
6.1	SIGNIFICANT TREES.....	7
6.2	TREE REMOVAL FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT	7
6.3	TREE LOSS	7
6.4	IDENTIFIED IMPACTS	7
7	GENERAL PRECAUTIONS.....	8
7.1	SITE FACILITIES	8
7.2	STORAGE SPACE	8
7.3	PERIMETER FENCING	8
7.4	HAZARDOUS MATERIALS	8
7.5	TREE SURGERY WORKS	8

APPENDICES

APPENDIX I	TREE SURVEY SCHEDULE
APPENDIX II	TREE CONSTRAINTS PLAN
APPENDIX III	TREE REMOVAL AND PROTECTION PLANS
APPENDIX IV	QUALIFICATIONS AND EXPERIENCE



1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Tim Humphries of Firstplan Ltd. to produce an Arboricultural Impact Assessment regarding the proposed listed wall repair work in Waitrose Car park, Wokingham. These works consist of the removal of growth from the historic boundary wall, disassembly and rebuilding of a section and repair to further areas of wall which will be completed in line with guidance set out in BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit on the 1st September 2022. Details of all trees within and adjacent to the site can be found in the tree survey schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan (193956/TCP) attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

Measurements of third-party trees have been estimated.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

We have been provided with the following information regarding the development:

- JPEG annotated image of the proposed working area



1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations and investigations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISIT

A site visit was undertaken on the 1st September 2022 by; Mr R Tilling who is a qualified arboriculturist. The weather at the time of inspections was clear and bright with good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The site of the proposed work is within the car park of Waitrose supermarket located at Rectory Road, Wokingham.

The site is to the north of the town centre with Rose Street to south of the site, Broad Street to the west, Rectory Road to the north and Rectory Close to the east.

The car park is to the north of the supermarket, the area is level with many Plane trees throughout the site. Entry and exit is to the north of the area onto Rectory Road. Pedestrian access can be gained from Broad Street and Rose Street.

The car park is surrounded by a historic wall associated with Montague House located on Broad Street.

The locations of all trees included in the survey are shown within the Tree Constraints Plan details attached as Appendix II.

2.3 SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the property is located on Bagshot Formation -Sand with superficial deposits of River Terrace Deposits- Sand and Gravel.



3 TREE SURVEY

In total 12 trees were recorded during the survey process, within the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the Cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

11 individual 'C' grade trees of low quality and value. Trees of 'C' grade should be retained where they do not pose a constraint on the development. Where these trees are located within third party property they will need to be retained and require appropriate tree protection.

1 individual 'U' grade trees, which has been identified as requiring removal for reason of sound arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees, hedges and tree groups surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees, a 'G' prefix for groups of trees and an 'H' prefix for hedgerows.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

An internet search of Wokingham Borough Councils interactive planning map:

(<https://wokingham.maps.arcgis.com>) has shown the site to be within Wokingham Town Centre Conservation Area with no trees surveyed subject to a Tree Preservation Order.

Before works other than those to facilitate the approved development are carried out to any trees within the site, clarification with the council on tree preservation orders and conservation orders must be sought.

4 SUMMARY

On completion of the site survey and report it is concluded that the proposed works will have a limited impact upon the tree cover at the site.

The most significant impact identified is the removal of the trees T1,T2,T3 and T4. The removal of these trees will be of a limited impact, as all the trees can be replaced with new planting within the site and the car park contains many London Planes coming to early mature dimensions which will not be affected by the proposed works.

Construction activity within the site is limited to the south of the car park and along the north eastern wall. The majority of trees in the Car Park area are located away from construction areas.



5 TREE CONSTRAINTS

5.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based arboricultural assessment of potential root disturbance and take into account the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g., the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

5.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 Trees in Relation to Design, Demolition and Construction relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZs are to be afforded protection at all times and will be protected by a combination of fencing and ground protection measures. The CEZ specified in this report bisects the garden and prevents ingress on all but one of the trees within the property curtilage.

5.3 ABOVE GROUND CONSTRAINTS

The proposed development will have no above ground constraints as the work consists of rebuilding an existing wall, stripping shrubs away from a wall and repair work to damaged brick work.



6 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact assessment has been made in relation to the proposed development details provided by our client, this is for the removal of growth from the historic boundary wall, disassembly and rebuilding of a section and repair to further areas of wall. The footprint of the proposed development has been included within the attached Tree Protection Plan (Appendix III).

6.1 SIGNIFICANT TREES

The survey identified that there are no individual category 'A' grade trees of a high quality and value, which are worthy of retention and a high level of protection.

6.2 TREE REMOVAL FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

The survey process has identified that 1 individual tree require removal due to reasons of sound arboricultural management.

This tree has been identified as T5 a young dead cherry (*Prunus spp.*)

6.3 TREE LOSS

Consideration has been given to retaining all the trees. However, ultimately their removal is dependent on their condition and proximity to the development. This survey has identified that 4 trees requires removal to facilitate the development.

These trees have been identified as:

- T1 a young Sycamore (*Acer pseudoplatanus*)
- T2 a young flowering Cherry (*Prunus spp.*)
- T3 a semi-mature flowering Cherry (*Prunus spp.*)
- T4 a young Sycamore (*Acer pseudoplatanus*)

6.4 IDENTIFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) have indicated the extent of the theoretical Root Protection Areas (RPA) of the surveyed trees and identifies the potential impacts resulting from the proposed development. There will be limited impact to the trees from the necessity to work adjacent to the Root Protection Areas. This proposed work will consist of pedestrian access and materials having to enter the trees RPA's.



7 GENERAL PRECAUTIONS

7.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

7.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

7.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

7.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root protection area.

7.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

All works required are outlined within the Tree Survey Schedule.

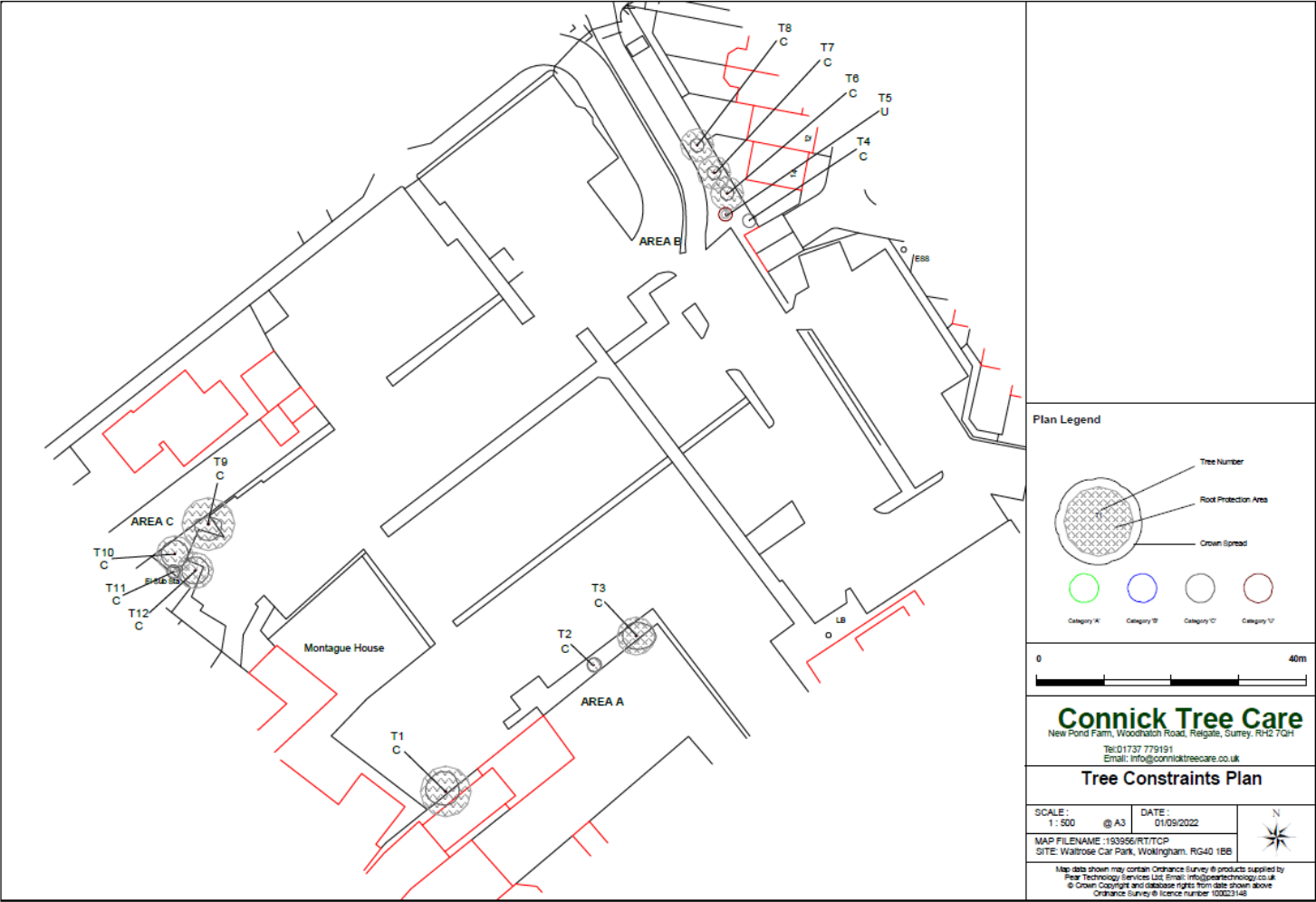
APPENDIX I TREE SURVEY SCHEDULE

BS5837:2012 Tree Survey												
Client: Firstplan Ltd. Project: Waitrose, Rectory Road, Wokingham Survey Date: 01/09/2022 Surveyor: Richard Tilling						 Connick Tree Care		Connick Tree Consultancy New Pond Farm Woodhatch Road Reigate Surrey RH2 7QH Phone: 01737 779 191				
Tree and Tag No	Species	Hght (m)	No	Ø (mm)	Spread (m)	Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T1 278	Sycamore <i>Acer pseudoplatanus</i>	8	2	306 (Eq)	N	3	2 Y	A: 42.4 R: 3.67	Good	C: Good S: Fair B: Poor	Bifurcated stem from ground, restricted rooting environment. Stem in contact with listed wall. Low crown over parking bays. Ivy on stem and into upper crown. Tree requires removal to facilitate wall reconstruction	C.2 >40 yrs
T2 Not tagged	Prunus <i>Prunus Spp.</i>	4	1	90	N	1	3 Y	A: 3.7 R: 1.08	Fair	C: Good S: Good B: Fair	Located approximately 1m from listed wall, planted specimen requiring removal to facilitate wall. Minor drought stress evident at the time of inspection	C.2 >40 yrs
T3 279	Prunus <i>Prunus Spp.</i>	6	1	230	N	2	2 SM	A: 23.9 R: 2.75	Good	C: Good S: Ivy B: Fair	Stem approximately 1m from adjacent listed wall. Ivy obscuring stem, removal required to facilitate wall reconstruction	C.2 >40 yrs
T4 Not tagged	Sycamore <i>Acer pseudoplatanus</i>	4	4	32 (Eq)	N	1	1 Y	A: 0.5 R: 0.39	Good	C: Fair S: Poor B: Fair	Self set regrowth from stump within 500mm of wall. Removal required to prevent future wall damage	C.2 >40 yrs
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contribution												

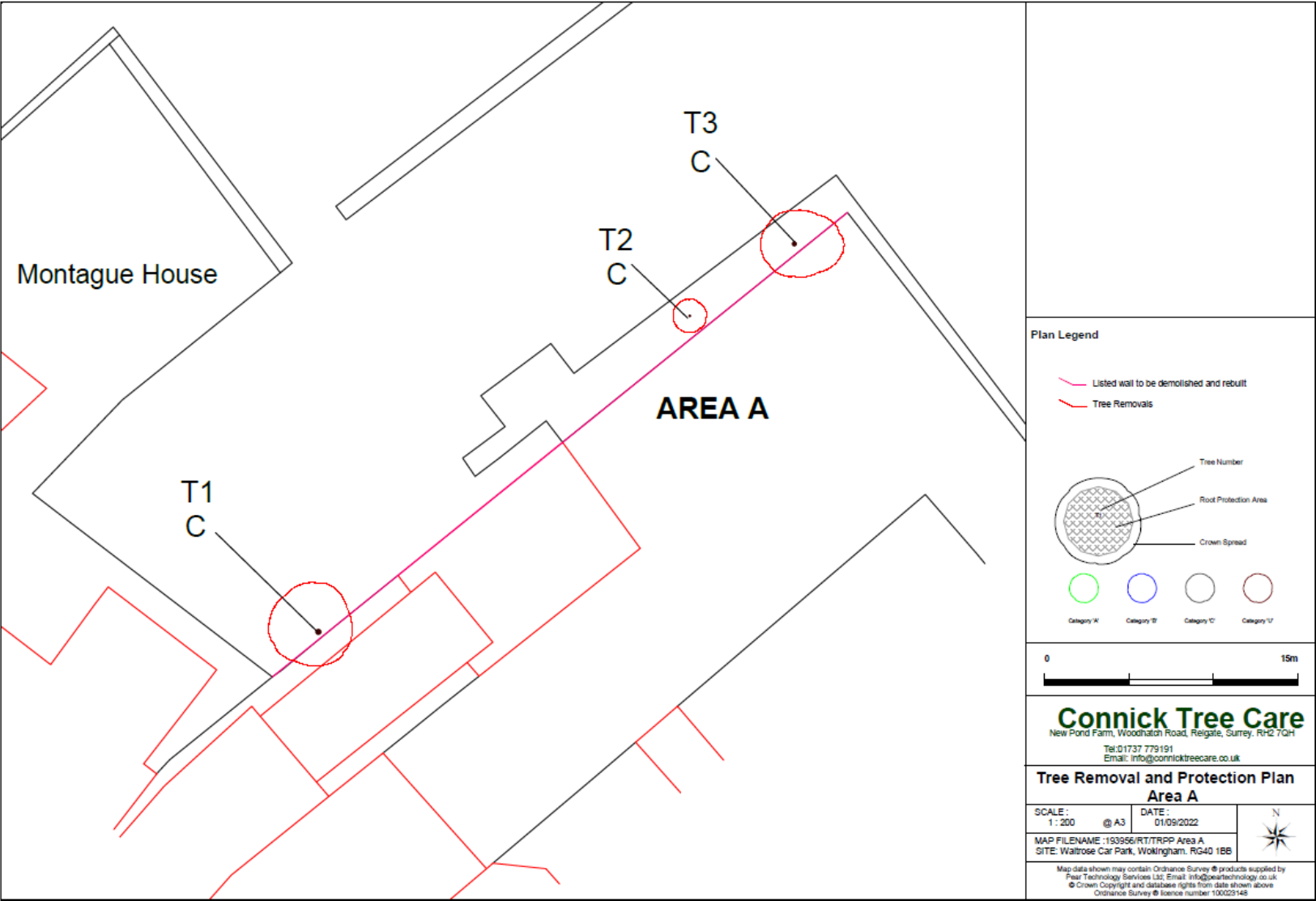
Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T5 Not tagged												
Prunus	4	1	50	N	1	2	Dead	A: 1.1 R: 0.59	Dead	C: Poor S: Poor B: Poor	Dead Tree in dense shrub bed	U n/a
Prunus Spp.				E	1	2						
				S	1	2						
				W	1	1						
T6 Not tagged												
Common Hornbeam	4	1	200	N	1	1	Y	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Located 1.5m from adjacent listed wall, planted as part of car park design, in dense shrubs	C.2 >40 yrs
Carpinus betulus				E	1	1						
				S	1	1						
				W	1	1						
T7 Not tagged												
Common Hornbeam	4	1	200	N	1	1	Y	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Located 1.5m from adjacent listed wall, planted as part of car park design, in dense shrubs	C.2 >40 yrs
Carpinus betulus				E	1	1						
				S	1	1						
				W	1	1						
T8 Not tagged												
Common Hornbeam	4	1	200	N	1	1	Y	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Located 1.5m from adjacent listed wall, planted as part of car park design, in dense shrubs	C.2 >40 yrs
Carpinus betulus				E	1	1						
				S	1	1						
				W	1	1						
T9 Not tagged												
Pear	9	1	320	N	1	3	SM	A: 46.3 R: 3.83	Good	C: Good S: Ivy B: Fair	Ivy covered stem, 800mm from adjacent wall.	C.2 >40 yrs
Pyrus Spp.				E	2	2						
				S	2.5	2						
				W	2	2						
T10 280												
Pear	7	1	220	N	2	2	SM	A: 21.9 R: 2.64	Good	C: Good S: Good B: Fair	Minor Virginia creeper on stem, minor shaded out deadwood and snapped branch in mid crown 2m from adjacent listed wall	C.2 >40 yrs
Pyrus Spp.				E	2	2						
				S	2	2						
				W	2	2						
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area	Stems: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

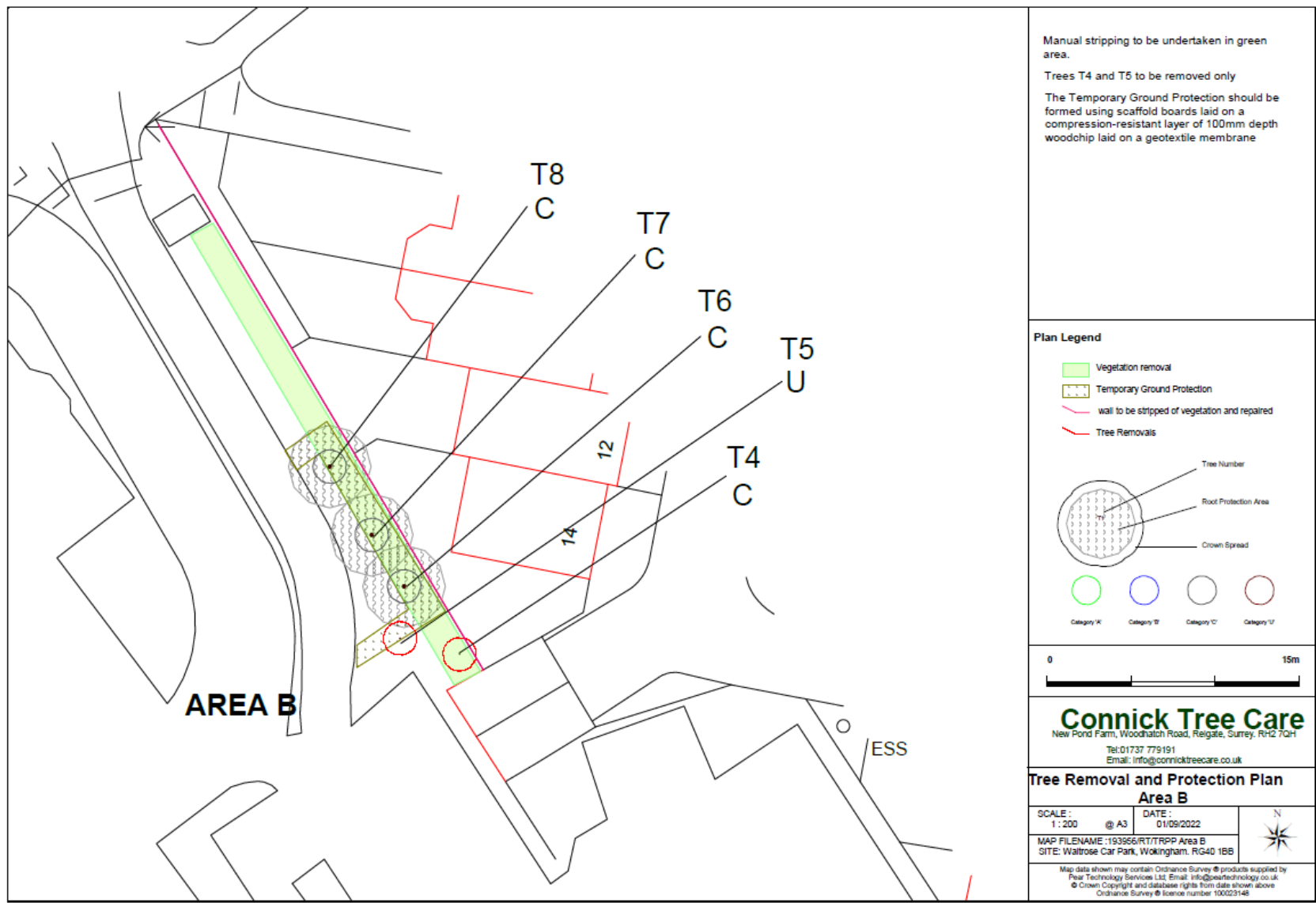
Tree and Tag No Species	Hght (m)	Stems		Crown			Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)							
T11 281												
Holm Oak	3.5	1	70	N	1	1	Y	A: 2.2	Good	C: Good		C.2
<i>Quercus ilex</i>				E	1	1		R: 0.83		S: Good	Self set tree in contact with adjacent sub Station fencing	>40 yrs
				S	1	1				B: Good		
				W	1	1						
T12 282												
Pear	7	1	220	N	2	2	SM	A: 21.9	Good	C: Good		C.2
<i>Pyrus Spp.</i>				E	2	2		R: 2.64		S: Good	Ivy into crown, minor shaded out deadwood approximately 5m from listed wall	>40 yrs
				S	2	2				B: Fair		
				W	2	2						
Age Classifications: N Newly planted Y Young SM Semi-mature EM Early Mature M Mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio												

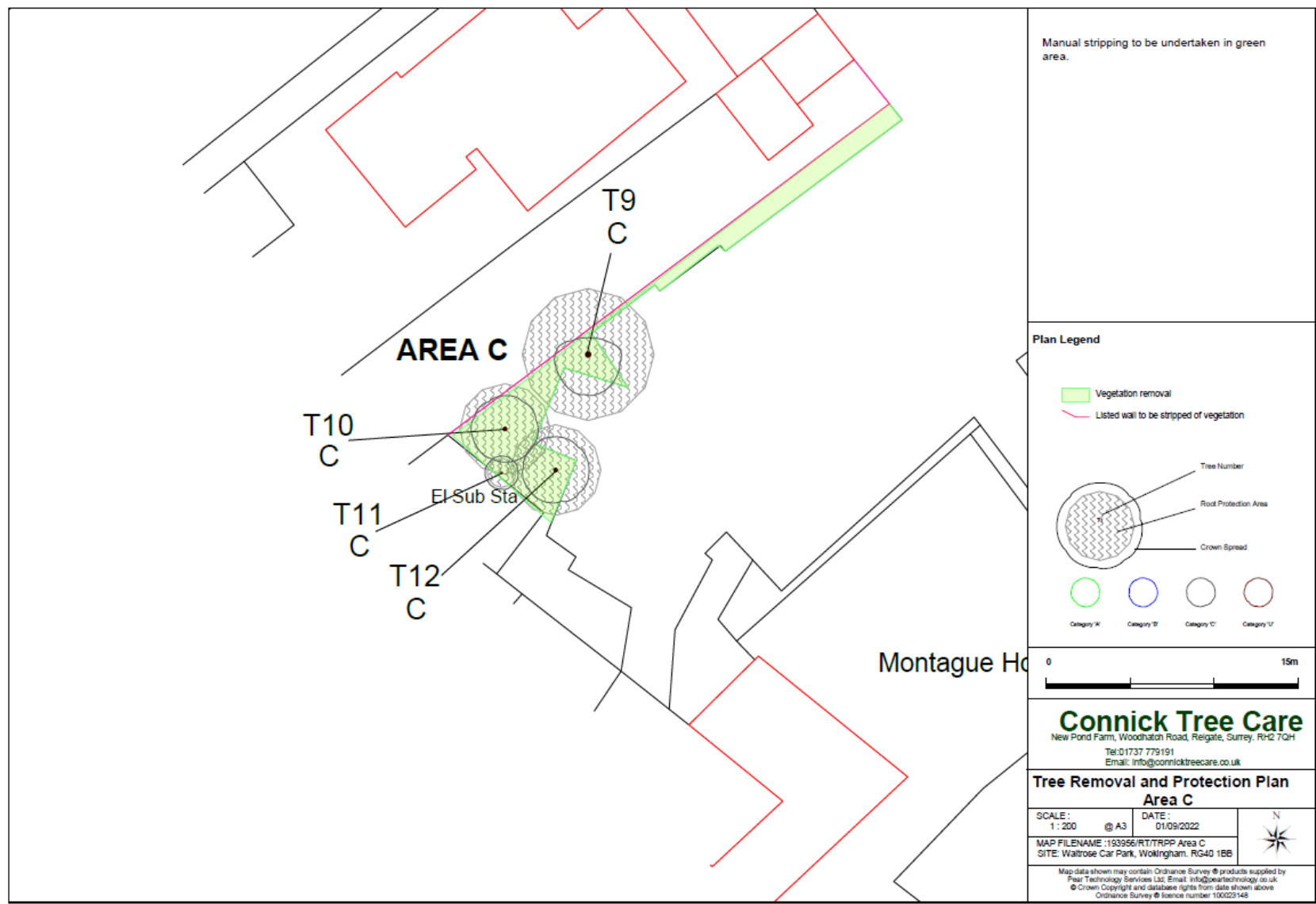
APPENDIX II
TREE CONSTRAINTS PLAN



APPENDIX III
TREE REMOVAL AND PROTECTION PLANS









APPENDIX IV QUALIFICATIONS AND EXPERIENCE

Richard Tilling

Subject	Level	Date
Microdrill Training	Pass	November 2019
Getting to grips with subsidence	Pass	March 2019
Undertaking Aerial Inspections	Pass	February 2019
Lantra Accredited Professional Tree Inspection	Pass	May 2010 - Refreshed May 2018
CMI Level 3 certificate in First Line Management	Pass	July 2017
NPTC Level 3 Certificate of Competence in the Thorough Examination of Arboricultural Equipment	Pass	April 2006 – Refreshed May 2016
IOSH Training - Managing Safely	Pass	April 2013
Higher National Diploma in Arboriculture	Pass	September 1992 – June 1995

2. CAREER SUMMARY

I began my career in the Arboricultural industry in 1995 following the successful completion of a Higher National Diploma course at Houghall Agricultural College in County Durham. The Course included three placements. Three months with Guildford Borough Council's Arboricultural Department, three months at the National Trusts Winkworth Arboretum and twelve months working for an independent Tree Surgery company.

Upon leaving college I worked for a sole trader Tree Surgeon for two years working mainly for domestic customers. This was followed by sixteen years working for larger tree surgery firms carrying out both domestic and commercial work where I completed certification in climbing and chainsaw use, risk assessments and health and safety.

I progressed from climbing supervisor, followed by two years of quoting for private work, through general management to Contract Management in one of the largest UK tree firms where I managed Council tree contracts including Sutton, Bromley, Bexley, Richmond upon Thames, Hounslow and Islington councils.

During my career within the Arboricultural industry, I have built up valuable practical based Arboricultural knowledge, in depth contract management skills and gaining certification including



Professional Tree Inspection Course over ten years ago and LOLER inspection: Certificate of Competence in the Thorough Examination of Arboricultural Equipment over fifteen years ago.

My qualifications have allowed me to carry out varied tree survey work including a full survey of Camden Councils tree stock, 'dead, dying and dangerous' surveying for The Royal Borough of Kingston upon Thames Council, Health and Safety surveying for Transport for London (Southern) and climbing bat roost inspection surveying for Chiswick House and Gardens.

My Contract Management role has giving me experience of Health and Safety, Asset Management and Contract meetings.

I joined Connick Tree Care in January 2018 to expand my knowledge in tree assessment and to get back to a closer relationship with trees and woodland as a whole. I now work as an Arboricultural Consultant with a wide experience of individual tree assessments including Micro drilling, health and safety surveying, Climbing inspections, full site surveying, Insurance or Mortgage surveys and woodland inspection.