

South Wokingham Phase 2B

Tree Mitigation for Condition 64

On Behalf Of Miller Homes and Kier Property | P19-0052_164D | January 2026

Warning
Do not trespass
on the Railway
Penalty £1000



-	08/12/2025	First Issue	ASK
A	09/12/2025	Revised to client comment	ASK
B	11/12/2025	Revised to client comment	ASK
C	15/12/2025	Revised to SSE Comments	ASK
D	05/01/2026	Revised to LPA comment	ASK

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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Planning Background

- 1.1 This report has been co-authored by Nexus Planning, ACD Environmental, Pegasus Group and SSE.
- 1.2 This mitigation strategy has been prepared on behalf of Miller Homes and Kier Property to support the discharge of Condition 64 (Scheme for retention and/or reconfiguration of the Electricity Distribution Apparatus) pursuant to full planning permission reference 191068.
- 1.3 Condition 64 states:

No development shall commence until a scheme for retention and/or reconfiguration of the electricity distribution apparatus has been submitted to and approved in writing by the local planning authority and works shall be carried out in accordance with the approved details.

Reason: to maintain the electricity supply whilst also achieving a high quality comprehensively planned development in accordance with Core Strategy Policies CP1, CP3 & CP21 and Appendix 7 (paragraph A7.48 d)) reinforced by the South Wokingham SPD (pages 11, 25 and 27).
- 1.4 The Council partially discharged Condition 64 (ref. 250871) on 17th November 2025, subject to the approval of a mitigation strategy to address the impact of the removal of significant trees.
- 1.5 The SSE design for the undergrounding of the overhead electricity lines along the northern part of the Site and the associated easements are unable to avoid the presence of a notable tree (T63 as shown on the ADAS Arboricultural Method Statement (AMS) ref. 1052383-18 dated December 2024 – appendix 1), and legal implications means a re-design would lead to major risks to the programme. Technical review has been undertaken; however, the retention of the tree is currently not considered to be feasible.
- 1.6 Should it be possible to retain the tree whilst works are taking place, a revised strategy will be submitted to consider the long-term implications and any compensatory planting required.
- 1.7 This mitigation strategy therefore sets out the compensation for the loss of the trees and full details will be set out in reserved matters applications for the relevant parcel or through the discharge of condition process.
- 1.8 The cable works will be carried out by SSE's contractor and in

accordance with the approved Construction Environmental Management Plan (WBC ref. 242535) and the ADAS AMS (appendix 1).

Existing trees

- 1.9 On 13th November 2025 ACD Environmental Ltd. (ACD) conducted a site visit to review the trees highlighted for removal as a part of the proposed Scottish and Southern Electricity (SSE) cabling route for the wider South Wokingham development.
- 1.10 Tree numbering utilises SSE's tree survey schedule ADAS ref. 1052383-18 Dec 2024 (appendix 1), and has not been produced by ACD or DPA Arboricultural Consultants (DPA). DPA undertook the original survey for the wider South Wokingham site to inform the hybrid planning application.
- 1.11 The trees affected by the proposed service route are as follows:
 - T58 – English Oak. Early mature specimen shown on recent tree survey plan as category 'B'.
 - T62 – English Oak Early mature specimen shown on recent tree survey plan as category 'B'.
 - T63 – English Oak Mature specimen, reviewed for potential veteran status, shown on the ADAS tree survey as category 'A', due it being recognised as 'notable' on the Woodland Trust's Ancient Tree Inventory.
- 1.12 Following the site visit where tree T63 was inspected, using the Natural England (formerly English Nature) Veteran Tree Initiative Specialist Survey Method as a guide, it is acknowledged that the tree is recorded as notable as shown on the Woodland Trust Ancient Tree Inventory. The tree's girth relative to its squat form is typical of veteran characteristics. However, a detailed assessment concludes it lacks the wider physiological/structural features typically recorded with veteran or ancient trees. Such features include:
 - Numerous sections of large deadwood.
 - Significant splits and cracks throughout the main structure.
 - Crown retrenchment (not to be confused with general dieback).
 - Presence of fungal fruiting bodies.
 - Exceptionally large girth relative to species norms.
 - Evident ecological benefits or historical wounding that would otherwise indicate advanced age or decline.
- 1.13 Accepted industry practice considers a tree would be recorded as a Veteran with at least 4-5 of these features. Although the tree has

a noticeable (but not irregular) sized stem, with minor deadwood recorded within the crown architecture, it is reasoned the appropriate criteria for veteran status has not been achieved.

- 1.14 From the site visit the neighbouring trees impacted by the proposed were also assessed, notwithstanding their contribution to the wider landscaped and overall age and size none of these trees should be considered veterans.

Works to be carried out

- 1.15 Due to timescales for delivery and the nature of the cabling, the route cannot be realigned. This mitigation strategy assumes that the trees will be removed due to construction. However if the tree is able to be retained a revised strategy will be submitted to the council.
- 1.16 All works will be implemented by SSEs contractors and in accordance with the approved CEMP.

TPO Tree: T56 / T58 / T63

Tree protection fencing

Tree protection fencing

Tree protection fencing

RPA loss:
T56 = 10.9%
T59 = 12.2%

T59 - Reduce northern crown
extent from 3m by 1.6m

Sheet 6

02 TREE REMOVAL

Timetable for removal

2.1 If works require the tree to be removed, the timetable for the removal will be informed by bird nesting season with the trees only being removed prior (or outside of) to the bird nesting season commencing circa end of Feb–early March 2026.

Methodology for removal

2.2 The work will be carried out as per the submitted AMS (by ADAS, Ref. 1052383–18, dated December 2024 – appendix 1), notably paragraph 5.2.1, which states “All felling and pruning operations should be conducted in accordance with BS3998:2010 current arboricultural industry guidelines and best practices; and all relevant Health and Safety Standards”.

2.3 More specifically the contractor, from a site visit undertaken Nov 2025, assumes that the tree is safe to rope climb. This would give a more specific methodology of:

- Rope climb and remove crown – Crown to be mulched and deposited at agreed location
- Fell to ground trunk in approx 6ft sections – remaining trunk to be deposited at agreed location or disposed of as biomass

2.4 This is subject to further point of work risk assessment at time of works. Further it may be possible to increase the sizes to approximately 10–12ft, however this would be dependent on-site conditions at the time and safe felling conditions being present.

Location of tree arisings

2.5 Following the removal of the trees the arisings are to be re-located within the Phase 2B landscape areas.

2.6 It is anticipated that arisings will form several different types of ecological features;

- Deadwood piles and log stacks (ideally placed in shaded or semi-shaded areas) – beneficial for inverts, fungi and small mammals. Comprising larger sections of the tree, placed in 2m sections.
- Hibernacula – some of the larger logs could be partially buried. Smaller logs, combined with rocks, debris and soil could be used to make hibernacula suitable for reptiles/amphibs (hibernacula to be around 50cm deep and 1m in diameter).
- Habitat piles – smaller logs retained on boundaries of the site, and beneficial for nesting birds and mammals.

2.7 The plan below (figure 2) shows indicative locations for the arisings. The final location should be agreed on site between the client, WBC and project ecologist and landscape architect to ensure their location is suitable for the habitat feature being created and will not prejudice future landscape design or ecological aspiration for the openspace.

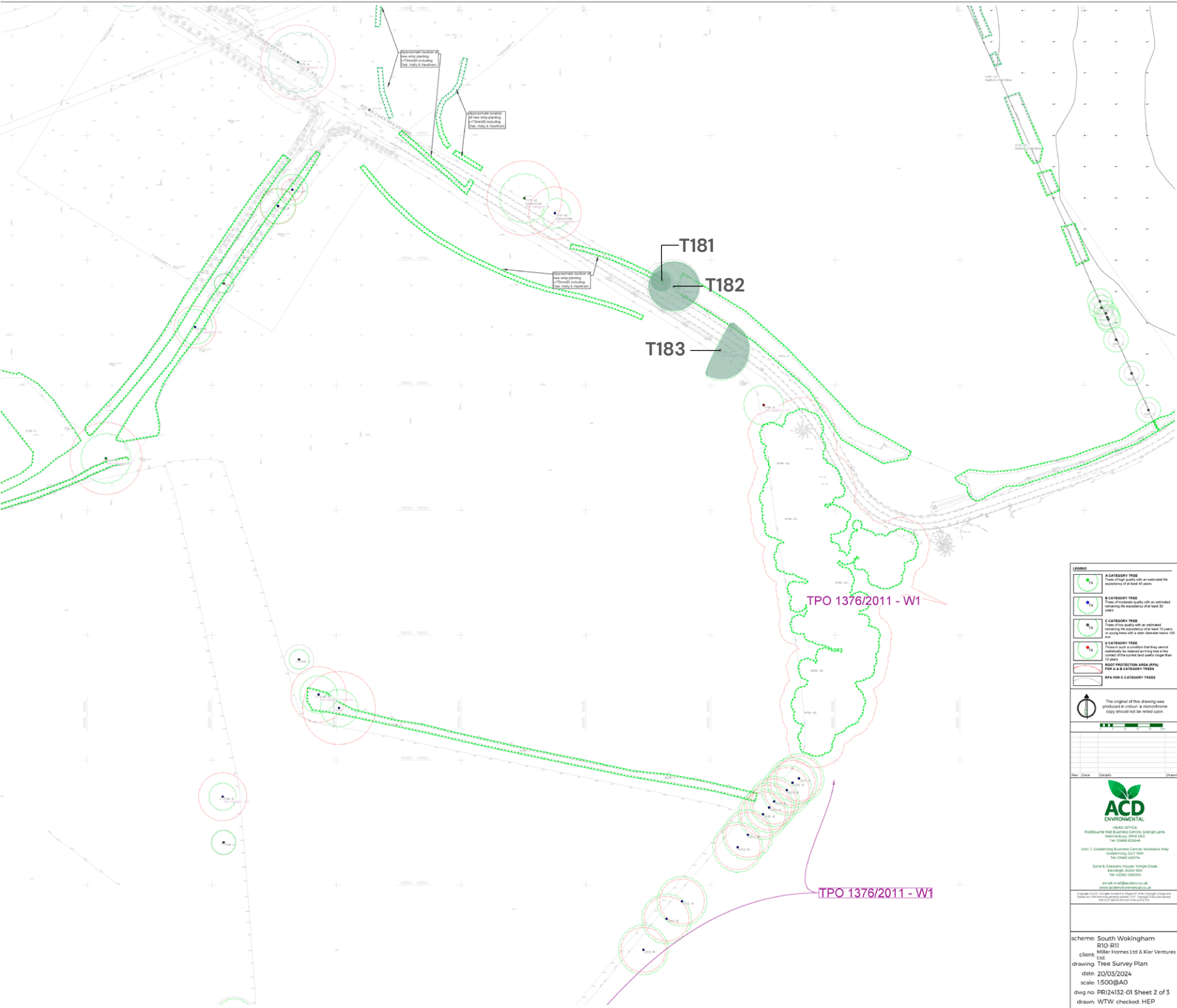


FIGURE 2: INDICATIVE AREAS TO LOCATE TREE ARISINGS

Proposed tree veteranisation

- 4.1 In addition to the replacement planting ‘veteranising’ other Oak trees is proposed as part of the mitigation strategy.
- 4.2 Within the SDL, three trees have been identified as being suitable due to their relative proximity to T63 but also due to their condition as category ‘C’ or ‘U’ trees (as referenced in BS5837:2012). To purposely cause damage to higher category trees could be of detriment to the wider landscape as there is no guarantee the associated works of veteranizing a tree would not cause a trees demise.
- 4.3 Initially T183 (tree numbering is in-line with previous surveys undertaken by ACD Environmental Ltd (ACD) and DPA Arboricultural Consultants (DPA). Refer to adjacent extracts for details of the location of the suggested trees) which is situated on Waterloo Road within the ‘R11’ parcel should be utilised for the veteranisation process due to its recent stem failure, which has resulted in a large cavity in the primary crown break. It is recommended due to this trees location that remedial work should be implemented regardless of these works as a matter of safety. Further works should also include reducing the remaining crown, utilising the large tear/cavity and adding further holes and coronet cuts into this tree would result in the tree containing multiple features found on veteran trees. This tree is also situated close to an area of Ancient Semi Natural Woodland (ASNW) and therefore would assist with the overall positive ecological benefits of the wider site.
- 4.4 Two further trees, also situated on Waterloo Road are T181 and T182. Both of these trees, with their relative age and category ‘C’ designations, should also be considered for the veteranisation process. As they are not currently showing any signs of veteran features, all features such as coronet cuts, tears and cavities should be manually implemented. Guidance for this can be found at Sussex’ Wildlife Trust Veteranisation page.
- 4.5 Timescales for these works should be conducted before the early Spring due to the saps rising, or after summer when the trees approach dormancy. These times of year will give the trees the best opportunity to survive the process.

FIGURE 3: LOCATION OF TREES TO BE VETERANISED



04 REPLACEMENT PLANTING

Proposed tree replacement planting

- 4.6 To mitigate the loss of the three trees, it is proposed that 20no. new trees are planted across the development. Species selected are to be native and in keeping with the existing landscape character and the character of the open space they are to be located in. Species could include; *Acer campestre*, *Alnus glutinosa*, *Carpinus betulus*, *Prunus avian* *Quercus robur* and *Tilia cordata*. Tree sizes will be 14-16cm girth/ 400-450cm height (with the exception of *Quercus robur* which are anticipated to be 10-12cm girth/300-350cm height).
- 4.7 A number of trees will be provided in the immediate vicinity of the removed trees. The remaining trees will be provided within the Holme Park SANG or other areas of public open space associated with the Phase 2b development.
- 4.8 Tree species will be native and selected for their appropriateness to the character of the site. A proportion of the replacement trees should be oak trees and planted in locations that allow them to reach full maturity.
- 4.9 The plan opposite (figure 4) and overleaf (figure 5) shows indicative locations for tree planting. Details regarding the exact location and species will come forward as part of the residential reserved matters or relevant discharge of conditions applications to be approved by WBC.
- 4.10 The planting will come forward in line with the Phase 2b phasing for the associated areas of landscaping the proposed mitigation trees are located in.



FIGURE 4: INDICATIVE LOCATION OF PROPOSED TREES WITHIN HOLME PARK SANG



FIGURE 5: INDICATIVE LOCATION OF PROPOSED TREES WITHIN RESIDENTIAL AREAS



05 APPENDIX

ARBORICULTURAL METHOD STATEMENT ADAS REFERENCE: 1052383-18, DECEMBER 2024

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