

## ARBORICULTURAL SURVEY REPORT

SITE: 17 EDGCUMBE PARK DR, CROWTHORNE RG45 6HH  
REPORT DATE: 13 NOVEMBER 2025  
REFERENCE: 84/2162/11/13/2025  
ON BEHALF OF: RICHARD WOODS  
AUTHOR: Mark Harrison, BSc(Hons), MarborA, NDarb

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## **1. INSTRUCTION**

- 1.1 This tree survey and report was undertaken for and on behalf of ANB Trees and Grounds. It was commissioned by Richard Woods on 04/11/2025 to carry out a level 2 ground level visual tree assessment (VTA) and report on the health and safety of trees at 17 Edgumbe Park Dr, Crowthorne RG45 6HH.

## **2. DOCUMENTS AND INFORMATION PROVIDED**

- 2.1. A digital map purchased under license © Crown Copyright and database rights 2018 OS number 100047474 to illustrate the position and approximate size of the tree to be inspected.
- 2.2. The site is 17 Edgumbe Park Dr, Crowthorne RG45 6HH at co-ordinates 51°22'21.7"N 0°48'30.1"W within the administrative area of Wokingham Borough Council.

## **3. TERMS OF REFERENCE**

- 3.1. To undertake a level 2 - basic assessment of the health and safety of trees under the ownership of 17 Edgumbe Park Dr, Crowthorne RG45 6HH in line with present industry best practice by way of a 360° ground level inspection, assessment and examination of external features only — described as the 'Visual Tree Assessment' (Mattheck and Breloer, 1994 and Tree Hazard Assessment (Lonsdale, 1999).
- 3.2. To undertake a level 3 - advanced assessment of the same where considered necessary by way of an internal investigation of the stem integrity at the base using IML400 resistance drill.
- 3.3. To provide management recommendations to maintain the trees at an acceptable risk level based on their health and condition at the time they were inspected and the type and frequency of site use as estimated on the day the trees were inspected and information provided.
- 3.4. It is recommended that the trees are formally re-inspected every three years unless otherwise stated and are informally surveyed (passive assessment) following extreme weather events to identify any obvious damage. Judgements have been made based on a 3-year interim period between scheduled inspections and management recommendations provided are for works considered necessary within this time period.

#### **4. SCOPE AND LIMITATIONS OF REPORT**

- 4.1. The purpose of this report is to advise on the health and safety of trees within the boundary of 17 Edgumbe Park Dr, Crowthorne RG45 6HH as denoted on the survey plan to provide recommendations which address any risks identified considered unacceptable to comply with legal requirements which establishes a duty of care owed to persons using the site (Occupiers' liability act 1984).
- 4.2. The site was visited on 4 November 2025.
- 4.3. This survey and report are concerned with arboricultural aspects only and report on the health and safety of the trees based on their external physiological and structural condition and information provided.
- 4.4. Some areas within the canopy cannot be identified by ground level inspections. Issues on the upper side of branches, areas obscured by dense foliage, the extent of cavities or wounds cannot be assessed from the ground and an aerial inspection by a tree climber or via a cherry picker may be required.
- 4.5. Trees subject to Tree Preservation Orders (TPO) or situated within a conservation area are afforded statutory protection. Formal written consent is required from Wokingham Borough Council for any trees covered by a TPO prior to any non-exempted work being undertaken. The council will require notification of works to trees within conservation areas. It is strongly suggested that if unknown, written confirmation from Wokingham Borough Council is sought formally establishing the legal status of the trees prior to any non-exempted works being undertaken.
- 4.6. No tissue samples were taken
- 4.7. Internal investigations were carried out where external features indicating the possibility of unseen processes inside the stem which may affect its health and safety were identified.
- 4.8. No soil samples were taken or soil analyses carried out and the risk of tree-related subsidence to structures has not been assessed.
- 4.9. No root collar excavations have been made.
- 4.10. Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.

- 4.11. Although considered and wildlife habitat potential highlighted, no specific wildlife assessment has been carried out. It should be noted that The Wildlife and Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000 and Conservation - Natural Habitats -Regulations 1994 provides statutory protection to birds, bats and other species that inhabit trees.
- 4.12. The official bird nesting season runs from 1<sup>st</sup> March through to the 31<sup>st</sup> July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds.
- 4.13. Because trees are dynamic, living organisms, changes in their environments will influence their health and safety. This report deals with what was visible at the time of inspection. It cannot account for extreme weather conditions or subsequent mechanical damage.

## **5. ASSESSMENT**

Tree details, recommendations and suggested time period for works are listed in the tree schedule.

### **Tree Schedule Key**

#### **Type**

Tree numbers are prefixed with the following indicating:

T – Tree

G – Group

W – Woodland

H – Hedge

S – Stump

R – Removed (typically used in repeat inspections, the trees which have been removed since the last inspection are indicated as such on the survey plan but omitted from the tree schedule. The schedule including those trees removed is available on request.

#### **Tree Ref No:**

This relates to the numbers on the plan. Normally the trees will follow site sequence numbers. Where trees have been tagged both the site sequence number and the tag number will be used as the tree reference number where room on the plan allows. Individual trees are not prefixed. Those prefixed with a G, W or H represent a group, woodland or hedge respectively.

#### **Species:**

Latin names are given by default. Where the 'common name' is given they are shown in parentheses.

**Age:**

Age assessment is based on growth stages rather than actual age in years and are recorded as follows

Young

Semi Mature – having reached up to 1/3 life expectancy

Early mature - having reached 1/3 of the expected life expectancy and is transitioning into maturity.

Mature - over 2/3 life expectancy

Over-mature - fully mature, past peak condition and beginning to decline

Veteran - trees of interest biologically, aesthetically or culturally because of significant age.

**Diameter:**

This is the stem diameter at 1.5 metres ('breast height') above ground level, given in millimetres.

**H (Height):**

The height of the tree measured where possible or estimated and recorded in metres.

**Occupancy (Usage)**

An estimate of the amount of time traffic (pedestrian or vehicular) and or static property is present and/or threatened by potential risks posed by the tree. Based on VALID methodology.

**Canopy Spread (Crown radius):**

The average crown spread taken from the trunk to the tips of the live lateral branches following the compass points North, East, South and West given in metres. The crown shapes and sizes have been provided as a guide only reflecting these measurements. Canopy measurements have been omitted from the tree schedule as the size and shape are illustrated on the survey plan. They can be provided on request.

**Physiological condition:**

The overall vitality of the tree recorded as good, fair, poor or dead

**Structural condition:**

An assessment of the health and vigour of the tree compared to what would normally be considered typical of a healthy tree of the species. Condition categories are given as good, fair, poor or dead.

**Life Expectancy:**

The expected survival and growth potential over the inspection period in the present setting given 'normal' circumstances, i.e. extreme weather events notwithstanding,

provided in years (< = less than > = greater than).

In parentheses – An estimation of the overall potential worthwhile remaining contribution given current conditions i.e. the future life expectancy of the tree(s) in the present setting given 'normal' circumstances, given in years categorised <10 years, 10 – 20 years, 20 – 40 years and > 40 years. The overall life expectancy is provided to aid management decisions where trees may be considered to have sufficient vitality for the immediate future but their long term outlook may be poor.

**Site Features**

Aspects of the site which might be impacted by or have an impact on the tree.

**Comments/Notes:**

Any notable diseases, symptoms or conditions observed. Any notes considered relevant are recorded here including local features which may be affected by or affect the tree

**Recommendations:**

Recommendations for work.

**Priority:**

Provides an indication of the urgency of the works so that they can be organised within logistical constraints within the inspection period. A suggested time period has been provided as a guide but management decisions and timings will depend on resources and the judgement of the client relating to the usage of the area which might differ from the occupancy/usage assessed on the day the trees were inspected.

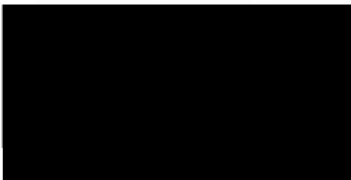
Assessments are based on their condition on the day of inspection and cannot account for future changes in circumstances.

All tree pruning works should be carried out to BS 3998: 2010 Recommendations for Tree Works

Signed

Mark Harrison

13/11/2025



TREE SCHEDULE

Site: 17 EDGCUMBE PARK DR, CROWTHORNE RG45 6HH

Date: 4 November 2025

| T<br>y<br>p<br>e | Tre<br>e<br>no. | Species                                | Age    | Diameter<br>/ mm (no.<br>of stems<br>AGL) | Height<br>/ m | Occu<br>panc<br>y<br>(Esti<br>mate<br>d<br>usag<br>e) | Condition                 |                    | Estima<br>ted<br>Life<br>Exp<br>(years) | Site Features                           | Comments                                                                                                                                                                                                                                                                                                                                                                                             | Recommendations | Priority |
|------------------|-----------------|----------------------------------------|--------|-------------------------------------------|---------------|-------------------------------------------------------|---------------------------|--------------------|-----------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
|                  |                 |                                        |        |                                           |               |                                                       | Phy<br>siol<br>ogic<br>al | Str<br>uct<br>ural |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                                      |                 |          |
| T                | 1               | Pinus<br>sylvestris<br>(Scots<br>Pine) | Mature | 550(1)                                    | 23            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Building within<br>falling<br>distance. | Exudation on stem.<br>Minor deadwood.<br>Resin exudation on the stem<br>at around 4m above ground<br>level.<br>Bulge at the base of the stem<br>which may be an indication of<br>internal issues.<br>The trees leans towards the<br>property with decay at the<br>base to the north of the stem<br>on the opposite side to the<br>lean.<br>The stem was resistance<br>tested at the base of the stem | Remove          | 6        |

| T<br>y<br>p<br>e | Tre<br>e<br>no. | Species                              | Age          | Diameter<br>/ mm (no.<br>of stems<br>AGL) | Height<br>/ m | Occu<br>panc<br>y<br>(Esti<br>mate<br>d<br>usag<br>e) | Condition                 |                    | Estima<br>ted<br>Life<br>Exp<br>(years) | Site Features                     | Comments                                                                                  | Recommendations                      | Priority         |
|------------------|-----------------|--------------------------------------|--------------|-------------------------------------------|---------------|-------------------------------------------------------|---------------------------|--------------------|-----------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------|------------------|
|                  |                 |                                      |              |                                           |               |                                                       | Phy<br>siol<br>ogic<br>al | Str<br>uct<br>ural |                                         |                                   |                                                                                           |                                      |                  |
|                  |                 |                                      |              |                                           |               |                                                       |                           |                    |                                         |                                   | which indicated an area of decay >30% of the stem area. (Resistance measurement appended) |                                      |                  |
| T                | 2               | Quercus robur (Common Oak)           | Early Mature | 370(1)                                    | 23            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Building within falling distance. | No significant defects noted. Major deadwood in crown. Suppressed.                        | Remove all deadwood.                 | No work required |
| T                | 3               | Quercus robur (Common Oak)           | Mature       | 550(1)                                    | 23            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Building within falling distance. | Major deadwood in crown. Minor deadwood.                                                  | Remove all deadwood.                 | No work required |
| T                | 4               | Sequoia sempervirens (Coast Redwood) | Early Mature | 220(1)                                    | 12            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Building within falling distance. | No significant defects noted.                                                             | None required at time of inspection. | No work required |
| T                | 5               | Pinus (3 needle Pine)                | Early Mature | 200(1)                                    | 9             | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Building within falling distance. | Minor deadwood.                                                                           | None required at time of inspection. | No work required |

| Type | Tree no. | Species                           | Age          | Diameter / mm (no. of stems AGL) | Height / m | Occupancy (Estimated usage) | Condition     |            | Estimated Life Exp (years) | Site Features                     | Comments                                                                                                                                                                                                                                                     | Recommendations                      | Priority         |
|------|----------|-----------------------------------|--------------|----------------------------------|------------|-----------------------------|---------------|------------|----------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|
|      |          |                                   |              |                                  |            |                             | Physiological | Structural |                            |                                   |                                                                                                                                                                                                                                                              |                                      |                  |
| T    | 6        | Thuja plicata (Western Red Cedar) | Early Mature | 290(1)                           | 13         | High                        | Fair          | Fair       | 3+(10+)                    | Building within falling distance. | Minor deadwood.                                                                                                                                                                                                                                              | None required at time of inspection. | No work required |
| T    | 7        | Pinus sylvestris (Scots Pine)     | Mature       | 840(1)                           | 26         | High                        | Fair          | Fair       | 3+(10+)                    | Building within falling distance. | Large tree with neighbouring property within the canopy spread.<br>Co-dominant stems.<br>Minor deadwood.<br>The stem was resistance tested at the base of the stem which indicated an area of decay >30% of the stem area. (Resistance measurement appended) | Remove                               | 6                |
| T    | 8        | Thuja plicata (Western Red Cedar) | Early Mature | 300(1)                           | 13         | High                        | Fair          | Fair       | 3+(10+)                    | Building within falling distance. | Minor deadwood.                                                                                                                                                                                                                                              | None required at time of inspection. | No work required |

| T<br>y<br>p<br>e | Tre<br>e<br>no. | Species                                                  | Age          | Diameter<br>/ mm (no.<br>of stems<br>AGL) | Height<br>/ m | Occu<br>panc<br>y<br>(Esti<br>mate<br>d<br>usag<br>e) | Condition                 |                    | Estima<br>ted<br>Life<br>Exp<br>(years) | Site Features                                                            | Comments                                                                    | Recommendations                         | Priority            |
|------------------|-----------------|----------------------------------------------------------|--------------|-------------------------------------------|---------------|-------------------------------------------------------|---------------------------|--------------------|-----------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------|---------------------|
|                  |                 |                                                          |              |                                           |               |                                                       | Phy<br>siol<br>ogic<br>al | Str<br>uct<br>ural |                                         |                                                                          |                                                                             |                                         |                     |
| T                | 9               | Pinus<br>sylvestris<br>(Scots<br>Pine)                   | Mature       | 500(1)                                    | 24            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Road within<br>canopy spread                                             | No significant defects noted.                                               | None required at<br>time of inspection. | No work<br>required |
| T                | 10              | Quercus<br>robur<br>(Commo<br>n Oak)                     | Mature       | 690(1)                                    | 26            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Road within<br>canopy spread.<br>Building within<br>falling<br>distance. | Minor deadwood.                                                             | None required at<br>time of inspection. | No work<br>required |
| T                | 11              | Betula<br>pendula<br>(Silver<br>Birch)                   | Mature       | 400(1)                                    | 24            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Road within<br>canopy spread                                             | Exudation on stem. Major<br>deadwood over road/footpath.<br>Minor deadwood. | Remove all<br>deadwood.                 | 6                   |
| T                | 12              | Magnolia<br>(Magnoli<br>a)                               | Early Mature | 120(5)                                    | 6             | High                                                  | Fair                      | Fair               | 3+(10+)                                 |                                                                          | Minor deadwood.                                                             | None required at<br>time of inspection. | No work<br>required |
| T                | 13              | X<br>Cupress<br>ocyparis<br>leylandii<br>(Leyland<br>Cyp | Mature       | 200(2)                                    | 10            | High                                                  | Fair                      | Fair               | 3+(10+)                                 | Road within<br>canopy spread                                             | No significant defects noted.                                               | None required at<br>time of inspection. | No work<br>required |

## **APPENDIX 1 – Qualifications and Experience**

### **Brief qualifications and experience of Mark Harrison**

After having gained a national diploma in arboriculture from Merrist Wood Agricultural College in 1986 Mark has been employed by various Borough and District councils having been awarded the post of arboricultural officer. He has also provided officer support and consultation services to further councils as well as private companies and individuals.

He is a professional member of the Arboricultural Association, Consulting Arborists Society and the International Society of Arboriculture as well as an associate member of the Institute of Chartered Foresters.

Qualifications include:

BSc (Hons) (Natural Science) (Environmental Science)

OND Arboriculture

VALID Tree risk – Benefit Assessment

International Society of Arboriculture Tree Risk Assessment Qualification

Professional Tree Inspection (Lantra)

Professional Tree Valuation (Lantra)

Bats in Trees

Bats and Fiberscopes.

Bat Awareness (Surveying to BS 8596 Surveying for Bats and Trees in Woodland. Guide).

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