

LAND AT OLD FOREST ROAD, WINNERSH, BERKSHIRE RG41 1HY

**TREE CONDITION SURVEY, ARBORICULTURAL IMPLICATIONS
ASSESSMENT AND TREE PROTECTION RECOMMENDATIONS**

JUNE 2025

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Prepared for
and on behalf of:
Elstree Land Ltd
14 Merril Drive
Winnersh, Wokingham
Berkshire RG41 5RS

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Front Cover: Aerial view of Old Forest Road and part of Development Site extracted from Google Earth July 2021

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APPENDIX: (All bound into report):

-  **Description of Tree Categories in BS 5837(2012)**
-  **GHA Trees Tree Survey drawing number GE/2112050/1 Rev. A by GHA Trees dated. January 2025 superimposed onto the Topographical Survey by CD Surveys Ltd.**
-  **GHA Trees Tree Condition Survey Schedule dated January 2025.**
-  **Goodger Design Associates drawing number 463/01 Tree Constraints Proposed Treeworks superimposed on DHA Presentation Plan 092404-ELS-01**
-  **Old Forest Road Presentation Layout (DHA drawing nr. 092404-ELS-01).**
-  **Extract from WBC Tree Preservation Orders Map with site Indicated in blue outline.**

1.0 TERMS OF REFERENCE

- 1.1 **Goodger Design Associates (GDA)** is a practice of chartered landscape architects registered with the UK Landscape Institute with additional membership of the Arboricultural Association (AA). Our principal, Toby Goodger, is qualified with a TechArborA qualification in arboriculture from Merrist Wood College. We compile tree condition surveys in accordance with British Standard BS 5837 (2012) (ref. 1) and BS3998 (2010) (ref. 2) and AA guidance notes. We employ the Quantified Tree Risk Assessment (QTRA) system to assess tree health and hold QTRA licence number 1271.
- 1.2 **Appointment and Objectives.** We were appointed by Elstree Land Ltd on 24th September 2024 to carry out a visual survey and review of trees within the proposed development parcel between Old Forest Road and Toutley Road. The proposed residential development may impact upon existing trees/vegetation within the site although our objective is to retain and protect as many healthy trees as possible either side of new site access roads and around the site perimeters. The existing detailed tree survey by GHA trees in January 2025 assessed the tree's health, determined their root protection areas and canopy spreads to provide a baseline for the site development. We reviewed the proposed site accesses for their potential impacts on the existing trees on 19th November 2024 and our review is contained in section 2.0. The survey is illustrated on GHA trees tree constraints plan GE/2112050/1 Rev. A superimposed onto the topographical survey. We assessed the viability of creating a surfaced access road from Old Forest Road and for a link road between the site's east and west sections through an existing tree belt.
- 1.3 **Method.** The updated tree survey fieldwork was completed on 31st January 2025 by GHA trees and earlier tree survey work was completed by us on 19th November 2024. We referred to the existing GHA trees survey as their survey data is considered valid for the application. We made visual assessments of the trees at the proposed access point from Old Forest Road and the tree belt that lies between the east and west constituent parts of the site. In addition, we used Visual Tree Assessment (VTA) techniques (ref. 3) to assess the health and stability of the trees.
- 1.4 **Context.** The site is sandwiched between Old Forest Road to the south and Toutley Road to the north with an existing informal access from Old Forest Road and is bordered by existing residences to the south. An accessible millennium woodland has been planted to the east and Old Forest Road Meadows SANG is located to the north, beyond Toutley Road. There are approximately 28 existing trees located around the site perimeters protected by Tree Preservation Order (TPO) TPO-0507-1989. Various treeworks such as crown lifting/thinning will be required along access routes and site perimeters. The site is located at grid reference SU793702 in the Wokingham Borough Council local authority area.
- 1.5 **Soils, Drainage, and Site Extents.** The Landis Soilscales maps (ref. 5) indicate that the site is allocated Soilscale 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. No site specific soil samples have been obtained although a geotechnical site survey may reveal further soil information. The site area including the RPAs is approximately 1.47 hectares. The main open part of site falls from south west to north east by 0.75-1metre.
- 1.6 **Timescale and Disclaimer.** The contents of this tree survey are valid for eighteen months from the last survey date of 19th November 2024. An additional detailed tree survey and arboricultural implications assessment, tree protection plan and an arboricultural tree protection method statement will be required at a later stage in the planning process. Every survey takes a snapshot of the present situation. Trees are dynamic and in a constant state of change influenced by environmental/climatic conditions and tree life cycles. The recommendations in this report are given in good faith and we cannot accept responsibility if the recommendations are not implemented, or trees fail where there were not any obvious defects present.

2.0 TREE CONDITION SURVEY REVIEW AND ARBORICULTURAL IMPLICATIONS ASSESSMENT (AIA)

2.1 TREE REFERENCES T18-T22/GROUP G21 ALONG PROPOSED ACCESS ROAD FROM OLD FOREST ROAD

In my opinion it would be possible to create a new site access from Old Forest Road (see image 1 below) without felling the category A Oaks. Please refer to GHA Trees tree survey drawing number GE/2112050/1 Rev.A for tree locations. The Lawson Cypress hedge (shown as G21 on the tree survey plans) has been cut right down to stumps in the neighbouring property. The Oaks (T18 and T20) will need to be crown lifted along the access to say 4-5 metres height from existing ground levels, dead wooded, and crown thinned by up to 15%. Trees T22 and T19 will need to be felled and grubbed up as their trunks will be too close to the edges of the proposed access road although as category B trees their loss will not be as significant as the loss of the category A Oaks and tree T22 is not protected under TPO-0507-1989. Felled trees can be replaced within new tree planting planned for the proposed site development.

The access road will need to be constructed on a raised a 'no dig' permeable construction (e.g. permeable block paving or asphalt over a cellweb and 20/40Ø no fines stone construction to a specified depth) where it passes over the tree RPAs and raked down with topsoils either side of the access road as shown in figure 1 below. It should contain speed control cushions and passing places, if possible, where it narrows. These trees will be protected with a steel tree protection fence that conforms with the construction details shown in section 6.2.2 of British Standard BS5837(2012) and illustrated in figure 2.



Image 1: View of proposed site access from Old Forest Road looking to south east with tree T18 to left & T19 to right (Both English Oak)

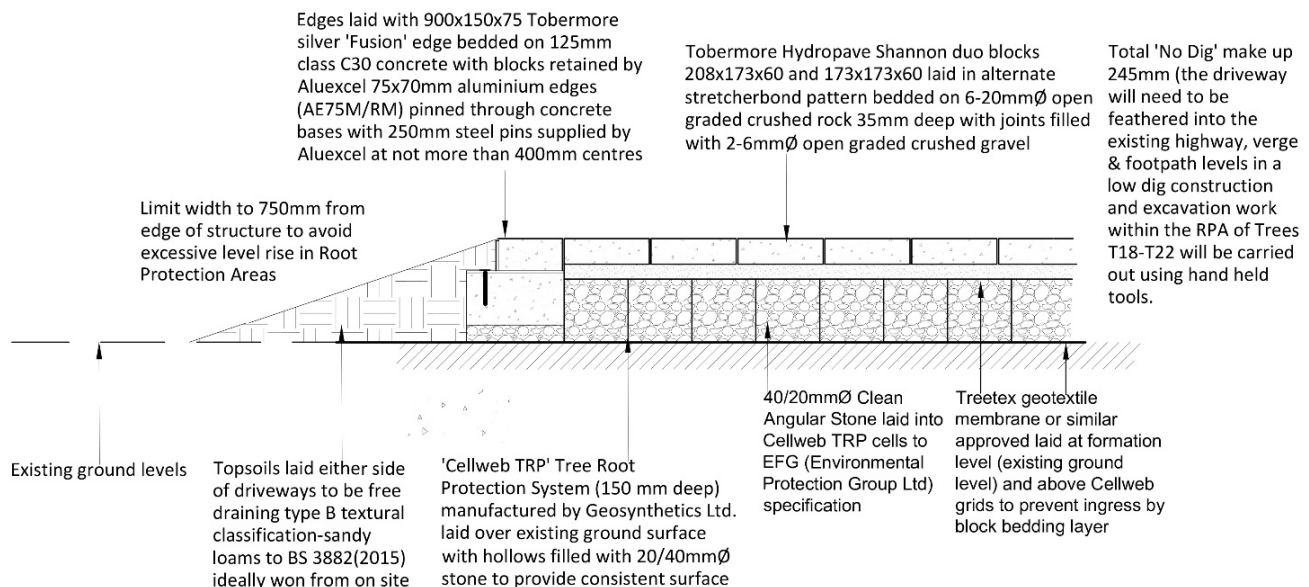


Figure 1: Typical Detail of 'No Dig' Construction for Access Road from Old Forest Road

2.1 TREE REFERENCES T18-T22/GROUP G21 CONTINUED

Figure 2 Default specification for protective barrier

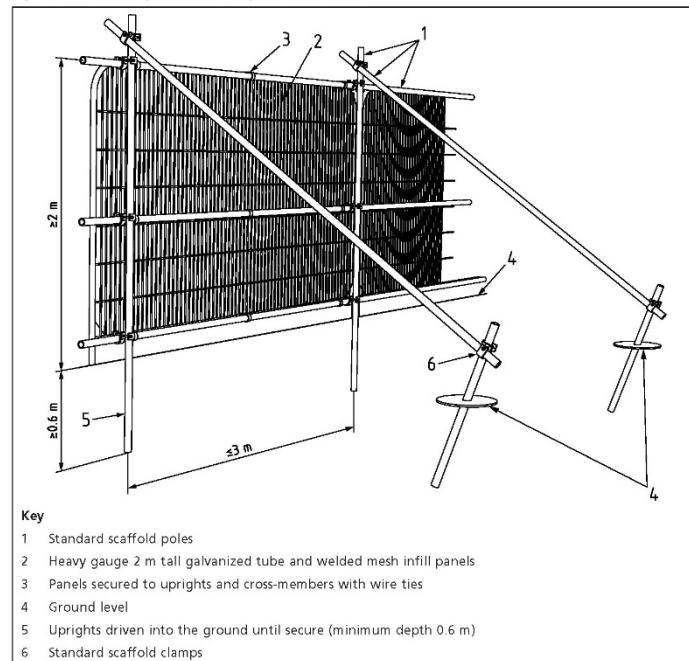


Figure 2: Default Tree Protection Fence as stated in BS 5837(2012)

2.2 TREE REFERENCES T9-T15 TREE BELT BETWEEN SITE'S EAST AND WEST PARCELS

There are two separate parcels to the east and west of the site that will be linked with an access road that will need to pass through an existing tree belt that runs across the site from north to south and contains seven trees protected by TPO-0507-1989. Tree T14 is listed as a dead category U tree and tree T13 is a poor quality category Oak. The current landowner has applied for consent to fell tree T13 as it is deemed to be structural unsound as a significant gap in this tree belt is currently accessed by walkers. Tree T14 and T13 are shown in images 2 and 3 below and their removal and subsequent creation of a gap in the tree line is where I recommend the linking road is aligned through so that it is located a sufficient distance from the trunks of the category A Oaks T12 and T15. The linking road will also need to be constructed as a no dig permeable road to limit the impact on the RPAs and crowns of trees T12 and T15 in a similar construction detail as shown in figure 1.



Image 2: View looking south from Toutley Road showing tree belt crossing site from north to south

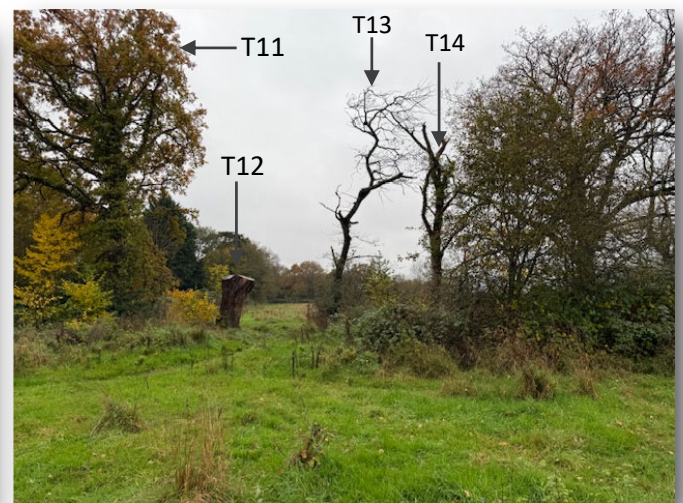


Image 3: View looking east towards potential gap in tree belt where link road can be located if trees T12 (Stump), T13, and T14 are felled

2.3 TREE REFERENCES T1-T8, T24-T35, G16, G17, G21, G23, G25, G26, G29, G33 & G33

There will be no conflict with the trees arrayed along the east boundary to the Millennium woodland as communal public green spaces will back onto the woodland. The woodland would be protected with the specified tree protection fence. The apartment buildings and parking spaces are located outside the RPAs of tree group G25 and the Millennium woodland. A linking footpath, which passes partially through the G25 group to Old Forest Road, will have surfaces that are permeable and no dig. Tree T3 in the site's north west corner will have almost one third of its RPA within parking bays and the surfaces will be permeable and low to no dig. Tree T1 and T2 have RPAs that will be close to proposed building units and their crowns and RPAs will need to be well protected during construction works.

3.0 SUMMARY AND LIST OF RECOMMENDATIONS ARISING FROM THE ARBORCULTURAL IMPLICATIONS ASSESSMENT (AIA)

- a) **Proposed Treeworks along the Old Forest Access Road, within the north to south tree belt and around the site perimeters** must be completed outside the bird nesting season that occurs between February and August. The trees should be checked for bat roosts and bird nests prior to treeworks so they can be relocated under licence if present under the Wildlife and Countryside Act 1981 (ref.6). Tree felling and existing vegetation clearance must be completed by certified arborists and the brash chipped and removed off site. Felled trees must be replaced with suitable new specimens of native provenance and in accordance with the Biodiversity Net Gain strategy. **A further tree condition survey, tree protection plan (TPP), and Arboricultural Method Statement (AMS) will be completed during the planning process to be approved by the Wokingham Brough Council (WBC) tree officers.** The TPP and AMS must be adhered to by an appointed main contractor and an appointed arboriculturalist will monitor the tree protection works and future areas for landscape works to ensure compliance.
- b) **The construction make ups for the proposed access road from Old Forest Road and the link road through the north to south tree belt between the site's east and west parts and elsewhere where tree RPAs may be impacted upon, must be constructed with a no dig permeable construction** incorporating cellular confinement systems (e.g. Cellweb) to sufficient depths, approved by a civil engineer, in accordance with Arboricultural Association Guidance note 12 (ref. 7). Generally permeable surfacing must be incorporated through the site as a component of the SUDS strategy to conform with the Flood and Water management Act 2010.
- c) **The building foundation design for new buildings must comply with the recommendations contained in the NHBC chapter 4.2-Building Near Trees (2025 update) (ref.8)** to allow for future growth of proposed trees in accordance with an engineering/geotechnical assessment.
- d) **New underground or overhead services equipment and soakaways must not by default be routed or located within or near the RPAs and crowns of existing trees and the planting pits and crowns of proposed trees within the new development. If services alignments are constrained to passing through tree RPAs/pits suitable trenching techniques (e.g. moling/air spades/soil suction) will need to be employed to protect tree roots.** Any new topsoil imported to the site will comply with BS 3882(2015) (ref. 9) and be tested to identify any contaminations and will be rejected if it does not comply with the standard of general purpose topsoil as defined by BS 3882(2015). Where possible, topsoil (and clean subsoils) must be obtained from excavation works on site, stored appropriately in and reused within the landscape works in accordance with Committee of Plant Supply and Establishment (2002) guidelines (ref. 10) and BS 4428:1989 Code of practice for general landscape operations (ref. 11).

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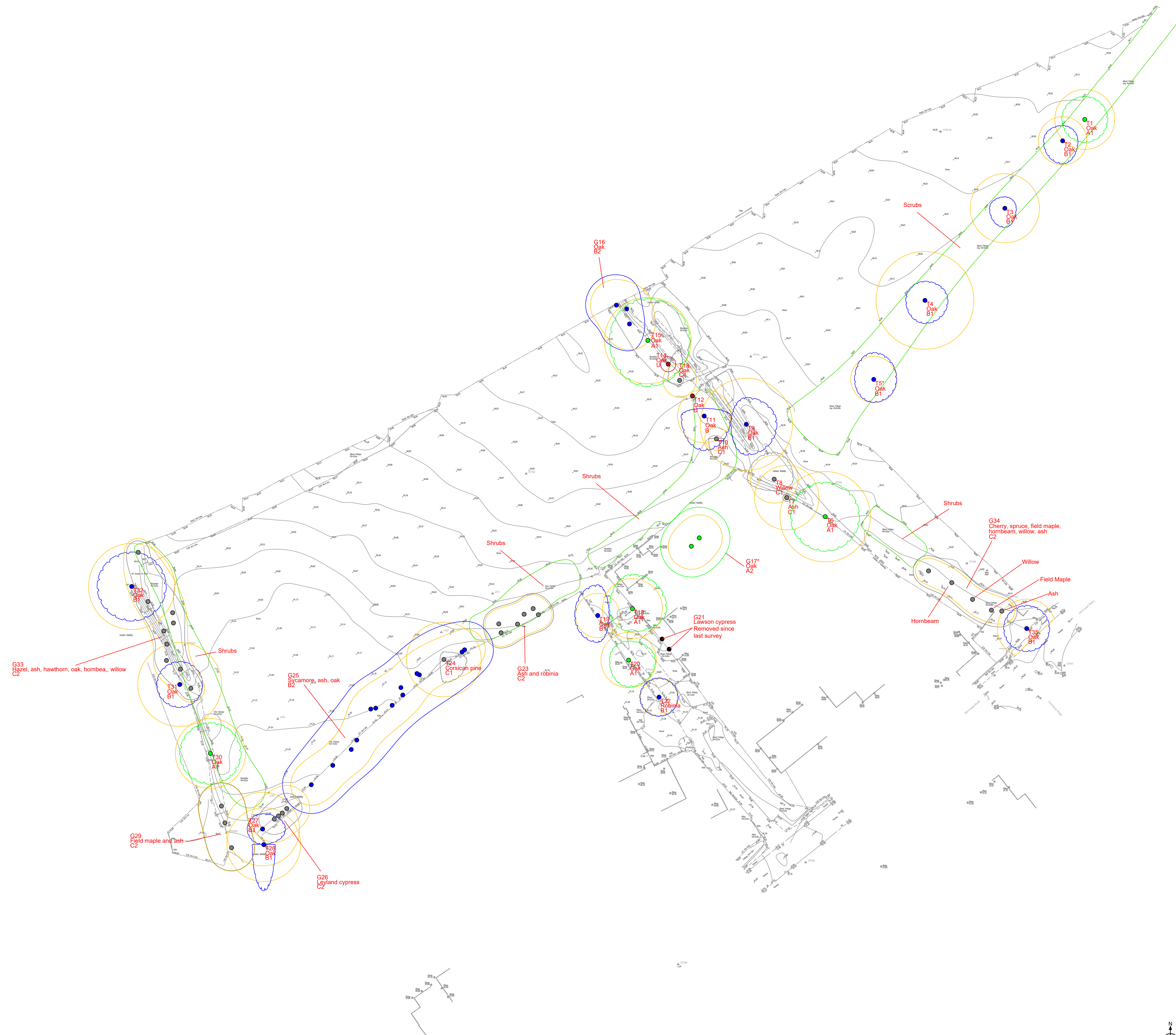
REFERENCES:

- Reference 1: BS 5837: Trees in Relation to Construction 2012. British Standards Institute.
- Reference 2: BS 3998: Recommendations for Tree Work 2010. British Standards Institute.
- Reference 3: Visual Tree Assessment (VTA) techniques-The Body Language of Trees by Dr Claus Mattheck
- Reference 4: Land at Old Forest Road, Winnersh Planning Assessment letter to WBC by Kieran Wheeler of Savills 12/2024
- Reference 5: Cranfield University /Natural Soil Resources Institute Soils Maps. Available online from LANDIS.
- Reference 6: Wildlife and Countryside Act 1981. Available online from the Office of Public Sector Information.
- Reference 7: Arboricultural Association Guidance note 12. Available from <https://www.trees.org.uk>
- Reference 8: NHBC chapter 4.2-Building Near Trees (2025 update) from <https://www.nhbc.co.uk/>
- Reference 9: BS 3882: Specification for Topsoil and Requirements for Use 2015. Published by British Standards Institute.
- Reference 10: Committee of Plant Supply and Establishment (2002) guidelines.
<https://palette.csdhub.com/helpNPS/index.htm?page=Handling%20and%20Establishing%20Landscape%20Plants.htm>
- Reference 11: BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784)
[BS 4428:1989](#) | [31 Aug 1989](#) | [BSI Knowledge](#)

Description of Tree Categories in BS 5837(2012)

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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)	See Table 2
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	See Table 2
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 150 mm	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	See Table 2



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Site: Land at Old Forest Road, Wokingham

1:500 at A1

Drawing Title: Tree Survey Plan

Rev A

January 2025

Key:

- Category A
- Category B
- Category C
- Category U
- Category
- Crown Spread
- Tree Number
- Species
- Root Protection Area

NOTE: Tree/group numbers marked with an * have approximate locations.

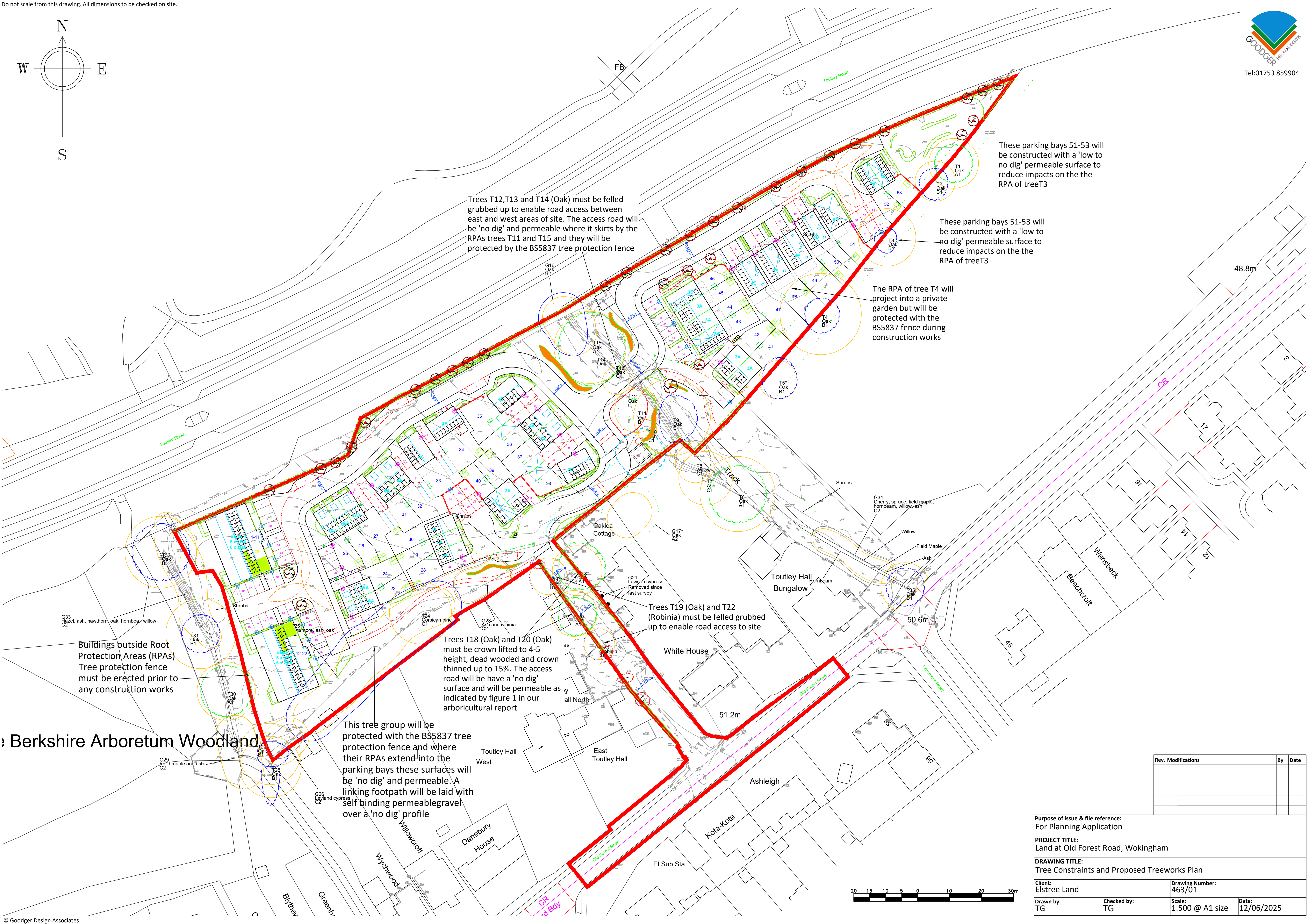
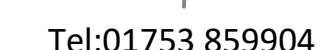
Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Oak	12	650	1	7.80	6	6	6	6	M	2, first branch 6	40+	A1	No notable defects recorded during inspection.
T2	Oak	12	523	2	6.28	4	4	6	5	M	2, first branch 5	40+	B1	Poor fork at base.
T3	Oak	12	750	1	9.00	3	3	5	4	M	5	40+	B1	Declining crown noted. Vegetation near base of tree prevented full and detailed inspection.
T4	Oak	14	1061	2	12.73	5	6	6	5	M	2, first branch 4	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T5	Oak	12	500	1	6.00	7	6	6	5	M	3 north	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T6	Oak	23	980	1	11.76	9	9	9	9	M	7 north, 5 east	40+	A1	Ivy prevented full inspection. Recommend: remove ivy and reinspect.
T7	Ash	12	700	1	8.40	1	1	1	1	M	12	10-20	C1	Topped at 12m - only stem remains.
T8	Willow	10	520	3	6.24	7	5	3	7	M	1	10-20	C1	Regrowth from old stump. Small tree of limited value in the wider landscape.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T9	Oak	18	1000	1	12.00	7	8	8	4	M	6 plus epicormic	40+	B1	Vegetation near base of tree prevented full and detailed inspection.
T10	Ash	13	250	1	3.00	0	2	5	2	M	2	10-20	C1	Suppressed by T11
T11	Oak	20	580	1	6.96	2	7	9	6	M	2 south	40+	B1	Slight lean to south.
T12	Oak	2.5	1100	1	13.20	0	0	0	0	M	2.5	Less than 10	U	Dead stump at 2.5m.
T13	Oak	10	360	1	4.32	8	1	1	3	OM	6	10-20	C1	Suppressed by T12; crown in decline.
T14	Oak	12	450	1	5.40	2	2	2	2	M	6	Less than 10	U	Dead tree
T15	Oak	20	940	1	11.28	11	11	12	10	M	2	40+	A1	No notable defects recorded during inspection.
G16	Oak	18	560	1	6.72	8	4	7	8	M	3	40+	B2	No notable defects recorded during inspection.
G17	Oak	20	500	1	6.00	8	8	8	8	M	6	40+	A2	Off site - full inspection not possible. Some measurements estimated.
T18	Oak	20	650	1	7.80	9	9	6	6	M	6	40+	A1	Off site - full inspection not possible. Some measurements estimated.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T19	Oak	19	480	1	5.76	8	3	7	6	M	7 N	40+	B1	Off site - full inspection not possible. Some measurements estimated.
T20	Oak	18	600	1	7.20	5	7	7	5	M	6	40+	A1	Off site - full inspection not possible. Some measurements estimated.
G21	Lawson cypress	REMOVED SINCE LAST SURVEY												
T22	Robinia	18	400	1	4.80	5	5	5	5	M	6	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
G23	Ash and robinia	10 to 18	300	1	3.60	4	4	4	4	M	4	10-20	C2	Robinia in decline.
T24	Corsican pine	22	810	1	9.72	2	6	6	1	M	7	10-20	C1	Poor fork at 2.5m. Leans to east.
G25	Sycamore, ash, oak	10 to 18	450	1	5.40	7.5	7.5	7.5	7.5	M	4 over site	20-40	B2	Mostly oak. No notable defects.
G26	Leyland cypress	18	500	1	6.00	4	4	4	4	M	2	10-20	C2	Lapsed hedge.

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T27	Oak	14	800	1	9.60	4	6	4	4	M	6	20-40	B1	Declining crown noted. Vegetation near base of tree prevented full and detailed inspection.
T28	Oak	16	800	1	9.60	0	3	12	3	M	6 south	20-40	B1	Off site - full inspection not possible. Some measurements estimated.
G29	Field maple and ash	16	500	1	6.00	6	6	6	6	M	2	10-20	C2	Lapsed hedge. Ash in decline.
T30	Oak	19	760	1	9.12	8	8	8	8	M	2	40+	A1	No notable defects recorded during inspection.
T31	Oak	21	910	1	10.92	6	6	6	6	M	4 over site	20-40	B1	Basal wound at ground level north side.
T32	Oak	21	934	4	11.21	9	9	9	9	M	4 over site	20-40	B1	Union at 1m.
G33	Hazel, ash, hawthorn, oak, hornbeam willow	10 to 18	300	1	3.60	3	3	3	3	MA	2	10-20	C2	Scrub growth.

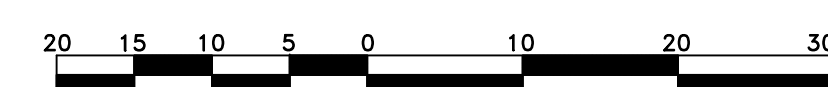
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G34	Cherry, spruce, field maple, hornbeam, willow, ash	10	280	1	3.36	4	4	4	4	MA	4 over site	10-20	C2	Self set trees.
T35	Oak	17	551	2	6.61	6	6	6	6	MA	5	20-40	B1	Off site - full inspection not possible. Some measurements estimated.



This tree group will be protected with the BS5837 tree protection fence and where their RPAs extend into the parking bays these surfaces will be 'no dig' and permeable. A linking footpath will be laid with self binding permeable gravel over a 'no dig' profile

Rev.	Modifications	By	Date

Scale:	Date:
1:500 @ A1 size	12/06/2025





ELSTREELAND

land at
old forest road
wokingham

SCHEDULE OF ACCOMMODATION		
Housetype	Description	Qty
Private		
2BA	2 Bed Apartment	6
2A	2 Bed House	2
2B	2 Bed House	3
3A	3 Bed House	6
3B	3 Bed House	1
3C	3 Bed House	1
3D	3 Bed House	1
4A	4 Bed House	4
4B	4 Bed House	2
4C	4 Bed House	2
4D	4 Bed House with integ garage	1
4E	4 Bed House with integ garage	3
Private Total		32
% of Total (Private)		60%
Affordable		
1BA	1 Bed Apartment	10
2BA	2 Bed Apartment	6
3AA	3 Bed House	5
Affordable Total		21
% of Total (Affordable)		40%
Overall Total		53

rev date by notes

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Do not scale other than for Local Authority Planning purposes.

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Brooklands Farm Business Park
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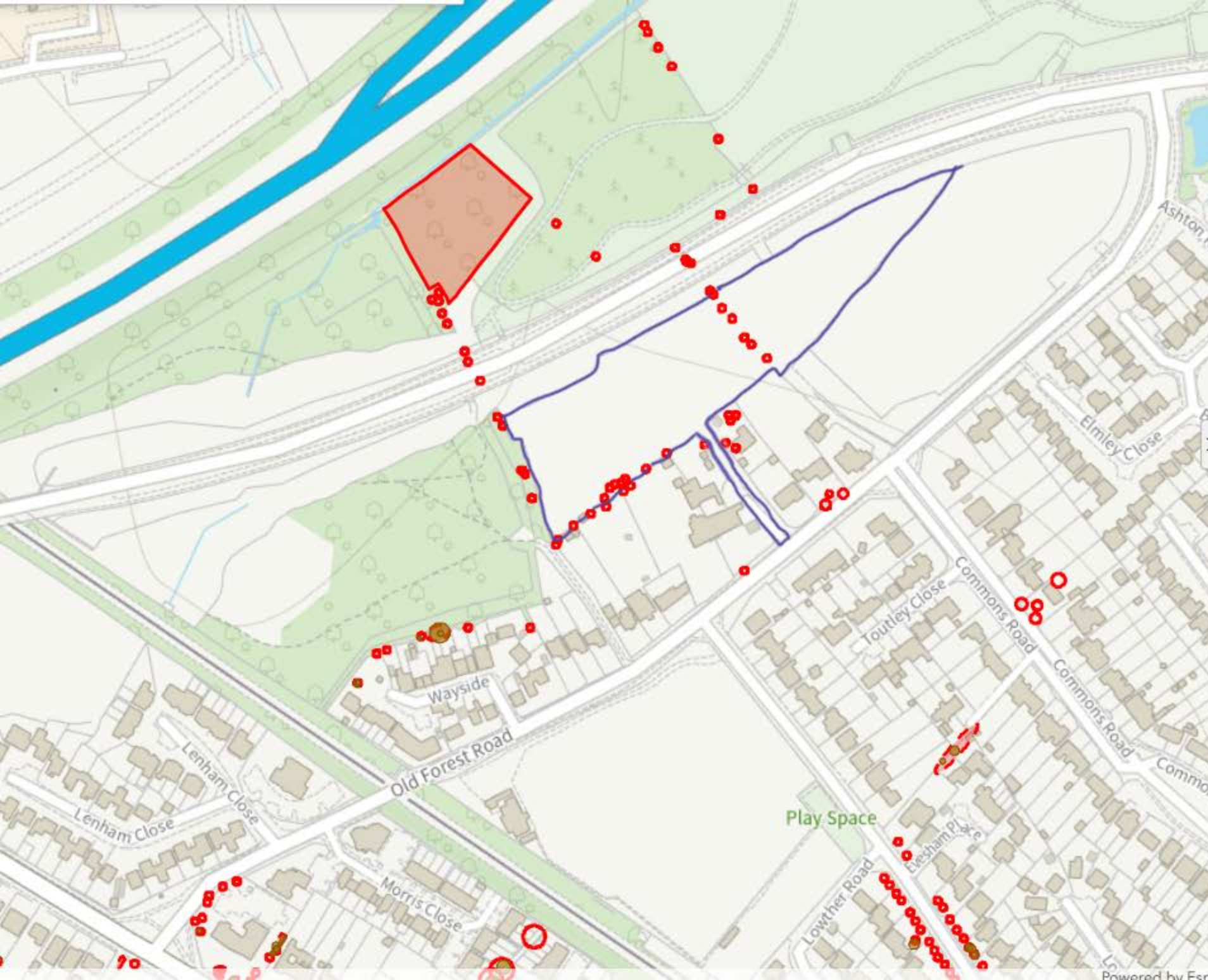
1 : 500 @ A1

created 30.05.2025
contact: JeH

presentation
planning
layout

092404-ELS-01





specified as individual trees in the Order.

- **Group** - The group category is used to protect groups of trees where the individual category would not be appropriate and the group's overall impact and quality merits protection.
- **Area** - The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.
- **Woodland** - A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings i.e. trees less than 3.5m in height are not excluded. The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

How to...

Find a tree:

- Use the search box to locate a specific protected tree, e.g. 1716/2020 or find an address.

View a Tree Preservation Order document (PDF):

- After locating the protected tree you wish to explore, left-click it on the map to see more details.
- To view a Tree Preservation Order document (PDF) left-click "View" next to TPO Document within the pop-up.