



HYDE NURSERY
NEW ROAD
RUSCOMBE

ARBORICULTURAL
IMPACT
ASSESSMENT

for

WESTBOURNE
HOMES

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1. Executive Summary

- 1.1. The site is currently the disused Hyde Nursery. The proposed development is a new housing estate with associated road infrastructure.
- 1.2. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.3. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.4. Given the number of trees on the site, the development proposals incorporate the majority of the better, more sustainable specimens.
- 1.5. The 'A' category tree is to be retained and protected throughout the development.
- 1.6. Where proposed new hard surfaces encroach into the RPA of trees highlighted for retention, sensitive surface construction will be required.
- 1.7. Number of trees to be removed as a direct result of the current design (see section 4 for details):

BS Category	Number of individual trees	Tree Groups
U	5	3
A	~	~
B	63	~
C	15	2

- 1.8. The large quantity of category 'B' trees to be removed is due to the requirement to remove much of the group on the western aspect. The trees individually would constitute a category 'C' designation, however due to their group setting have been classified as category 'B'.
- 1.9. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

2. Introduction

- 2.1. ACD Environmental Ltd (ACD) was instructed in June 2026 to prepare the following impact assessment by Westbourne Homes.
- 2.2. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.3. This report has been revised (rev A) to reflect updated file references following receipt of an updated layout drawing. It is confirmed that there are no changes to the arboricultural impacts proposed from the previous revision following this update.
- 2.4. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: WEST25231ts)
- 2.5. This assessment is based upon the supplied layout drawing ref. P26-15-S-101.
- 2.6. Reference should be made to the Arboricultural Method Statement (WEST25231ams) and Tree Protection Plan (WEST25231-03A)
- 2.7. According to a search of Wokingham Borough Council's online mapping on 18th June 2026 Tree Preservation Order Numbers 516/1989 & 1845/2022 are in force at the site. The site is not within a Conservation Area.
- 2.8. The controlling authority is Wokingham Borough Council, who can be contacted at: Civic Offices, Shute End, Wokingham, Berkshire, RG40 1BN, Tel: 0118 974 6000.
- 2.9. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental Ltd, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.
- 2.10. The following abbreviations have been used throughout this document:
 - Root Protection Area – RPA.
 - Construction Exclusion Zone – CEZ.
 - Tree Protection Plan – TPP.
 - Tree Protection Fencing – TPF.

3. Arboricultural Impact Assessment

- 3.1. The site is currently the disused Hyde Nursery. The proposed development is a new housing estate with associated road infrastructure.
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Where appropriate mitigation is proposed, with details given of any issues to be addressed by the arboricultural method statement to ensure the development is acceptable in arboricultural terms.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference WEST25231ts.
- 3.5. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference WEST25231-03A.
- 3.6. **Evaluation of impact of proposed tree losses**

Table 1: Trees to be removed as a direct consequence of development

BS Category	Number of individual trees	Tree Groups
U	5	3
A	~	~
B	63	~
C	15	2

- 3.6.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference WEST25231-03A.
- 3.6.2. The large quantity of category 'B' trees to be removed is due to the requirement to remove much of the group on the western aspect. The trees individually would constitute a category 'C' designation, however due to their group setting have been classified as category 'B'. Within this area the individually better specimen and trees protected by TPO have been retained.
- 3.6.3. G42 is a mixed species lapsed hedge, due to the requirement to remove much of the group, the remaining components of the group would require extensive pruning to reestablish this as an ornamental hedge which could potentially be of long-term detriment. Coupled with the impact from the proposed driveways on both the north and south of the group.
- 3.6.4. All other trees to be removed are either situated well within the interior of the site, in poor condition or have self-seeded.

- 3.6.5. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised 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. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.6.6. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.
- 3.6.7. Replacement trees will be proposed through landscape design and will more than mitigate for their removal by providing robust long term tree cover in keeping with the proposal and surrounding properties.

3.7. Trees to be pruned

- 3.7.1. At this time the following tree surgery works are proposed.

Tree number	Species	Operation
G2	Leyland Cypress	Crown lift northern aspect of crown to 5m.
G25	Various	Prune two components of group on northern boundary to allow room for construction and to crown lift other components for the installation of boundary fencing.
H35	Privet	Prune southern face to allow for adequate working room for construction purposes.
G42	Various	Crown lift remaining trees to 3m. Prune most western component of group to allow for 1.5m of working room for construction purposes.
T44	Deodar	Prune eastern aspect of crown to allow for adequate working space for construction.

3.8. Protection for retained trees

- 3.8.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed (see 6.2.3).' As such, protection for all retained trees is shown on the Tree Protection Plan according to this specification.

3.9. Barriers

- 3.9.1. The specification for tree protection fencing shall comprise of Heras type panels on 'boots', well braced by attachment to scaffold pole uprights driven firmly into the ground.
- 3.9.2. Temporary tree protection is shown around the RPA of G42, this is only to be moved to its final location immediately prior to the installation of the no-dig surfacing.

3.10. Ground protection

- 3.10.1. In certain areas, space required to construct buildings will require encroachment into RPAs. Potential damage caused by foot traffic and associated works can be mitigated by the use of ground protection as specified in BS5837:2012 section 6.2.3. To ensure the ongoing survival of the retained trees, this is detailed in the Arboricultural Method Statement and indicated on the Tree Protection Plan where required.

3.11. Demolition

- 3.11.1. To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. This should be subject to a pre-commencement site meeting between the developer, their project arboriculturist and a representative from the Local Authority. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

3.12. New Hard Surfaces within RPAs

- 3.12.1. Where the driveway of Plot 17 marginally impacts the group RPA of G2, the excavations shall be conducted in a sensitive manner, under the supervision from the project arboriculturist.
- 3.12.2. The car parking bays for plots 4 & 5 and the driveway for plot 18 impact the group RPA of G42. For this a no-dig surfacing shall be used.
- 3.12.3. To avoid root damage, a no-dig approach must be taken, limiting the impact on the trees:
- 3.12.4. The use of a three-dimensional cellular confinement system, such as 'Cellweb' is an acceptable approach, which aims to fulfil the above design criteria. This system maintains the passage of oxygen and water to root systems; avoids root loss through severance or asphyxiation and minimises the potential for soil compaction. It is achieved by laying a Geotextile membrane directly onto unchanged soil levels, with a three-dimensional cellular confinement system ('Cellweb') laid on top filled with no fines granular fill, with a porous finishing surface. See specification on Tree Protection Plan (WEST25231-03).
- 3.12.5. Retained trees must first be protected during all stages of the development including demolition, by the erection of fencing as specified on the Tree Protection Plan (TPP). Installing the surface may require the re-positioning of the tree protection fencing to a secondary location in line with and associated method statement.
- 3.12.6. The area must be protected during all stages of the development including demolition, by ensuring the surface is installed, with a sacrificial tarmac surface (or trackway) if required, prior to any construction or demolition traffic entering the site.
- 3.12.7. The Arboricultural Method Statement describes installation of a typical no-dig surface. This follows the recommendations set out in Section 7.4 of British Standard 5837:2012. The author of this report is not an engineer and therefore detailed engineering design and analysis must be carried out by a suitably qualified engineer. However, any design must be approved for use by the project arboriculturist.

3.13. Construction within RPAs

- 3.13.1. A marginal section of plot 17 impacts the western two components of G2, due to the impact the foundations will be excavated under the supervision of the project arboriculturist.

3.14. Shade and future pressure to prune

- 3.14.1. The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. As a result, it is considered unlikely that there would be any undue pressure to remove trees or excessively prune from any future occupants.

3.15. Services

- 3.15.1. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Details of services have not been provided at the time of writing. The Tree Protection Plan, showing the constraints posed by retained trees will be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict. As per BS5837:2012 Figure 1, once further details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these details for services for inclusion in the Tender documentation.
- 3.15.2. Full details of the service and utility provisions for the site remain to be finalised. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Constraints posed by retained trees must be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict.

3.16. Levels and Landscaping

- 3.16.1. Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability. Unless no-dig methodology is proposed for installation of surfaces within RPAs the original levels in these areas must be noted, retained, and integrated into the engineering design of the site. Landscaping operations within the RPAs of retained trees must be carried out in a sensitive manner and be subject to a detailed method statement and arboricultural supervision.

3.17. Boundaries

- 3.17.1. All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

3.18. Supervision & monitoring

- 3.18.1. The development process should be subject to arboricultural supervision and monitoring, especially areas where incursion into the RPA of retained trees is required. Therefore, supervision is recommended during the excavation works in proximity to G2 and for the installation of no-dig surfacing in proximity to G42.

4. Conclusion & Recommendations

- 4.1. Any comments and recommendations made in section 3 should be noted and due consideration be given to the phasing and operational impact (and viability) of special construction techniques.
- 4.2. The Arboricultural Method Statement (WEST25231ams) has been compiled in conjunction with the Tree Protection Plan (WEST25231-03A) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. Once further engineering details become available as part of the detailed/technical design for the site, the TPP and AMS will be revised to incorporate these for inclusion in the Tender documentation.
- 4.3. The AMS includes details of all tree protection measures discussed within this report and provision for site supervision, monitoring and reporting throughout the development.
- 4.4. Any fencing and other tree protection measures should be erected after tree surgery but before any demolition or construction contractor enter the site, and before any soil stripping takes place. It is recommended that protection measures are monitored during the development process by a representative of ACD or an alternative consultant acceptable to the LPA, who should be responsible to both the developer and the LPA for the enforcement of the protection as agreed by both parties.
- 4.5. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within areas to be protected and the protective fencing must remain in position for the duration of the construction process.
- 4.6. Surgery may also be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery should be provided prior to site commencement. All surgery should comply with BS3998:2010 or more recently accepted arboricultural good practice.

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Arboriculturist

16 September 2026

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A large, stylized leaf graphic in a dark green color, positioned on the left side of the page. It has a prominent central vein and several smaller veins branching off, creating a sense of organic growth.

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