SOUTH WOKINGHAM PHASE 2B - SANG

TREE SURVEY

for

MILLER HOMES & KIER VENTURES LTD

Written By:	W. Wareing
Checked By:	A. Bigg
Date:	12/08/2025
Revision:	
Ref:	REF12345ts SANG

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1. Introduction and Terms of Reference

1.1. ACD Environmental were instructed by Miller Homes & Kier Ventures Ltd, in December 2022, to survey and categorize the trees at South Wokingham Phase 2B - SANG, in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. The survey includes all trees with a stem diameter greater than 75mm stem diameter at a height of 1.5m that are on site or close enough to pose a potential constraint to development.

1.2. The survey was carried out to assess the trees on site for their quality and benefits within the context of proposed development. The quality of each tree, or group of trees has been recorded by allocating it to one of four categories, where:

- Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design.
- 'C' category trees will not usually be retained where they would impose a significant constraint to development but should be retained where there is no reason for their removal.
- 'U' category trees are in such a condition that they are unlikely to contribute beyond 10 years and may be removed as good arboricultural practice.

1.3. This report provides the data and advice outlined in BS5837:2012 only. It must not be substituted for a tree risk assessment. Detailed tree inspection including decay mapping, aerial inspection, soil analysis, etc. was not undertaken. If further detailed inspection is deemed necessary, then it will be made clear within this report.

1.4. We have not been instructed at this stage to contact the Local Authority and investigate the presence of any statutory protection on trees on, or adjacent to the site.

1.5. The Tree Survey Plan was based on the supplied topographical ground survey.

1.6. The controlling authority is Wokingham Borough Council who can be contacted at:
Address: Wokingham Borough Council, Development Management, Wokingham Borough Council, Civic Offices, Shute End, Wokingham, RG40 1BN
Email: development.control@wokingham.gov.uk
Phone: 01189746000

1.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7, Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.

1.8. Elements of this tree survey are updates from previously undertaken 3rd party tree survey data by DPA Arboricultural Consultants ref. DPA-7022-09 rev A. This includes comments, numbering and categorisation.

2. Scope and Method of Survey

2.1. The survey has been carried out in accordance with BS5837:2012 Trees in Relation to design, demolition and construction - Recommendations and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged. An explanation of the categories can be found at appendix 1.

2.2. The reference numbers of surveyed trees and groups of trees are shown on the Tree Survey Plan, which is based on the supplied survey drawing and appended to this report. The prefix 'G' has been used to indicate a group of trees, and 'H' for hedges. Stem locations within groups may be estimated, and indicative of canopy only.

2.3. The tree survey was carried out from ground level only.

2.4. Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.

2.5. Where stems or branches are obscured by Ivy or other materials a full assessment of those parts will not be possible.

2.6. Tree heights were measured with a clinometer or estimated in relation to those measured with the clinometer. If individual tree heights are of particular concern, for example in shading calculations, then they are measured using a clinometer.

2.7. Trunk diameters were measured or, where inaccessible, estimated. Single stemmed trees are measured at 1.5m from ground level. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter may be an estimated average or a maximum.

2.8. Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy of tree groups will be indicated by measuring the maximum canopy radius for each compass point (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

2.9. No soil assessment was carried out at the time of survey. According to the National Soil Resources Institute online mapping service at http://www.landis.org.uk/soilscapes the soil on site is expected to be: *Loamy soils with naturally high groundwater & freely draining slightly acid loamy soils.*

2.10. Where trees were not plotted on the topographical survey their positions have been estimated.

Image 1: T252 example of mature Oak tree in southern section of site.

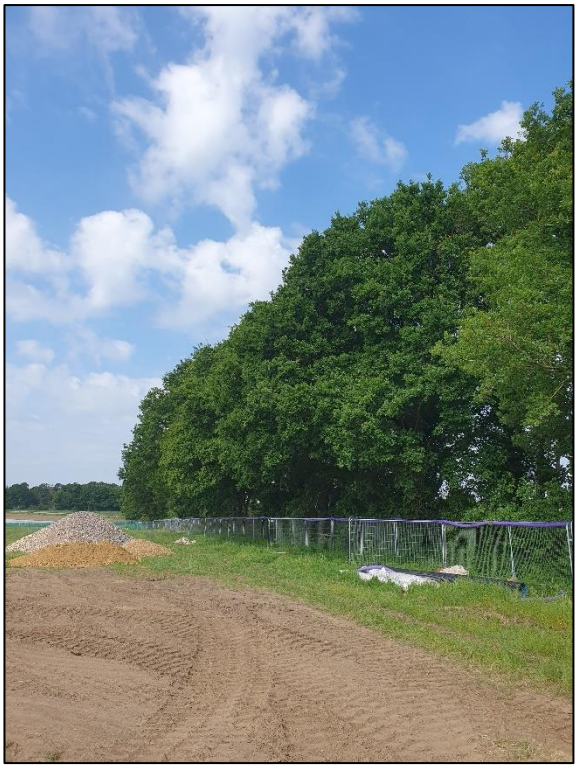


Image 2: Tree line separating northern and southern sections of site. (G249)

Image 3: Northern face of W157 which is designated as Ancient Semi Natural Woodland.

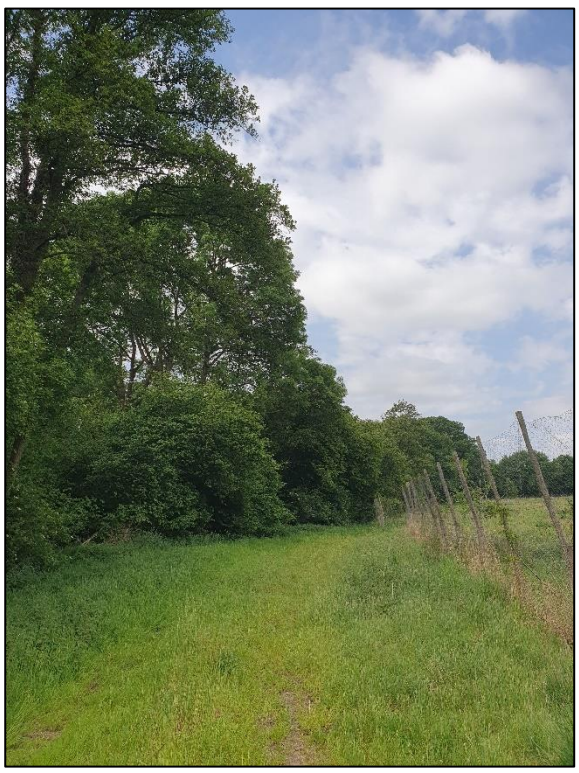
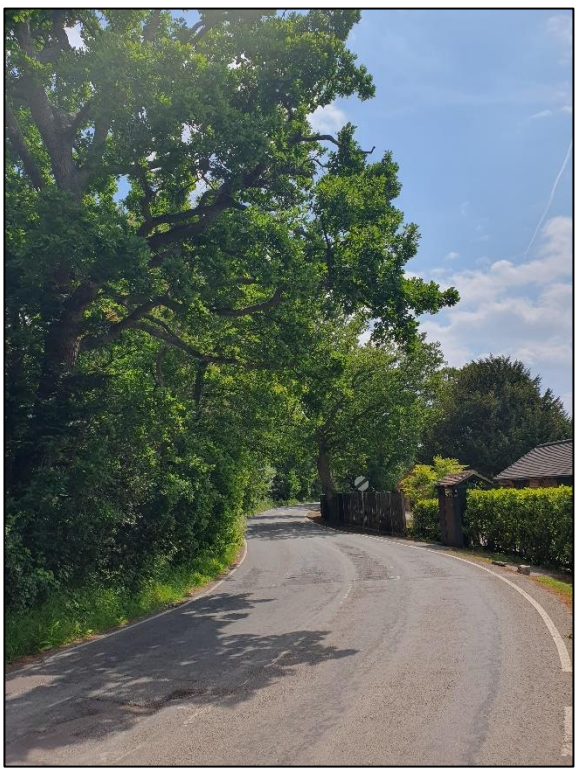


Image 4: Example of trees, groups and hedgerows consistent along 'Heathlands Road'.



3. Recommendations

3.1. Trees of 'A' and 'B' category should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design. Trees of a 'C' category will not usually be retained where they would impose a significant constraint to development. 'U' category trees are in such a condition that they will be lost within 10 years and may be removed as good arboricultural practice.

3.2. There is scope for development of the site by retaining the important category 'A' and 'B' trees and groups and respecting the RPAs and 15m buffer afforded to W157. Category 'C' trees and groups should not pose a constraint to development, however should be retained where realistically plausible.

3.3. Trees can be a development constraint both below and above the ground. In terms of below ground constraints, BS5837:2012 RPAs indicate an area that contains sufficient rooting volume to ensure survival of the tree. In terms of the proximity of structures to trees, the default position should be that structures are located outside the RPAs of trees to be retained. This area of ground should be taken into account with the site layout, such that it can left undisturbed during demolition and construction by prohibiting activity from the area using protective fencing or ground protection.

3.4. In terms of the above ground factors, tree constraints presented by the canopy and the psychological effects of tree proximity to dwellings (such as shading, perceived threat of tree failure, etc.) must also be considered during scheme design. This will involve optimising site layout and building room use to avoid the end-user becoming resentful of the trees and seeking excessive pruning or even tree removal. This is especially a consideration with trees located on southern boundaries.

3.5. Preferably, conflicts between proposed structures and RPAs and tree canopies should be 'designed out' through the careful positioning of any built form. It is therefore advisable that any development layouts are drafted in close collaboration with ACD to ensure that any trees which are highlighted for retention can be realistically integrated into the design.

3.6. When a final layout is agreed, an Arboricultural Impact Assessment (AIA) should be completed to discuss arboricultural issues within the scheme and demonstrate to the Planning Authority the viability of the layout.

3.7. Before any works start on site, including demolition, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) should be submitted, approved and implemented. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within the Root Protection Areas (RPAs) and the protective fencing must remain in position for the duration of the construction process.

3.8. BS5837:2012 Section 5.1.1 states that the constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognized 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. It is anticipated that there is to be comprehensive redevelopment of the site, which may require the removal of B category trees. Removal of B category trees may be considered acceptable, subject to mitigation planting as part of landscape proposals. It is advised that this is subject to discussion with the Local Planning Authority as to the acceptability of this approach.

3.9. BS5837:2012 Section 5.2.1 states that: 'The RPA and any other relevant constraints should be plotted around each of the category A, B and C trees on relevant drawings, including proposed site layout plans'. Recognition is given in Table 1 however that C category trees are 'unremarkable trees of very limited merit'. As such it is considered that C category trees should be retained where appropriate but should not represent a constraint to an otherwise satisfactory proposal.

3.10. The hedgerows and trees have landscape value both within the site, and when viewed from the surrounding area. The boundary vegetation and internal hedge rows have landscape value as group features and represent a constraint to any development of the site, notwithstanding their individual category.

3.11. Under the Hedgerows Regulations 1997 it is against the law to remove or destroy certain hedgerows without permission from the local planning authority. Local planning authority permission is required before removing hedges that are at least 20 metres (66 feet) in length, more than 30 years old and contain certain species of plant. The authority will assess the importance of the hedgerow using criteria set out in the regulations. Hedgerows in areas covered by an Historic Landscape Characterisation are often protected on the basis of historic importance and their wildlife value.

3.12. W157 on the northwestern aspect of the site is designated as Ancient Semi Natural Woodland, and as such a 15m buffer has been shown from this.

3.13. Attention is drawn to the provisions of the Occupiers Liability Acts, which place a responsibility upon landowners to ensure the safety of others entering their land. There is a special responsibility to ensure the safety of children, who may be unaware of danger. Regular inspections of your trees by a competent person, or following storm conditions if sooner, together with implementation of any recommendations, should ensure compliance with the legislation regarding tree safety.

Will Wareing *ND Arb*
Arboriculturist

12/08/2025

Appendix 1: Summary of Categories BS5837:2012

BS5837:2012 Table 1 - **Cascade chart for tree quality assessment**

Category and definition	**Criteria (including subcategories where appropriate)**		
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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7.***		
	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)
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
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 150mm	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

Appendix 2: Tree Survey Schedule

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T45	Willow	8.0(4.0)	925(1)	8	7.5	7.5	7.5	M	20+		B
T46	Willow	14.5(4.0)	895(1)	8	8	8	8	M	20+	Small group of self-seeded trees within understorey	C
T47	Willow	18.0(4.0)	750(1)	2	4	8	3	M	20+		C1
T48	Beech	7.0(2.0)	310(1)	4	4	4	4	MA	10+		C
T49	Oak	17.0(4.0)	905(1)	10	10	10	10	M	40+		A
T50	Beech	8.0(3.0)	300(1)	4	3	3	2	EM	10+	Suppressed / poor form	C1
T51	Oak	16.0(4.0)	950(1)	11	10.5	10.5	10.5	M	40+		A
T52	Oak	15.0(3.0)	1020(1)	10	9.5	9.5	9.5	M	40+		A2
T53	Oak	5.0(1.0)	200(1)	3	2.5	2.5	2.5	MA	10+		U
T54	Goat Willow	8.0(1.0)	340(1)	6	5.5	5.5	5.5	M	10+		C
T55	Oak	6.0(2.0)	190(1)	3	2.5	2.5	2.5	MA	10+		U
T56	Quercus robur (Common Oak)	7.0(1.0)	350(1)	5	4.5	4.5	4.5	MA	20+		C
T60	Turkey Oak	4.0(1.5)	150(1)	2	2	2	2	MA	20+		C
T61	Blackthorn	4.0(1.0)	255(1)	3	3	3	3	M	10+		C
H144	Mixed Native Spp.	0	115(1)	1	1	1	1	MA	10+	Regularly maintained hedge	C
G145	Alder & Willow	14(1.5)	525(1)	4	4	4	4	EM	20+	Group of Alder trees in varying condition. x2 dying/dead trees shown on plan	U
W157	Mainly Oak, Alder & Ash with Birch, Hazel & Holly	-(-)	800(1)	5	5	5	5	M	40+	Area of Ancient Woodland. No recent management evident. Hazel & Holly understorey. Number of fallen/dead trees. Some natural regeneration observed. Waterlogged ground conditions in places.	A

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
W161	Ash, Alder, Hazel, Willow & Elder	-(-)	515(1)	6	5.5	5.5	5.5	Y-M	40+	Numerous poor quality & condition trees. Some individual trees of merit. Poor ground flora & low natural regeneration due to current agroforestry use. No recent management evident. Wet/waterlogged ground conditions in places	B
G170	Willow, Blackthorn & Hawthorn	-1	350(1)	2	2	2	2	Y-MA	10+	Numerous poor quality & condition trees (many failed/fallen specimens). Some individual trees of merit. Would benefit from selective coppicing in the future	C
G223	Oak, Holly & Hazel	-3	625(1)	10	10	10	10	MA-M	40+	Group of trees adjacent woodland area. Understorey dominated by Holly. Previously crown lifted over adjacent footpath. Minor deadwood within some trees	B
G224	Oak	-3	415(1)	6	6	6	6	MA	40+	Previously crown lifted. Minor deadwood	B
T225	Oak	16.0(3.0)	1050(1)	6	6	6	6	M	40+	Previously crown lifted. Minor deadwood	A
G226	Alder, Ash, Birch, Oak, Lime & Holly	-2.5	605(1)	6	6	6	6	Y-M	40+	Forms part of woodland edge (but on other side of Emm Brook so not within ancient woodland area). Previously crown lifted. Minor deadwood	A
G227	Alder, Ash, Oak & Willow	-1	550	5	0	0	0	Y-MA	40+	Group of trees directly adjacent Emm Brook. Minor deadwood	B
G228	Alder & Willow	-2.5	595(1)	6	6	6	6	Y-M	40+	Group of trees directly adjacent Emm Brook. Minor deadwood	B
T229	Oak	10.0(2.0)	515(1)	4	3.5	3.5	3.5	EM	40+	Previously crown lifted. Minor deadwood unusual poor form.	C2
G231	Hawthorn	-6.5	255(1)	4	3.5	3.5	3.5	M	20+	Previously crown lifted. Minor deadwood	C
T232	Sycamore	12.0(1.5)	345(1)	5	5	5	5	MA	20+	Previously crown lifted over footpath. Minor deadwood	C
T233	Ash	6.0(1.0)	125(1)	2	2	2	2	Y	20+		C

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G234	Ash	-1.5	240(1)	3	3	3	3	Y	20+	Previously crown lifted over footpath. Minor deadwood	C
T235	Oak	18.0(4.0)	1115(1)	4	3.5	3.5	3.5	MA	10+	Significant dieback & deadwood within crown. Previously crown lifted. Minor deadwood	U
G236	Hawthorn, Ash & Willow	-1.5	480	4	0	0	0	Y-MA	10+	Significant dieback & deadwood within crown. Previously crown lifted/reduced back from road. Minor deadwood & Ivy within some crowns	C
T237	Oak	24.0(4.5)	1750(1)	10	10	10	10	FM	40+	Some damage to buttress roots with associated decay. Deadwood within crown. Previously crown lifted	A
T238	Oak	18.5(3.0)	1020(1)	9	8.5	8.5	8.5	M	<10	Dead tree.	U
T239	Oak	10.0(2.5)	290(1)	5	5	5	5	MA	40+	Previously crown lifted	B
T240	Oak	12.0(3.0)	405(1)	6	5.5	5.5	5.5	MA	40+	Previously crown lifted	B
T241	Oak	15.0(3.5)	605(1)	7	7	7	7	M	40+	Previously crown lifted	B
T243	Oak	16.0(4.5)	680(1)	8	7.5	7.5	7.5	M	40+	Previously crown lifted. Some damage to buttress roots with associated minor decay	A2
T244	Oak	16.5(4.0)	650(1)	7	7	7	7	M	40+	Previously crown lifted	A2
T245	Oak	17.0(4.0)	850(1)	11	10.5	10.5	10.5	M	40+	Previously crown lifted	A2
T246	Oak	18.0(4.5)	625(1)	11	10.5	10.5	10.5	M	40+	Previously crown lifted	A2
T247	Oak	5.0(1.0)	145(1)	2	2	2	2	Y	20+	Not significant. Not included within TPO. Previously crown lifted	C
G248	Oak & Hawthorn	-4.5	895(1)	6	6	6	6	EM	40+	Forms avenue of trees. Notable local landscape feature. Small Hawthorn within understorey (that would benefit from being pruned/manged as a hedge). Previously & regularly crown lifted. Some major deadwood over road. Trees with defects that require action/monitoring noted on drawing(s)	A

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G249	Oak & Hawthorn	18(4.5)	1015(1)	6	6	6	6	M	40+	Forms avenue of trees. Notable local landscape feature. Small Hawthorn within understorey (that would benefit from being pruned/manged as a hedge). Previously & regularly crown lifted. Some major deadwood over road. Trees with defects that require action/monitoring noted on drawing(s) Approx ten mature trees removed internally to group.	A2
T250	Oak	22(1.5)	1120(1)	10	9	9	9	M	40+	Tree on periphery of group, low deadwood in crown, scattered deadwood throughout crown.	A1
G251	Oak x2	-3.5	410(1)	4	4	4	4	MA	20+	Not significant. Not included within TPO. Previously crown lifted	C
T252	Quercus robur (Common Oak)	21(3.5)	1310(1)	10	9.5	9.5	9.5	M	20+	Previously crown lifted significant wounding at base, approximately 3m high from base, wounding occluded however hollowing sound on dead tissue. Crease further extends again at approx. 5m. Major deadwood in lower crown. Scattered deadwood of varying sizes throughout remainder if crown. Minor amount of tip dieback in Crown. Recommend full health and safety assessment of tree and to remove all deadwood >25mm diameter.	B1
T254	Oak	8(0.5)	485(1)	4	4.3	4.3	4.3	EM	40+	Small open grown tree. Minor amount of deadwood in crown.	C1
T255	Oak	17.0(3.5)	1115(1)	8	7.5	7.5	7.5	M	40+	Previously crown lifted	A
T256	Oak	21.0(3.0)	955(1)	19	19	19	19	M	40+	Previously crown lifted	A

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
G257	Fagus sylvatica (Beech),Prunus avium (Wild Cherry)	8(1.5)	355(1)	5	4.5	4.5	4.5	EM	20+	Trees amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated.	C2
T258	Oak	24.0(4.5)	1250(1)	12	12	12	12	OM	40+	Previously crown lifted. Tree adjacent to Heathlands Road. Typical traits of tree at stage of life.	A2
T259	Oak	18.5(4.5)	1000(1)	8	7.5	7.5	7.5	M	40+	Previously crown lifted. Tree amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated.	A2
T260	Oak	24.0(4.5)	1125(1)	12	12	12	12	M	40+	Previously crown lifted	A1
T261	Oak	15.0(4.5)	750(1)	8	5	8	8	M	20+	Previously crown lifted	B2
T262	Cherry	12.5(3.5)	425(1)	7	7	7	7	EM	20+	Previously crown lifted. Tree amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated.	B2
T263	Oak	21.0(4.5)	990(1)	10	10	10	10	M	40+	Previously crown lifted	A
T264	Holly	8.0(2.0)	205(1)	4	4	4	4	M	20+		C
T265	Oak	22.0(4.5)	895	9	0	0	0	M	40+	Previously crown lifted	A
G266	Holly & Hawthorn	-1	210(1)	4	3.5	3.5	3.5	Y	20+		C
T267	Oak	23.0(4.6)	915(1)	9	8.5	8.5	8.5	M	40+	Previously crown lifted	A1
T268	Fraxinus excelsior (Ash)	16.5(4.0)	550(1)	7	7	7	7	M	20+	Ivy suppressing crown. Previously crown lifted	C1
T269	Willow	6.0(0.0)	155(1)	3	3	3	3	Y	20+	Not significant	C
T270	Willow	6.5(0.0)	200(1)	3	3	3	3	Y	20+	Not significant	C
G271	Willow x2	0	165(1)	3	3	3	3	Y	20+	Not significant	C
T1000	Fraxinus excelsior (Ash)	16.5(4.0)	450(1)	7	7	7	7	EM	20+	Ivy suppressing crown. Previously crown lifted	C1
T1001	Oak	21.0(4.5)	1100(1)	6	6	6	6	M	40+	Tree amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated.	A1

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SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1002	Oak	15(5)	800(1)	11	10.6	10.6	10.6	M	40+	Tree amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated. Major deadwood above road. Recommend to remove this.	B2
H1003	Ilex aquifolium (Holly),Ulmus sp (Elm)	4(0.1)	75(1)	2	1.5	1.5	1.5	SM	10+	Boundary hedge adjacent to Heathlands Road, all dimensions are an estimated average.	C2
T1004	Oak	15(5)	650(1)	5	5.2	5.2	3	M	20+	Tree amongst group adjacent to Heathlands Road, stem inaccessible, diameter estimated.	B2
T1005	Oak	18(5)	850(1)	8	8	8	8	M	20+	Tree with private residential property stem inaccessible, diameter estimated.	B2
T1006	Fraxinus excelsior (Ash)	14(5)	375(1)	4	4	4	4	EM	10+	Tree with private residential property stem inaccessible, diameter estimated. Not on topo, location estimated.	C1
T1007	Oak	17(5)	700(1)	6	6	6	6	M	20+	Tree with private residential property stem inaccessible, diameter estimated.	B2
H1008	Prunus laurocerasus (Cherry Laurel)	4(0.1)	75(1)	2	1.5	1.5	1.5	SM	10+	Boundary hedge adjacent to Heathlands Road, all dimensions are an estimated average.	C2
T1009	Crataegus monogyna (Hawthorn)	11(5)	450(1)	3	3	3	3	M	10+	Tree with private residential property stem inaccessible, diameter estimated.	C1
H1010	X Cupressocyparis leylandii (Leyland Cypress)	6(0.1)	100(1)	1	1	1	1	EM	10+	Boundary hedge adjacent to Heathlands Road, all dimensions are an estimated average.	C2
T1011	Oak	14(5)	450(1)	6	6	6	6	M	20+	Tree with private residential property stem inaccessible, diameter estimated.	B2
T1012	Oak	16(5)	650(1)	7	7	7	7	M	20+	Tree with private residential property stem inaccessible, diameter estimated.	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1013	Oak	17(5)	725(1)	7	7	7	7	M	20+	Tree with private residential property stem inaccessible, diameter estimated.	B2
G1014	X Cupressocyparis leylandii (Leyland Cypress), Rhododenron (Rhododendron), Robinia pseudoacacia (Locust Tree), Quercus robur (Common Oak), Ilex aquifolium (Holly), Fraxinus excelsior (Ash)	6(0.1)	350(1)	5	5	5	5	EM	20+	Extends of large group adjacent to Heathlands Road, all dimensions are an estimated average.	B2
T1015	Oak	19(5)	725(1)	8	8	8	8	M	40+	Tree within G1014 stem inaccessible, diameter estimated.	A2
T1016	Oak	18(5)	500(1)	6	6	6	6	M	20+	Tree within G1014 stem inaccessible, diameter estimated.	B2
T1017	Oak	16(5)	500(1)	9	8.6	8.6	8.6	M	20+	Tree within G1014 stem inaccessible, diameter estimated.	B2
T1018	Oak	16(5)	715(1)	8	8	8	8	M	20+	Tree within G1014 adjacent to Heathlands Road.	B2
T1019	Oak	16(5)	770(1)	8	8	8	8	M	20+	Tree within G1014 adjacent to Heathlands Road. Not on topo, location estimated.	B2
T1020	Oak	16(5)	600,450(2)	9	9.2	3	9.2	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1021	Oak	16(5)	700(1)	3	9.8	9.8	9.8	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1022	Oak	16(5)	500(1)	10	8	10.4	10.4	M	10+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	C2

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SITE: South Wokingham Phase 2B - SANG
CLIENT: Miller Homes & Kier Ventures Ltd
DATE: 22/05/2025

SURVEYOR: W. Wareing

TAGGED? No

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N | E | S | W				Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1023	Oak	18(5)	850(1)	9	8.7	8.7	8.7	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1024	Aesculus hippocastanum (Horse Chestnut)	16(5)	450(2)	6	6	6	6	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
G1025	Oak	18(5)	600(1)	10	10	10	10	M	20+	Trees within G1014 adjacent to Heathlands Road. Diameter estimated. Most northern three tree stems location estimated.	B2
T1026	Oak	18(5)	850(1)	9	8.8	8.8	8.8	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1027	Cedrus libani (Cedar of Lebanon)	20(5)	850(1)	6	5.8	5.8	5.8	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1028	Quercus robur (Common Oak)	18(5)	900(1)	7	7.3	7.3	7.3	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
G1029	Oak	18(5)	850(1)	10	10	10	10	M	20+	Trees within G1014 adjacent to Heathlands Road. Diameter estimated, not shown on topo, location estimated.	B2
T1030	Quercus robur (Common Oak)	18(5)	900(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1031	Quercus robur (Common Oak)	18(5)	600(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1032	Quercus robur (Common Oak)	18(5)	650(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated. Location estimated.	B2
T1033	Quercus robur (Common Oak)	18(5)	1000(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1034	Quercus robur (Common Oak)	14(5)	1050(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2
T1035	Quercus robur (Common Oak)	14(5)	700(1)	9	9	9	9	M	20+	Tree within G1014 adjacent to Heathlands Road. Diameter estimated.	B2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

No.	Name	Ht (crown)	Dia (stems)	Canopy spread N	E	S	W	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1036	Fraxinus excelsior (Ash)	14(5)	800(1)	9	9	9	9	M	<10	Tree within G1014 adjacent to Heathlands Road. Diameter estimated. In noticeable decline.	U
G1037	X Cupressocyparis leylandii (Leyland Cypress), Rhododenron (Rhododendron), Robinia pseudoacacia (Locust Tree), Quercus robur (Common Oak), Ilex aquifolium (Holly), Fraxinus excelsior (Ash)	6(0.1)	350(1)	5	5	5	5	EM	20+	Extends of large group adjacent to Heathlands Road, all dimensions are an estimated average.	B2
H1038	Corylus avellana (Hazel), Crataegus monogyna (Hawthorn)	4(0.1)	75(1)	2	1.5	1.5	1.5	SM	10+	Boundary hedge adjacent to Heathlands Road, all dimensions are an estimated average.	C2

Notes: Dia (stems): trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage: Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.) | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment. | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

Appendix 3: Tree Survey Plan
(PRI24132-01 Phase 2 SANG)

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