

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

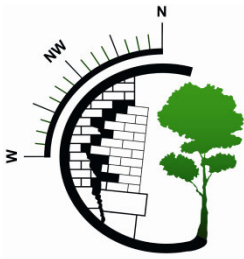
LEVEL 3 TREE INSPECTION AT TWYCROSS ROAD



**Prepared on instructions from:
Wokingham Borough Council
Shute End
Wokingham
RG40 1BN**

18 August 2026

Ref: SPH/VTa-26/11.08



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CONTENTS

Summary

1. Introduction
2. The site
3. Survey findings and opinion
4. Conclusions
5. Recommendations
6. Arboricultural standards

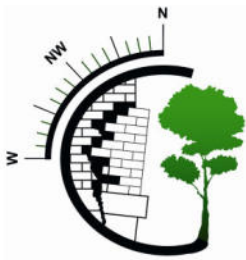
APPENDIX

1. Decay detection overview and results

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1. INTRODUCTION.

1.1 Instructions.

1.1.1 Tree Surveys are instructed by Wokingham Borough Council (WBC) to visit Twycross Road and conduct a level 3 tree inspection on one oak tree adjacent to 45 Twycross Road.

1.1.2 We are further instructed to provide a report on the structural and physiological condition, health and safety of the tree and to produce a schedule of work following our investigations.

1.2 Background information.

1.2.1 This is our third inspection of this tree, it was twice examined for WBC, and once for a private client. The first inspection was undertaken by Stephen Noble in October 2021. We have no connections with any of the parties involved in this case that could influence the opinions expressed in this report.

1.3 Scope.

1.3.1 This report is concerned specifically with the structural characteristics and physiological condition of the tree we inspected. The primary purpose of this report is to establish the physiological and structural condition of the tree and formulate management proposals in line with industry best practice.

1.3.2 The basic visual tree survey process is a simple data collection process; it followed procedures comparable to those prescribed by (Lonsdale, 1999¹) and (Mattheck and Breloer, 1994²) and National Tree Safety Group 2011³ gathering visual information on such things as:

- Tree size, age and health
- Tree species
- External Biomechanical signs
- Previous history of pruning
- External signs of decay
- Field identification of fungi.

1.3.3 Where appropriate the process may then require data from further diagnostic tests such as:

- Maps of decay or cracking
- Vitality testing
- Root investigation
- Pathogen identification

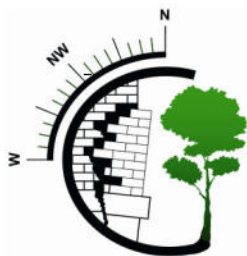
1.3.4 Recommendations or options are then drawn up taking into account the type of site usage and the target area.

1.3.5 Please note: all abbreviations introduced in brackets are used throughout the report.

¹ Principles of Tree Hazard Assessment and Management, DoE booklet Research for Amenity Trees No. 7, (1999)

² The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, (1994)

³ Common Sense Risk Management of Trees. National Tree Safety Group, The Forestry Commission 2011



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1.4 Plans and documents.

- 1.4.1 We have not provided a tree location plan as the tree is easily identifiable on site at What3words location: ///soon.others.hurry

1.5 Site visit.

- 1.5.1 The site visit and tree inspection was conducted by Simon Holmes MSc. MICFor of Tree Surveys on 11 August 2026; weather conditions were dry and bright. He had unrestricted access to the tree.
- 1.5.2 The information contained in this report covers only the tree that we examined and reflects the visual condition of the specimen at the time of inspection.
- 1.5.3 The tree was inspected from the ground with the aid of a sounding mallet, 600-millimetre stainless steel probe, IML Resi PD440 decay detection drill, binoculars and digital camera, no climbing inspection was conducted.
- 1.5.4 The visual tree inspection offers no guarantee, either expressed or implied, of the internal condition of the stem, furthermore, no warranty that problems or deficiencies may not arise in the future can be given.

1.6 Legal Status

- 1.6.1 The legal status of the tree was checked via Wokingham Borough Councils Online Protected Tree Map on 18 August 2026. The check revealed that the tree is protected by a Tree Preservation Order (TPO-1641-2018-T4).

2. THE SITE.

- 2.1.1 The tree is in a small public open space to the south of 45 Twycross Road, approximately 9 metres from the property's southern elevation and 11.4 metres from the neighbouring property, 43 Twycross Road. The area is open to the public. Due to the close proximity of the houses, public open space, tree size and the extent of decay the tree is considered to be very high risk.

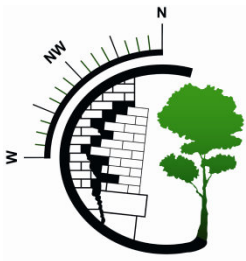
3. SURVEY FINDINGS AND OPINION.

3.1 General.

- 3.1.1 The tree dimensions were recorded with a Nikon™ laser hypsometer and the diameter with a rounded down diameter tape. The results are set out in the schedule below.

Tree Number	Tree Species	Height (m)	Diameter (mm) @ 1.5m AGL	Crown Spread Av	Age Class
T1	Oak	23.9	1230	10.5r	Mature

Key: m = metres mm = millimetres AGL = above ground level est = estimated Av = average r = radius



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3.2 Findings and opinion.

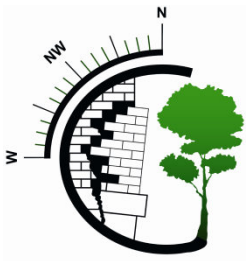
- 3.2.1 There was no visible sign of movement around the base of the tree, no mounding or soil heave was observed, and the root plate appears stable within its surroundings at the time of inspection. There are dead branches piled on the north side of the stem however this did not constrain the inspection. Juvenile fungal fruiting bodies (FFB) were observed at ground level on the north side, and mature fruiting bodies on the west side from ground level to 1.0 metre above ground level (AGL), see Figure 1 and 2 below. The remains of a desiccated FFB were observed on the east side between the buttressing, see Figure 3 on page 6.

Figure 1, north side



Figure 2, west side





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Figure 3, east side

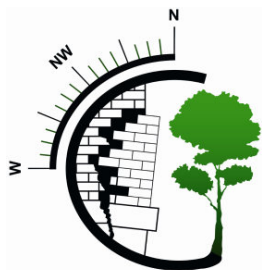


- 3.2.2 The basal area of the tree has significant buttressing (adaptive growth) and when inspected with a stainless-steel probe decay and hollowing was detected between the buttresses on the north, west and south sides, see example of probe in Figure 4 below.

Figure 4, probe into base of stem



- 3.2.3 The main stem is well formed, has a symmetrical shape with a natural taper and occluded pruning wounds, and the bark was true to type and firmly attached.



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- 3.2.4 The canopy has been reduced and has vigorous regrowth, see Figure 5 below. The physiological indicators of leaf colour size and density are normal for the species.

Figure 5, regrowth

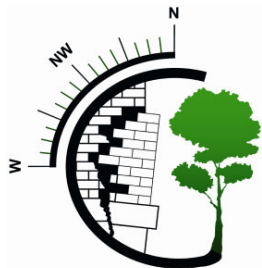


- 3.2.5 The tree was drilled a total of 8 times with an IML the Resi PD400 to assess the extent of decay. Four of these drillings were conducted at the cardinal points close to ground level and a further four drillings were undertaken at 1.5 metres AGL to determine if decay had spread up the stem. The results from the drillings are attached at Appendix 1.
- 3.2.6 The measurements on the north and west sides both indicated hollowing and the measurements from the south and east show advanced decay.
- 3.2.7 The measurements taken at 1.5 metres AGL detected decay on the north and west sides.

4. CONCLUSIONS.

4.1 General.

- 4.1.1 The fungal fruiting bodies observed on the tree are a mixture of old and new and are most likely to be that of *Ganoderma resinaceum*. *G. resinaceum* occurs on oak colonising the heartwood whilst radiating towards the sapwood, resulting in adaptive growth, (swelling), this can be seen in the trees buttressing. Based on our last report and council records the fungal brackets were observed in 2016 however, no correlation can be made between the age of the brackets, size or quantity of brackets and the progress of decay.
- 4.1.2 *G. resinaceum* frequently fall from the host leaving a tell-tale scar similar to those seen on the subject tree and is infrequently associated with tree failure.



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- 4.1.3 The readings from the ground level micro drillings indicate that the fungal fruiting bodies detected at the base of the tree have significantly altered the structure of the wood, in particular on the north and west sides where hollowing was detected and this correlates with tests undertaken in 2021 that also identified hollowing.
- 4.1.4 When we compared the tests undertaken in October 2021 no evidence of decay was detected at 1.5 metres AGL. The most recent test results repeated at 1.5 metres AGL located decay on the north and west sides indicating that the decay at ground level has progressed up the main stem.
- 4.1.5 The decay is advancing across the stem and has also advanced up the stem to 1.5 metres, reducing the structural strength of the stem. As the canopy redevelops increasing the sail area this will result in greater biomechanical forces being applied to the stem.
- 4.1.6 The dense regrowth observed in the canopy has occurred as a result of the crown reduction.
- 4.1.7 The decline of trees can take many years before the tree becomes a hazard and they require remedial measures however; the decay associated with the fungal fruiting bodies has resulted in hollowing of the stem and advancing decay up the main stem. The tree is a vigorous species, and the trees vitality is normal. It is capable of significant future growth.

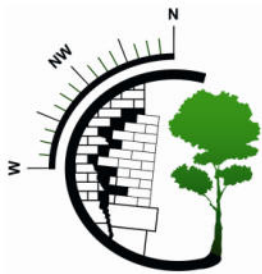
5. RECOMMENDATIONS.

5.1 Works required.

- 5.1.1 The tree height must be reduced by 3 metres +/- 0.25 metres to reduce the biomechanical load upon the main stem leaving a final height of approximately 21 metres. The lateral growth should be reduced to provide a suitable framework for redevelopment and be balanced to meet the natural characteristics of the tree following the reduction in height. This work to be undertaken within 12 months.
- 5.1.2 The tree must be visually reinspected in two years and a further advanced inspection in 5 years.

6. ARBORICULTURAL STANDARDS.

- 6.1 All tree works recommended should be carried out in accordance with British Standard BS 3998:2010 Tree Work Recommendations and should be undertaken by a properly qualified and experienced tree contracting company. It is advised that they should carry public and products liability insurance of £5 million cover.
- 6.2 Trees are dynamic structures and therefore subject to many changes. Wind loading, if sufficiently high enough, can blow over the healthiest of trees. Where decay or root structure is compromised there is an increased risk of failure and therefore regular inspection is recommended.



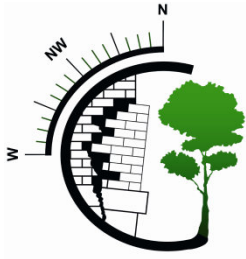
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We trust that our investigations and recommendations are of reassurance and assistance to you. Should you have any queries or concerns please do not hesitate to contact us.



Simon Holmes MSc. MICFor
Arboricultural Consultant
Tree Surveys and Urban Tree Experts



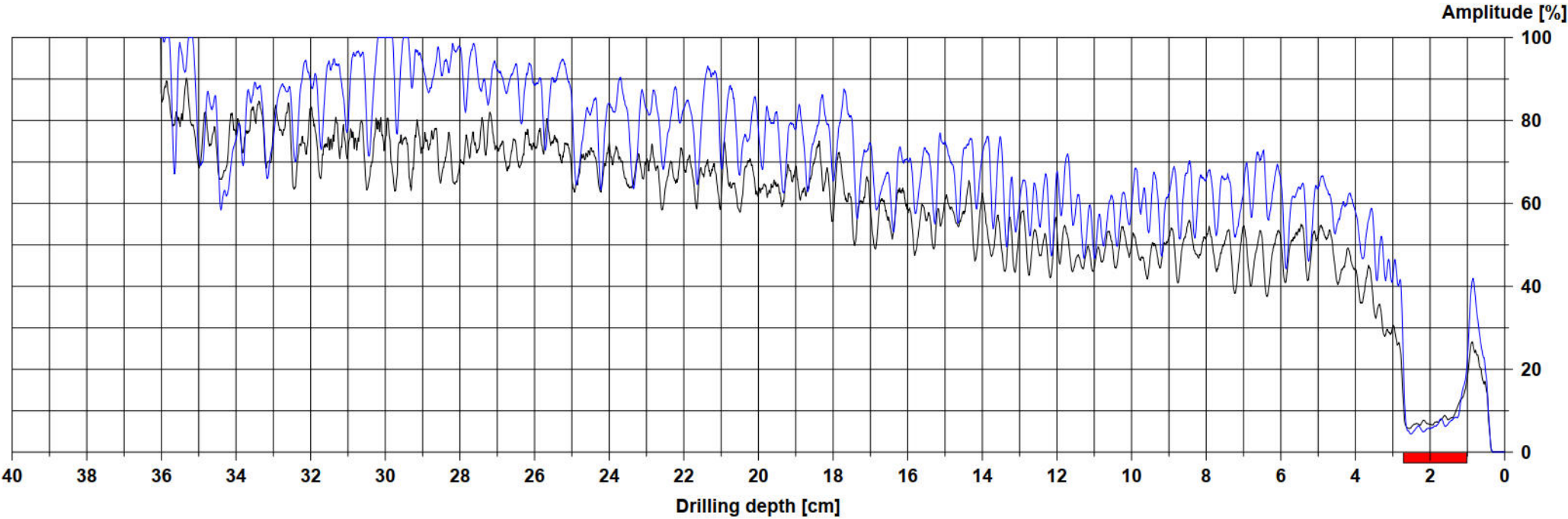
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APPENDIX 1

Measuring / object data

Measurement no.:	11	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 150
Drilling depth	: 36,02 cm	Tilt	: 0°	Direction:	East
Date	: 11.08.2026	Offset	: 72 / 250	Species	: Oak
Time	: 14:49:12	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

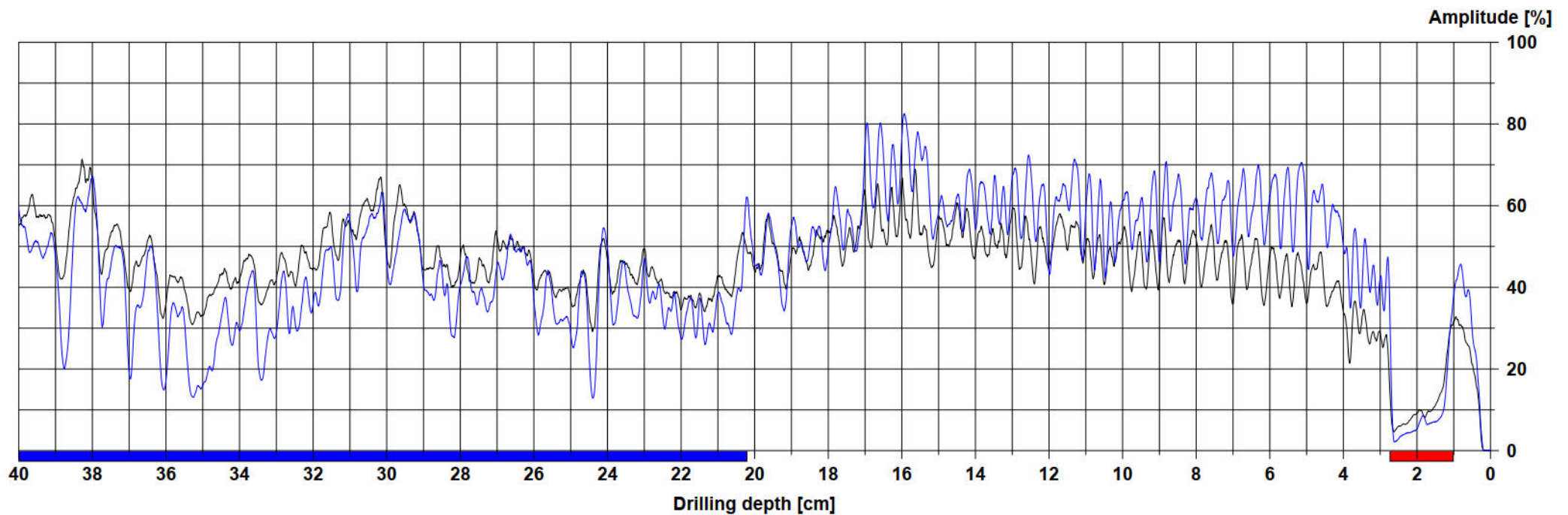
■ From 1,01 cm to 2,71 cm : Decay

Comment

Control at 1.5m AGL east side, decay behind bark, no significant decay beyond this point.

Measuring / object data

Measurement no.:	10	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 150
Drilling depth	: 40,18 cm	Tilt	: 0°	Direction:	North
Date	: 11.08.2026	Offset	: 76 / 244	Species	: Oak
Time	: 14:48:30	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

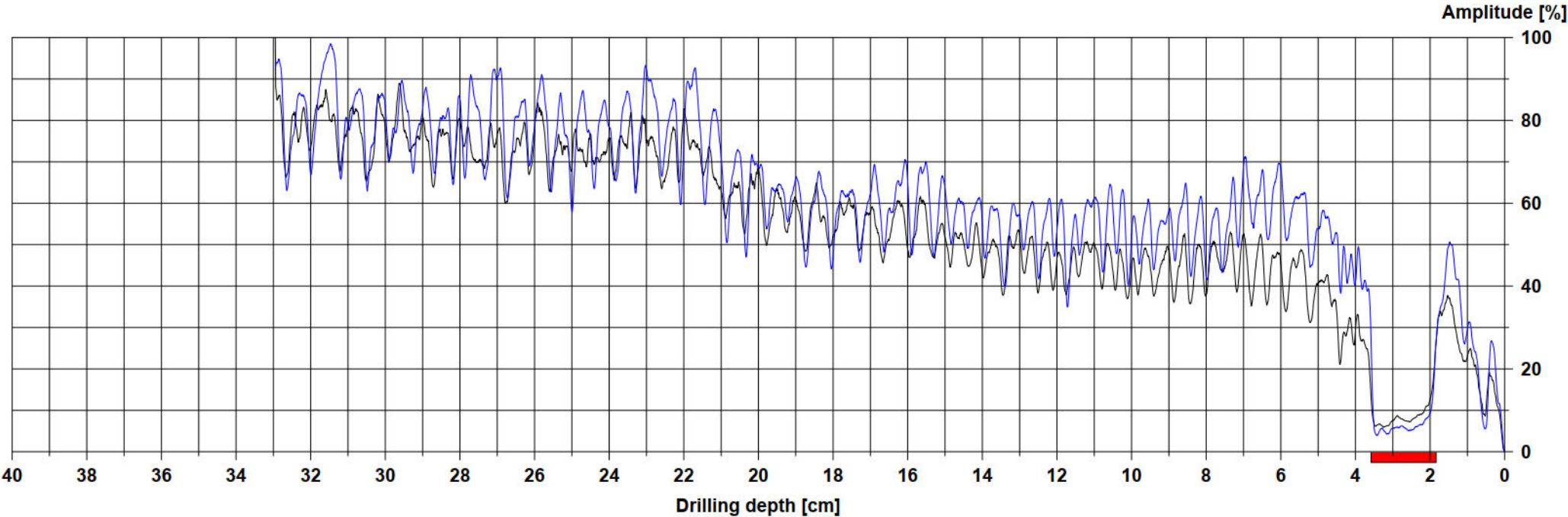
From 1,01 cm to 2,73 cm : Decay
From 20,21 cm to 40,00 cm : Incipient decay

Comment

Control at 1.5m AGL North side. Decay behind bark with irregular amplitude indicating incipient decay.

Measuring / object data

Measurement no.:	12	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 150
Drilling depth	: 32,95 cm	Tilt	: 0°	Direction:	South
Date	: 11.08.2026	Offset	: 69 / 254	Species	: Oak
Time	: 14:49:55	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

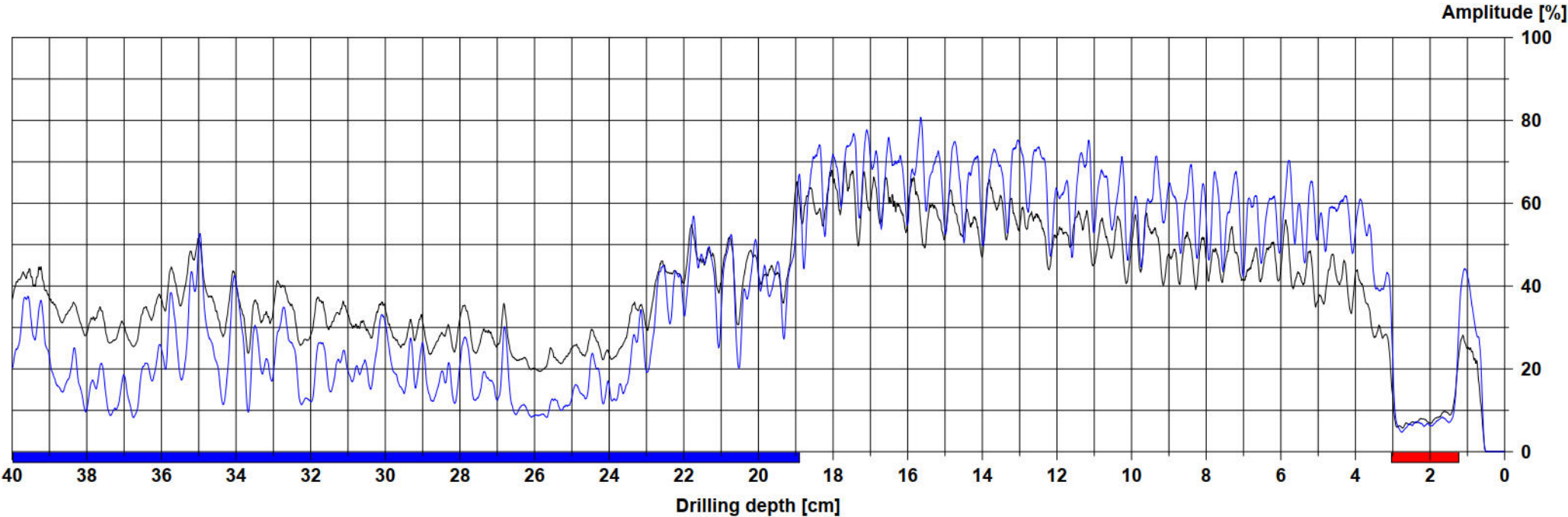
■ From 1,84 cm to 3,58 cm : Decay

Comment

Control at 1.5 south side. Decay behind bark, no significant decay beyond this point.

Measuring / object data

Measurement no.:	13	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 150
Drilling depth	: 40,07 cm	Tilt	: 0°	Direction:	West
Date	: 11.08.2026	Offset	: 68 / 250	Species	: Oak
Time	: 14:50:37	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

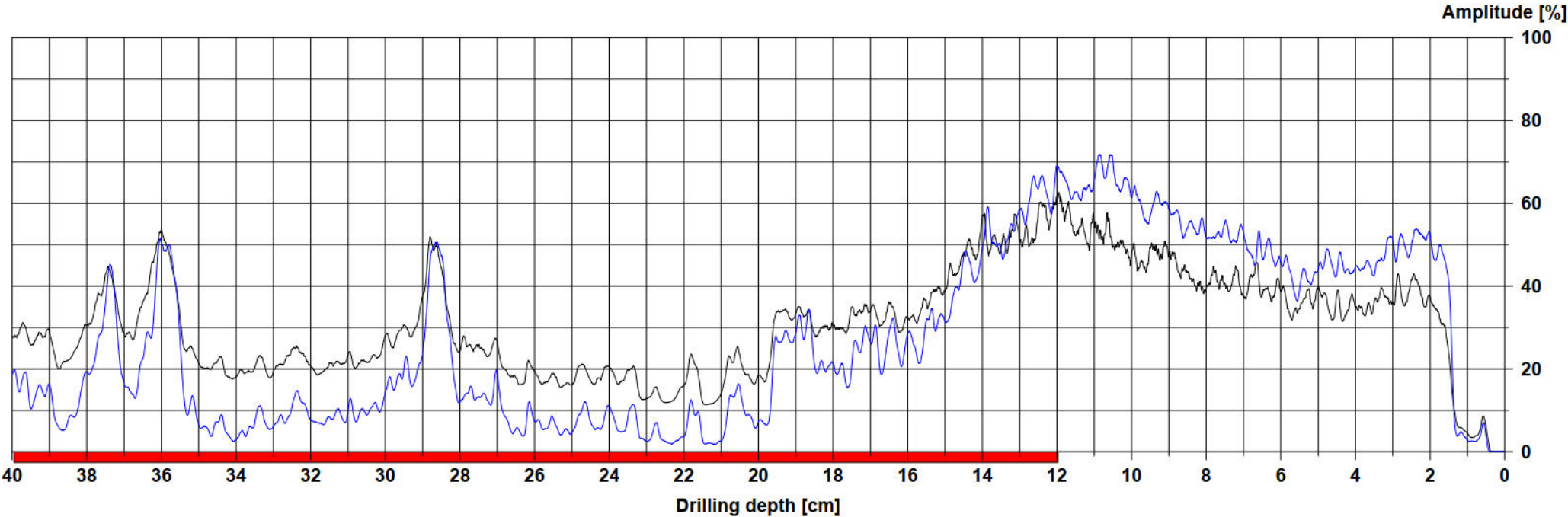
- From 1,23 cm to 3,03 cm : Decay
- From 18,90 cm to 39,98 cm : Incipient decay

Comment

Control at 1.5m west side. Decay behind bark, with incipient decay from 19cm.

Measuring / object data

Measurement no.:	7	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 20
Drilling depth	: 40,08 cm	Tilt	: 0°	Direction:	East
Date	: 11.08.2026	Offset	: 83 / 246	Species	: Oak
Time	: 14:45:43	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

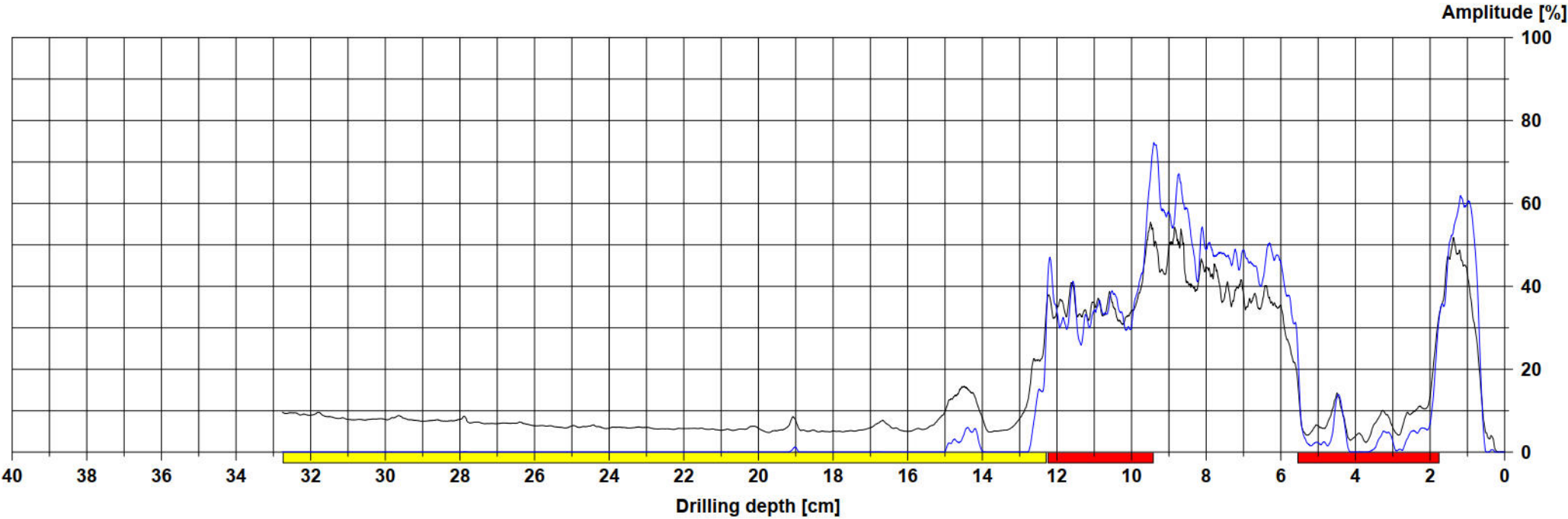
From 11,97 cm to 39,95 cm : Decay

Comment

East side, amplitude falls from 12cm and fluctuates indicating decay.

Measuring / object data

Measurement no.:	6	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 20
Drilling depth	: 32,76 cm	Tilt	: -1°	Direction:	North
Date	: 11.08.2026	Offset	: 99 / 249	Species	: Oak
Time	: 14:44:59	Avg. curve	: off / off	Location	: Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

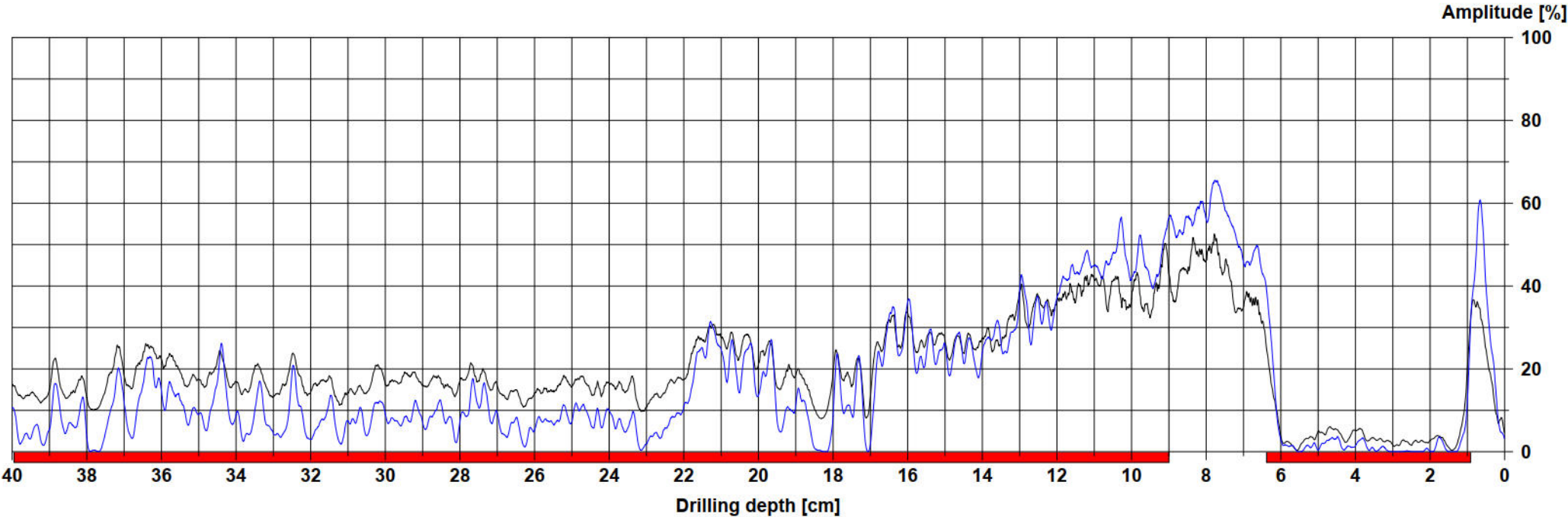
From 1,76 cm to 5,54 cm	: Decay
From 9,42 cm to 12,24 cm	: Decay
From 12,29 cm to 32,74 cm	: Cavity

Comment

North side, cavity from 12cm.

Measuring / object data

Measurement no.:	8	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 20
Drilling depth	: 40,08 cm	Tilt	: 0°	Direction:	South
Date	: 11.08.2026	Offset	: 93 / 483	Species	: Oak
Time	: 14:46:34	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

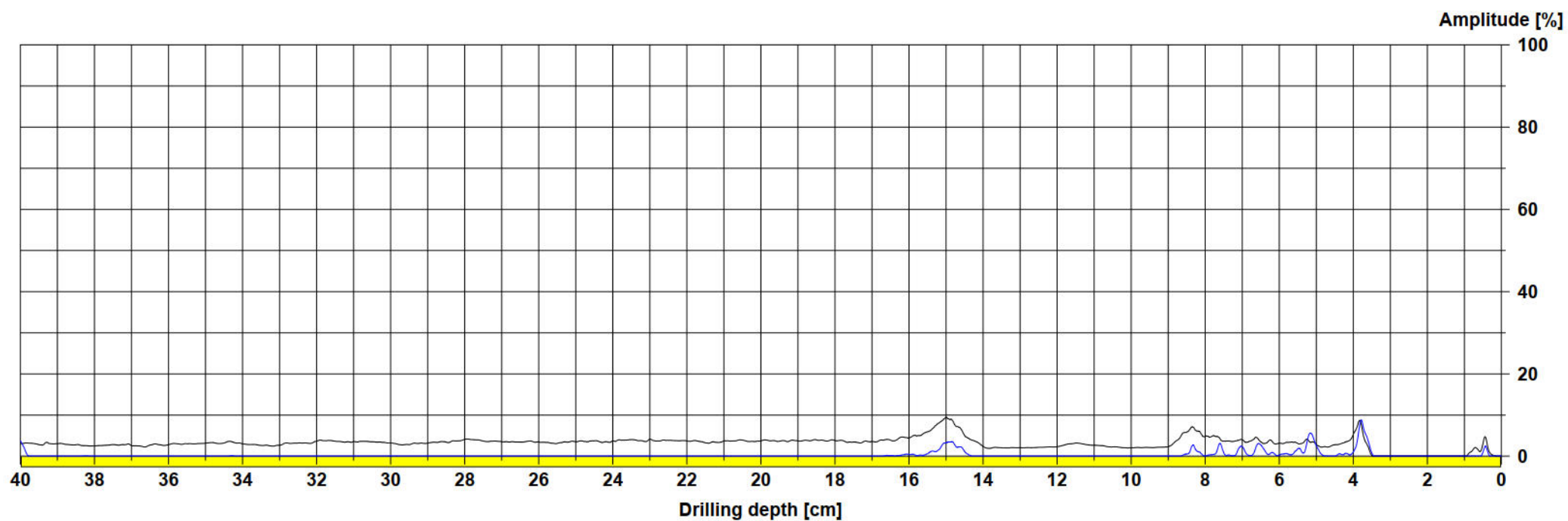
- From 0,91 cm to 6,38 cm : Decay
- From 9,00 cm to 39,95 cm : Decay

Comment

South side. Advanced decay behind bark, further decay from 9cm.

Measuring / object data

Measurement no.:	9	Speed	: 2500 r/min	Diameter:	123,00 cm
ID number	: Twycross Road	Needle state:	---	Level	: 20
Drilling depth	: 40,06 cm	Tilt	: -1°	Direction:	West
Date	: 11.08.2026	Offset	: 74 / 249	Species	: Oak
Time	: 14:47:22	Avg. curve	: off / off	Location:	Twycross Road
Feed	: 150 cm/min			Name	: W.B.C.



Assessment

From 0,02 cm to 39,98 cm : Cavity

Comment

West side, cavity from bark. No sound wood.