



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT &
METHOD STATEMENT

LAND SOUTHWEST OF TINTAGEL FARM
SANDHURST ROAD
FINCHAMPSTEAD
BERKSHIRE
RG40 3JD

CLIENT: CHRISTOPHER DUTTON

JUNE 2026

Ref: AIA/AMS 06907 / 2026 0.2

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Project: Outline application for the phased development including the demolition of 2 no. houses and 1 no. commercial unit and the erection of up to 4 no. houses (3 market houses and 1 no. self-build). Permission is also sought for the stopping up of an existing access and the creation of a new access. All matters reserved except access into the site

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EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) has been prepared by Sarah Duckworth, Arboricultural Consultant, to support an application for the phased development of land southwest of Tintagel Farm, including the demolition of 2 no. houses and 1 no. commercial unit and the erection of up to 4 no. houses (3 market houses and 1 no. self-build). Permission is also sought for the stopping up of an existing access and the creation of a new access. All matters are to be reserved except access into the site.

The purpose of the assessment is to evaluate the likely impact of the proposed development on the existing trees on site and to identify appropriate mitigation measures to ensure that retained trees are successfully protected during demolition and construction and on completion of the development.

Trees on site have been surveyed in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction'. The proposed layout has been informed by arboricultural constraints to limit the impact of development on trees.

A total of 173 individual trees and one tree group were surveyed. The proposed development requires the removal of eight individual trees, five trees are lower quality category 'C' trees with limited arboricultural and amenity value. Three category 'B' trees are proposed for removal. The removal of these trees is necessary to facilitate site access and achieve a practical and sustainable residential layout. The loss of trees will be mitigated through a robust scheme of replacement tree planting on site.

Retained trees will be protected through the implementation of a detailed Arboricultural Method Statement, with development footprints, access routes etc. located outside of root protection areas wherever practicable. Provided the methodology specified within the Arboricultural Method Statement is followed during these building works I am satisfied that this application will not compromise the long-term health of trees or diminish tree canopy cover on land to the west of Tintagel Farm.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing on land to the southwest of Tintagel Farm, Sandhurst Road, Finchampstead, Berkshire, RG40 3JD.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 06907/2025 dated December 2025).

The Arboricultural Impact Assessment in this report uses tree survey data to identify any short or longer-term impact the proposed phased development of land west of Tintagel Farm, including the demolition of 2 no houses and 1 no. commercial unit and the erection of up to 4 no. houses (3 market houses and 1 no. self-build).

This report also includes a preliminary Arboricultural Method Statement which details how the retained trees can be successfully protected and retained during the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan has been taken from a topographical survey provided by the client. The position of these trees should not be taken as exact, but the plan is a good representation of tree locations in relation to the site and future residential development.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 22nd June 2026 and will expire on 22nd June 2028.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of this residential development on the existing trees. This report identifies which trees can be retained, which must be removed, and where necessary recommend solutions or mitigation to protect the trees and preserve tree canopy cover on land southwest of Tintagel Farm.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website, that at the time of this report, an area of the site is protected by Woodland Tree Preservation Order ref TPO-0721-1995. I have been advised by the client that the woodland TPO is limited to Birch and Pine species only.

No work should be undertaken to trees subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply. The protected status is subject to change and further checks should be made immediately prior to carrying out tree work.

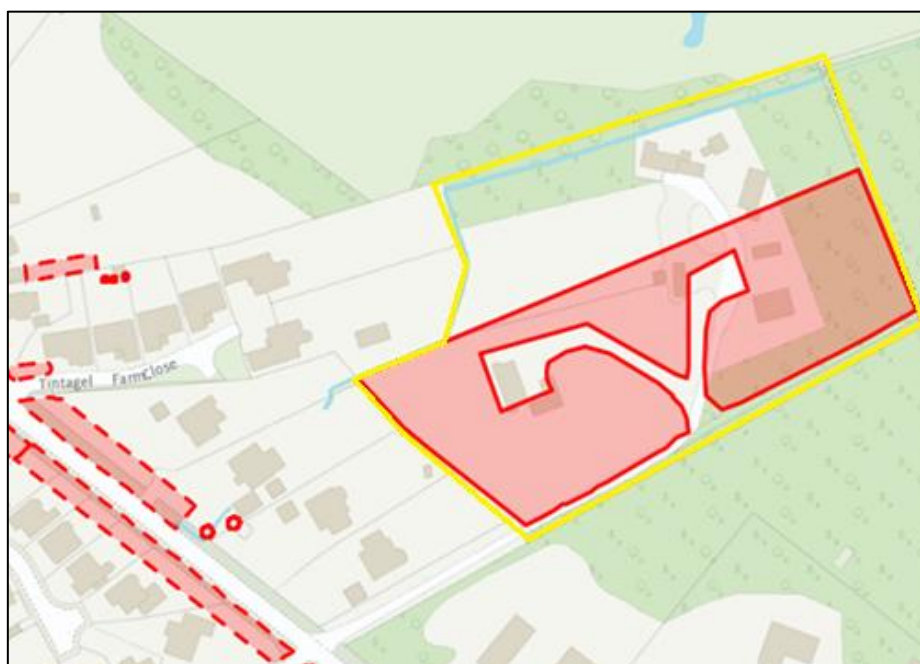


Figure 1 – Wokingham Borough Council Tree Preservation Order Map

CONSERVATION AREA

Land southwest of Tintagel Farm is not within a Conservation Area.

ANCIENT WOODLAND

Land southwest of Tintagel Farm is not located in Ancient Woodland nor is the site within an Ancient woodland buffer zone.

2.3 LOCAL PLANNING POLICY

Policy CC03: Green Infrastructure, Trees and Landscaping

1. *Green Routes and Green Route Enhancement Areas are defined on the Policies Map.*
2. *Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:*
 - a. *Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development*
 - b. *Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways*
 - c. *Promote the integration of the scheme with any adjoining public open space or countryside*
 - d. *Protect and retain existing trees, hedges and other landscape features*
 - e. *Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.*
3. *Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.*
4. *Development proposals within the River Valley areas shall improve or contribute toward:*
 - a. *The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use*
 - b. *The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook*
 - c. *Opportunities for improvements to green infrastructure to help minimise flood risk*

Also of note:

Policy CP1 – Sustainable Development of the Wokingham Core Strategy seeks to maintain the high quality of the environment.

Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and policy

Proposals should comply with Policy TB23: Biodiversity and Development and be consistent with the Borough Design Guide SPD (2012):

Green infrastructure networks include the natural and managed green areas in urban and rural settings. Green infrastructure networks include countryside; open spaces; river valleys, corridors and wetlands; Sites of Urban Landscape Value (SULVs); Sustainable Urban Drainage Systems (SuDS); landscape features; 'green' corridors, including ecological corridors; Suitable Alternative Natural Greenspace (SANG); allotments; amenity areas within developments; green routes and green route enhancement areas; country parks and public rights of way, including footpaths, cycleways and bridleways.

Green infrastructure can achieve a number of objectives, including:

- I. *Contributing significantly to the quality of life by creating a sense of place and wellbeing*
- II. *Providing health benefits by enabling access to opportunities for recreation*
- III. *Providing opportunities for sustainable transport and access, such as through the provision of public rights of way*
- IV. *Combating climate change*
- V. *Minimising flood risk, as recognised in the National Planning Policy Framework*
- VI. *Creating an ecological network that encourages the movement of wildlife along green corridors.*

Landscaping, tree planting, hedges and the protection of trees, woodlands and hedges in both the short and long term will be promoted and secured through the planning process and Tree Preservation Orders (TPOs).

Proposals must be supported by a landscaping scheme. This must demonstrate which features are to be retained and how they will be retained. The landscaping scheme must also provide information on the additional tree and landscaping required to enhance the visual quality of the development and to integrate it into the locality.

Conditions and/or planning obligations will be used to secure implementation of landscaping schemes and the replacement and protection of trees, hedgerows or other natural features.

2.4 NATIONAL PLANNING POLICY

The National Planning Policy Framework 2019 requires planning policies and decisions to contribute to and enhance the natural and local environment.

PARA 131 OF THE NATIONAL PLANNING POLICY FRAMEWORK.

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that (...) appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.5 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for land to the southwest of Tintagel Farm is Bagshot Formation - Sand.

The Bagshot Formation largely consists of fine to coarse-grained quartz sands. Because of its high sand content, the material is generally classified as non-plastic. The absence of significant clay minerals means the sand exhibits no meaningful plasticity unless it contains localized clayey, silty, or organic admixture. The soil within the site is therefore likely to be free-draining and resistant to compaction. Sandy soil has less capacity to shrink and swell with changing moisture levels¹.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

¹ P.G. Biddle (1998) Tree Root Damage to Buildings - Volume 1 Causes, Diagnosis and Remedy. Published Willowmead Publishing Limited. Fig. 4.3, Principal Geological Strata Pg. 39

2.6 TREES APPRAISAL

Total Number of individual trees surveyed:	173
Total Number of tree groups surveyed:	1
Number of category 'A' trees / groups:	1
Number of category 'B' trees / groups:	81
Number of category 'C' trees / groups:	89
Number of category 'U' trees:	1

Figure 2 - Tree quality summary

Of the 174 trees / tree groups on site, over 95% (166) will retained and protected during the construction work. 8 Individual trees have been identified for removal to facilitate the proposed building work.

Five of the trees to be removed to facilitate the proposed residential development are low-grade category 'C' trees. These trees of limited wider visual amenity value which would not usually pose a constraint to development.

Three trees are higher graded category 'B' Scots pine trees. Although the loss of higher-grade trees is always regrettable, on this occasion, the removal of three category 'B' Pines will allow for a more efficient layout to be achieved. The trees are mature specimen with small crowns – part of the collective tree canopy cover on site but with limited wider visual amenity value from a public viewpoint.

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The current residential scheme has been designed in line with the advice of the Arboricultural Consultant. The proposed new site entrance has been chosen to avoid the root protection areas of any significant mature trees and provide a sustainable and harmonious layout between the new residential properties and the retained trees on site.

As an outline application, the scheme demonstrates where the four residential properties can be positioned within the boundaries of the site.

The proposed development sits largely outside of the root protection areas of all retained trees. One dwelling encroaches marginally over 3.5m² within the root protection area of T093 (Scots pine). This equates to 6.4% of the overall root protection area of the tree and will not be significant in terms of tree health. Excavations for foundations within the root protection areas of T093 (Scots pine) will be excavated under an Arboricultural Watching Brief.

SUSTAINABILITY

Foundation depths must be calculated in accordance with NHBC Chapter 4.2 following on-site soil investigations and considering the presence of any shrinkable soils and future growth of the adjacent vegetation to ensure the development is sustainable in the face of climate change.

On completion of the development, the private rear gardens of each property will contain a number of mature trees. However, the scheme has been designed to ensure that each residential property has a generous area of useable garden space which is not overly impacted by trees.

In addition, there will be a good and sustainable gap between the canopies of retained trees and the new residential properties without the need for foreseeable pruning work in the future. Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

It is intended that this high-quality residential scheme will be supported by a robust scheme of new trees and landscape planting. New trees should not be planted in areas where they will interfere with the existing mature or semi-mature tree stock or cause conflict with residences or compromise the useable garden space.

2.8 TREE PROTECTION DURING BUILDING WORKS

Retained trees will be protected during the construction works with fit-for-purpose Tree Protection Fencing and Temporary Ground Protection installed in accordance with BS:5837 (2012).

Once installed the Tree Protection measures must remain rigid and complete during development. The area behind the tree protection fencing will be designated a Construction Exclusion Zone and should be isolated from all activity during construction work on the site.

2.9 SERVICES

Drainage and service plans should be drawn up in consultation with the arboricultural consultant. Where the root protection areas of trees cannot be avoided, a trenchless solution - such as directional drilling is the preferred means of installing the service runs.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.10 CONCLUSIONS

This Arboricultural Impact Assessment has considered the potential effects of the proposed phased outline development of four residential dwellings on land southwest of Tintagel Farm, on the existing tree stock, in accordance with BS:5837 (2012), relevant local planning policy and national guidance.

The proposed layout has been positively influenced by arboricultural constraints and the scheme has been designed around the existing mature tree stock in order to create a scheme that is practical and sustainable as it relates to the trees on site.

This report includes a preliminary Arboricultural Method Statement to provide an outline of the steps which will be taken to protect trees on site. However, a site-specific Arboricultural Method Statement is considered a necessity for this development as part of the reserved matters for development as the construction methodology and chronology of events will need to be fully considered and agreed with the contractor to be able to specify a specific work schedule and site specific detailed tree protection requirements.

3. PRELIMINARY ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees during the proposed development on land to the southwest of Tintagel Farm.

3.2 COMPLIANCE.

The approved method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details – to include the Arboricultural Method Statement and Tree Protection Plan, will be passed to all contractors working on site, so that the practical aspects of the required tree protection are included in their method statements, and financial provision made for these.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES IN CONTRAVENTION OF A TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.3 SITE SUPERVISION AND MONITORING.

The schedule proposed here for site supervision and monitoring is considered reasonable and proportionate to the arboricultural issues and intensity of development within the site.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The project arboriculturist will monitor site activity during the following phases of development:

- During the installation of foundations within the root protection area of T093 (Scots pine).

In addition, all tree protection measures shall also be routinely monitored by an appointed and suitably qualified Arboricultural Advisor at roughly 8-10-week intervals for the duration of all works. A signed copy of the inspection report will be sent to Wokingham Borough Council's Planning Department following each visit.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.4 TREE WORKS

The following facilitative tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
T008	Hornbeam	Fell and remove stump	C2
T009	Hornbeam	Fell and remove stump	C2
T085	Silver Birch	Fell and remove stump	C2
T086	Silver Birch	Fell and remove stump	C2
T090	Scots Pine	Fell and remove stump	B2
T092	Silver Birch	Fell and remove stump	C2
T095	Silver Birch	Fell and remove stump	B2
T100	Scots pine	Fell and remove stump	B2

Figure 3 - Schedule for tree works

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the tree work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.5 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.6 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of temporary ground protection being installed as indicated in the magenta hatch on the Tree Protection Plan.

Temporary ground protection will be installed to create a temporary pedestrian works area during the construction works over soft landscaped areas where trees may be rooting.

The temporary ground protection will be constructed from ply sheets a minimum of 15mm thick placed on a compressible layer of woodchips, laid over a geotextile membrane.

Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed.

Ground protection must be fit for purpose and should be replaced / upgraded with an alternative product if panels start to move or any sign of ground compaction is seen.

3.7 TREE PROTECTION FENCING

Following the facilitative tree works, no further work in relation to the build will be undertaken, including demolition, deliveries, excavation or construction, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix C).

All-weather signage stating ‘TREE PROTECTION AREA – KEEP OUT’ will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached as Appendix D of this report.

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.8 SERVICES

The routing of services are to be confirmed. However, for the avoidance of doubt there can be no open trenching within the root protection areas of any trees without the prior written consent of the Local Planning Authority – Wokingham Borough Council.

3.9 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site. Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Natural Environment Team.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.10 EXCAVATIONS OF FOUNDATIONS UNDER AN ARBORICULTURAL WATCHING BRIEF

Excavations for foundations within the root protection areas of T093 (Scots pine) will be excavated under an Arboricultural Watching Brief.

An Arboricultural Watching Brief cannot be fulfilled retrospectively or on completion of the development. Therefore, failure to comply with these requirements during the course of the ground works may invalidate a planning consent where applicable.

The appointed Arboricultural Consultant will attend site during the excavation of the foundation trench to monitor for tree roots and to be on hand in case of unforeseen Arboricultural issues.

Woody roots will be cut back to the edge of the site using sharp, clean hand tools to prevent longitudinal shattering of roots which results in significant root damage back towards the stem of the tree.

Proprietary cutting tools only can be used to prune roots i.e. secateurs, loppers and sharp pruning saws. Where roots are to be left exposed for any period of time they shall be protected from the drying effect of sunlight and will be covered in damp Hessian to prevent desiccation.

Foundation trenches within the root protection area of T093 (Scots pine) will be fully lined with a non-porous plastic membrane. The membrane will prevent potentially toxic concrete coming into direct contact with tree roots or leaching toxic exudates which is harmful to trees.

3.11 GENERAL CONSIDERATIONS

Building foundations should be constructed in accordance with the guidelines and recommendations in NHBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.

All storage and preparation of materials, parking, skips etc. in relation to the build will be outside of the identified Root Protection Areas of trees.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown offsite.

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane and outside of the rooting areas of all trees.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.

Materials will be delivered to site regularly in small quantities to keep vehicle delivery sizes small and on-site storage to a minimum.

There will be no open fires on site during the building works.

3.12 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

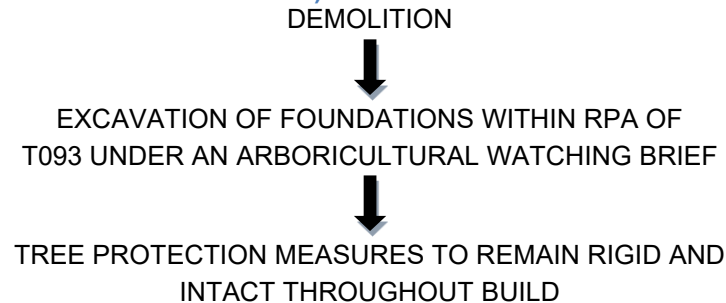
- A. Phasing of works
- B. Documentation
- C. Tree Protection Fencing
- D. Tree Protection Signage
- E. Contacts
- F. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX B - DOCUMENTATION

Attached as separate pdf documents:

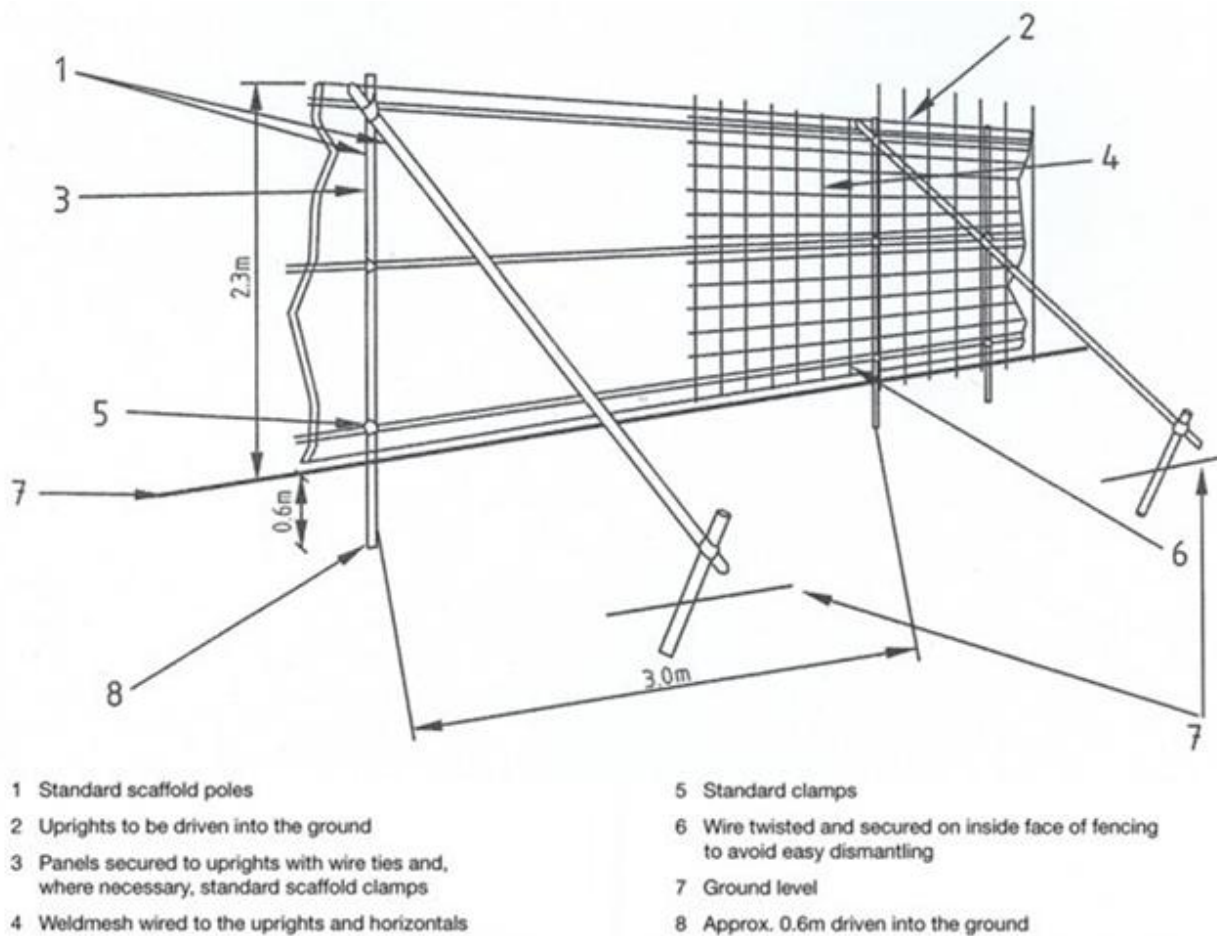
Tree Survey:

- Ref: **Tintagel Farm BS 5837 Survey 06907 2025 0.2**

Tree Protection Plan:

- Ref: **Land southwest of Tintagel Farm TPP 06907 2026**

APPENDIX C – TREE PROTECTION FENCING





**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY.**

APPENDIX E - CONTACTS

Arboricultural Consultant

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Local Planning Authority

Wokingham Borough Council

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APPENDIX F - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 17 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a Professional Member of the Arboricultural Association and a LANTRA qualified Professional Tree Inspector.