MARK WELBY
CONSULTING ARBORISTS

4 February 2025

Mr Neil Davis
Davis Planning Ltd
Chartered Town Planners
19 Woodlands Avenue
Wokingham
RG41 3HL

Ref:MW.2502.SRW.AIA

Dear Mr Davis,

Re: Arboricultural Impact Assessment for carport installation at Alyeska, Sandhurst Road, Wokingham, RG40 3JG

As instructed, I visited the site yesterday and write to provide my observations and conclusions regrading the installation of the carport close to protected trees.

I was instructed by Davis Planning Ltd on behalf of Abdul Miah to assess the impact of the installation of a carport in Alyeska's front driveway.

To aid this assessment, I was provided with plan 2686-01 by Paul Edwards Architecture, dated December 2024.

I visited the site on the 3rd of February 2025 and surveyed three trees in accordance with BS5837:2012 Trees in relation to design, demolition and construction. A plan showing the tree locations, their root protection areas and the approximate location of the carport are enclosed. Also enclosed are some photographs that I took suring my visit..

It can be seen on the plan that carport has been installed within the circular root protection areas (RPAs) of the three trees.

According to Wokingham Borough Council's online mapping, the trees are protected by tree preservation order TPO-1115-2006.

The trees comprise 2No. oak (*Quercus robur*) and 1N0. Scots pine (*Pinus sylvestris*). All three trees appear to be in good health and condition. Ivy is becoming established on the two oaks and it would be prudent to sever this at ground level to avoid it becoming too dominant.

I am told that the block-paving drive surface was previously installed. I am not aware of the make-up of the surface nor the manner of its installation.

The enclosed plan shows the approximate locations of 7No. posts that are located within the circular RPAs.

Six of these are within the paving, and the seventh is within the lawn.

I do not have information regarding how the posts were installed. However, given their size and lack of any obvious pads or foundations, it is likely that they were installed in hand-excavated holes, either with standard fence post 'mix' or on 'met-post' style spikes. Regardless of the method of installation, it would be reasonable to presume that any excavation was limited to 250-300mm square holes. If we presume that holes of 300mm square were dug, these would equate to 0.09m^2 each. This totals 0.63m^2.

Pine #01 has four posts within its RPA. This totals 0.36m^2- <4% of the overall 95m^2 RPA.

Oak #02 has six posts within its RPA. This totals 0.54m^2- <3% of the overall 196m^2 RPA.

Oak #03 has one post within its RPA. This totals 0.09m^2- <0.5% of the overall 172m^2 RPA.

The subject trees all appear to be in good health and condition and, thus, are able to tolerate some minor root disturbance. Given their full canopies and apparent good health, I can see no reason to presume that the installation of the posts has resulted in any long-term detriment.

It is important to note that if the installation of the carport had been subject to a planning application before construction, the submission of an arboricultural method statement would have been a prerequisite. Such a method statement would likely have included sensitive excavation for the post holes. This would have included retaining any roots greater than 25 mm in diameter. I have been involved in similar projects and have overseen the installation of such structures without detriment to the trees. Although, in this situation, it is not possible to discern what, if any, root severance occurred, I am confident that even if larger roots had been severed, the impact on the subject trees would be minor and highly unlikely to result in any long-term detriment.

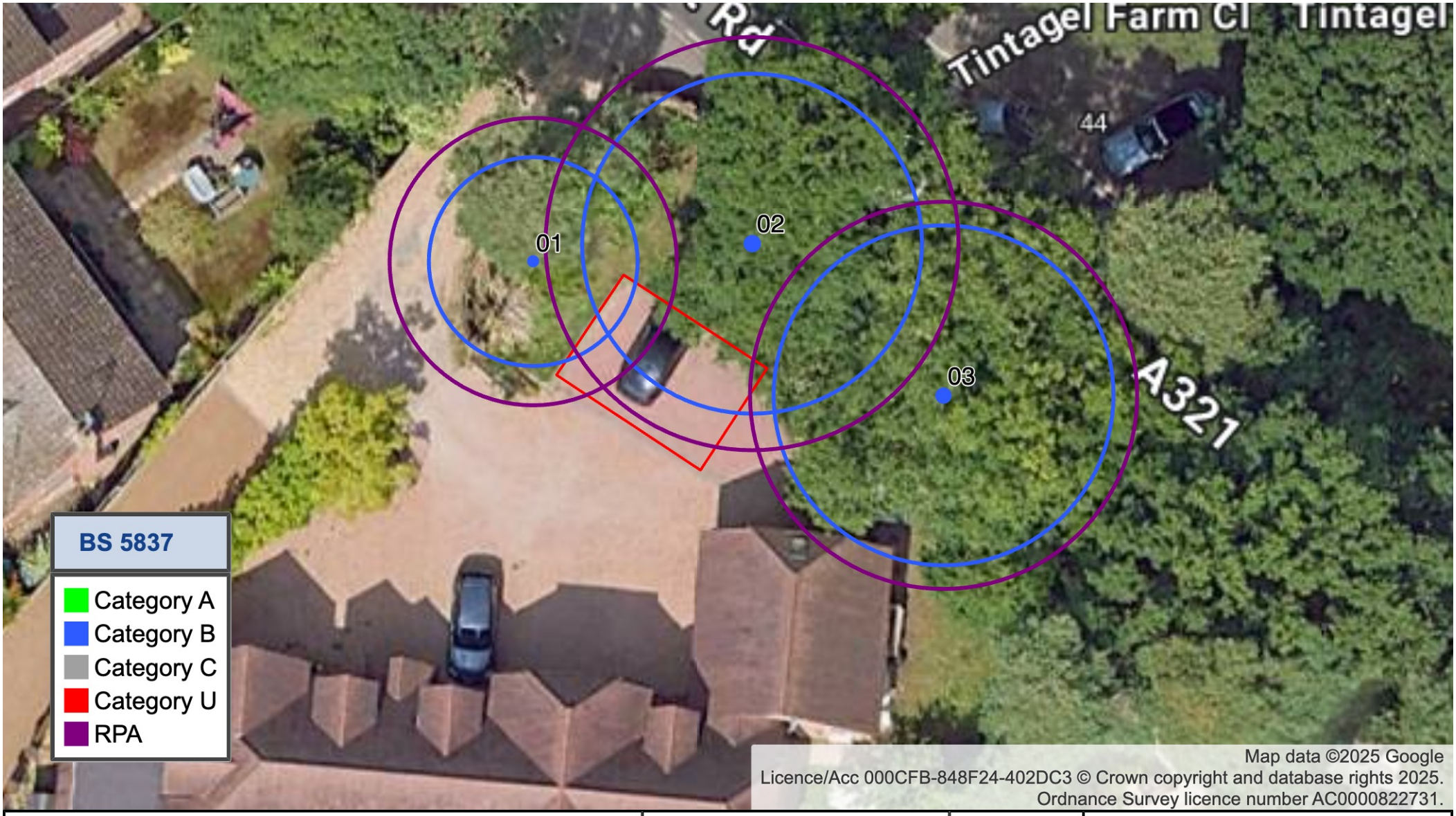
Therefore, in light of the above, I conclude that whilst the installation of the carport may have resulted in an impact on a few roots, the trees would be able to tolerate it without significant detriment, and thus, it was of low impact.

Yours sincerely,

[redacted]

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA,
Arboricultural Association Registered Consultant

Enc.



BS5837 Tree Survey Plan
Alyeska, Sandhurst Road, Wokingham, RG40 3JG

Page size: A4

1 : 200

0 5 m 10 m

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Tree Survey Schedule

Client: Abdul Miah
Ref/Site: Alyeska, Sandhurst Road, Wokingham, RG40 3JG
Date: 2025.02.03
Surveyor: Mark Welby DipArb(RFS), TechCert(ArborA), FArborA, RCArborA

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#denotes estimated dimension.Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for a nindicatvie representation (typically for groups).

This report refers to the condition of the tree(s) and property on the day of the survey. The trees were assessed from ground level only. The assessment of tree health/condition is based on a standard industry-accepted method of Visual Tree Assessment (VTA). No invasive or destructive tests were undertaken and no soil or root samples were analysed off-site. Trees are dynamic organisms and their condition can change rapidly due to circumstances such as (but not limited to) storms and other extreme weather such as drought, accidents/vandalism, pests and diseases and nearby building & maintenance works. It is recommended that any significant trees are inspected professionally on a regular basis and, where safety issues have been raised, annual inspections are typically recommended. I cannot be held liable for any tree or branch failures arising from changed circumstances.

Ref	Species	Height	Measurements	Comments	Observations & Recommendations	RPA	Recommendations	BS Category
01	Scots pine *(Pinus sylvestris)*	15	Height (m): 15 Stem Diam(mm): 460 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 20+ Years		Fair overall physiological and structural condition.	Radius: 5.5m. Area: 95 sq m.		B1
02	Pedunculate oak *(Quercus robur)*	14	Height (m): 14 Stem Diam(mm): 660# Spread (m): 6.5N, 6.5E, 6.5S, 6.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years		Fair overall physiological and structural condition.	Radius: 7.9m. Area: 196 sq m.		B1

Ref	Species	Height	Measurements	Comments	Observations & Recommendations	RPA	Recommendations	BS Category
03	Pedunculate oak *(Quercus robur)*	14	Height (m): 14 Stem Diam(mm): 620 Spread (m): 6.5N, 6.5E, 6.5S, 6.5W Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years		Fair overall physiological and structural condition.	Radius: 7.4m. Area: 172 sq m.		B1

01 P001

01 P002

02 P001

03 P001