



MARK WELBY
CONSULTING ARBORISTS

Arboricultural Report

Including a tree survey, impact assessment and method statement
for a replacement garden room at

97 High St, Wargrave, Reading RG10 8DD

Reference: MW.2411.HSW.AIA
Client: Mr J Ward
Date: 14 November 2024
Revision: -



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Executive Summary

Trees are a consideration in this planning application for a replacement garden room. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, arboricultural impact assessment, and tree protection strategy that includes a method statement and tree protection plan.

No trees are to be removed to facilitate the proposals.

One tree is a material factor in this application: a cherry tree growing off-site in an adjacent garden. There is a boundary wall between the tree and the site that will have restricted root development within the project area to some extent. The existing paving will be removed, and a concrete slab will be laid as a base for the new structure. To minimise impact on any roots that may have made it under the wall foundations, sensitive excavation will be employed. A method statement for attending to any roots that may be found within the construction area is included in this document.

This approach is commensurate with the size and quality of the subject tree. Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact and is thus acceptable.



Table of Contents

1. Instructions and Terms of Reference	2
Documents Supplied	2
2. Statutory Constraints & Other Considerations	3
National Planning Policy Framework	3
Wokingham Borough Council Core Strategy 2010	3
3. Survey Scope & Methodology	4
4. Arboricultural Impact Assessment	5
Proposal	5
Tree Removals	5
Tree Surgery	5
Construction Impact	5
Supervision & Monitoring	6
Summary	6
5. Arboricultural Method Statement	7
Site Induction	7
Tree Surgery	7
Construction Work in RPA	8
6. Limitations of Use and Copyright.	9
Appendix	10
i. Tree Protection Barriers	11
ii. Tree Categories Explained	13
iii. Protection Plan	14

1. Instructions and Terms of Reference

- 1.1. In October 2024, I was instructed by Mr J Ward to undertake a tree survey and to produce this report to accompany a planning application for a replacement garden room at 97 High St, Wargrave, Reading RG10 8DD.
- 1.2. Following the recommendations of the British Standard¹, this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).
- 1.3. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.
- 1.4. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected throughout construction.
- 1.5. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.
- 1.6. A tree's root protection area (RPA) represents a minimum area in m² that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Proposed: Garden Room quote_97 High St, Wargrave.pdf(by Timber & Form Garden Rooms)

¹BS5837:2012 Trees in relation to design, demolition and construction

2. Statutory Constraints & Other Considerations

Local Planning Authority	Wokingham Borough Council
Tree Preservation Orders https://experience.arcgis.com/experience/	No
Conservation Areas https://experience.arcgis.com/experience/	Yes
Forestry Act (1967)	Gardens are exempt
Ancient Semi-Natural Woodland (ASNW) https://magic.defra.gov.uk/MagicMap.aspx	None
Ancient Tree Inventory https://ati.woodlandtrust.org.uk/tree-search/?v=	None
Obvious veteran trees	None
Sites of special scientific interest (SSSI) https://magic.defra.gov.uk/MagicMap.aspx	No
Legal covenants and outstanding planning conditions	Not known
Bedrock: British Geological Survey: https://geologyviewer.bgs.ac.uk/?_ga=	Seaford Chalk Formation and Newhaven Chalk Formation
Soil: Landis SoilScape https://www.landis.org.uk/soilscapes/	Freely draining slightly acid loamy soils

Table: Constraints checked at the time of writing

National Planning Policy Framework

2.1. The National Planning Policy Framework² (NPPF) sets out the Government's planning policies for England and how these should be applied to deliver sustainable development. The importance of trees is recognised at a national level, and any proposal resulting in significant tree loss and the loss of important trees is likely to be heavily resisted by LPAs.

Wokingham Borough Council Core Strategy 2010

2.2. The following two policies have relevance with regard to trees and the environment.

CP1 – Sustainable development

Planning permission will be granted for development proposals that:

1) Maintain or enhance the high quality of the environment;

CP7 - Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

² https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf

Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in

England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans

will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts; or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

3. Survey Scope & Methodology

3.1. Tree survey data can be found on the appended plan.

3.2. The tree survey has been carried out following the recommendations of The British Standard 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.

3.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.

3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment³ (VTA) method.

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

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

3.7. Tree heights were measured with a clinometer or estimated in relation to those measured.

3.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

3.9. Tree canopies were markedly asymmetrical, and 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. For the canopies of groups

³ Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London: H.M.S.O.

of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

3.10. All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

Proposal

4.1. It is proposed to replace the existing garden room to the east of the swimming pool at 97 High St, Wargrave, Reading RG10 8DD.



Fig 1: Existing garden room with cherry tree to the rear (left)

Tree Removals

4.2. No trees are needed to be removed to facilitate this proposal.

Tree Surgery

4.3. There are no plans for any tree surgery work at this stage.

Construction Impact

4.4. One tree is a material factor in this application: a cherry tree growing off-site in an adjacent garden. There is a boundary wall between the tree and the site that will have restricted root development within the project area to some extent. The existing paving will be removed, and a

concrete slab will be laid as a base for the new structure. To minimise impact on any roots that may have made it under the wall foundations, sensitive excavation will be employed. A method statement for attending to any roots that may be found within the construction area is included in this document.

Supervision & Monitoring

- 4.5. Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.
- 4.6. It is my opinion that neither site supervision nor regular monitoring visits would be necessary for this project.

Summary

- 4.7. Provided the tree protection strategy is implemented as outlined in the following method statement, this application has a low arboricultural impact and is thus acceptable.
- 4.8. Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

5. Arboricultural Method Statement

- 5.1. The tree protection on this site is subject to implementation as detailed in the following sections.
- 5.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.
- 5.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.
- 5.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.
- 5.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.
- 5.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Site Induction

- 5.7. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.
- 5.8. In general, this will include the following:
 1. Explanation of the purpose of the tree protection barriers and any ground protection
 2. Explanation of the demolition procedures near trees
 3. Explanation of the sensitive/supervised excavation areas
 4. What to do if access is needed within a protected area for any reason
 5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Tree Surgery

- 5.9. Should any pruning work be required, the following must be adhered to once any requisite permissions are obtained.
- 5.10. All work will be carried out under BS3998⁴ industry best practice and in line with any works already agreed upon with the council.

⁴ BS3998:2010- *Recommendations for Tree Work*. London: British Standards Institute

- 5.11. The statutory protection^{5 6} will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.
- 5.12. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.
- 5.13. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

Construction Work in RPA

1. Slabs are to be removed by hand;
2. Where any sub-base is unlikely to contain roots and only on approval from the project arboriculturist, it may also be carefully removed.
3. Using hand tools, or a very sensitively applied small excavator start to excavate;
4. If roots are found, clear by hand around them;
5. Roots smaller than 25mm in diameter may be cleanly severed with bypass secateurs, loppers or pull cut saw at right angles to the root. Avoid tearing or ripping the root;
6. If roots found are greater than 25mm in diameter, then wrap with damp hessian to provide at least a 50% diameter increase and keep moist;
7. Keep hessian moist until the concrete slab base is ready to be cast;
8. Remove the hessian covering and sleeve with a poly pipe of a diameter sufficient to cover the hessian (cut longitudinally along it and work it over the root taking care not to damage the bark). Pipe plastic to be impermeable with a slit facing down to protect the root bark from cement contamination;
9. If root mass/shape is incompatible with the above poly-pipe solution, then a non-permeable flexible barrier must be used. Bubble-wrap type insulation may be appropriate;
10. Cast foundation as required;
11. Once complete, construct new garden room on slab base.

⁵ *Wildlife and Countryside Act. (1981)* London: HMSO.

⁶ *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

6. Limitations of Use and Copyright.

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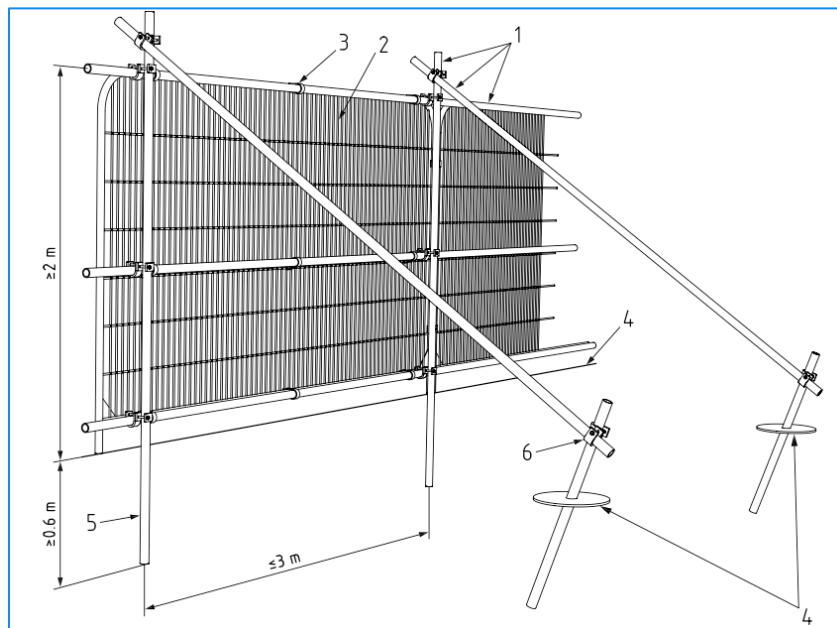


Appendix



i.

Tree Protection Barriers



1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels

3 panels secured to up rights and cross members with wire-ties

4 ground level

5 uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

TPF1: Default specification for protective barrier (Fig 2 from BS5837:2012)



TPF 2: Alternative fencing option: scaffold uprights with backstay



TPF 3: Alternative fencing option: on boots with backstay



TPF 4: Plastic barrier for low intensity areas of construction



TPF 5: Chain-link for low intensity areas on large projects

ii.

Tree Categories Explained

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	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

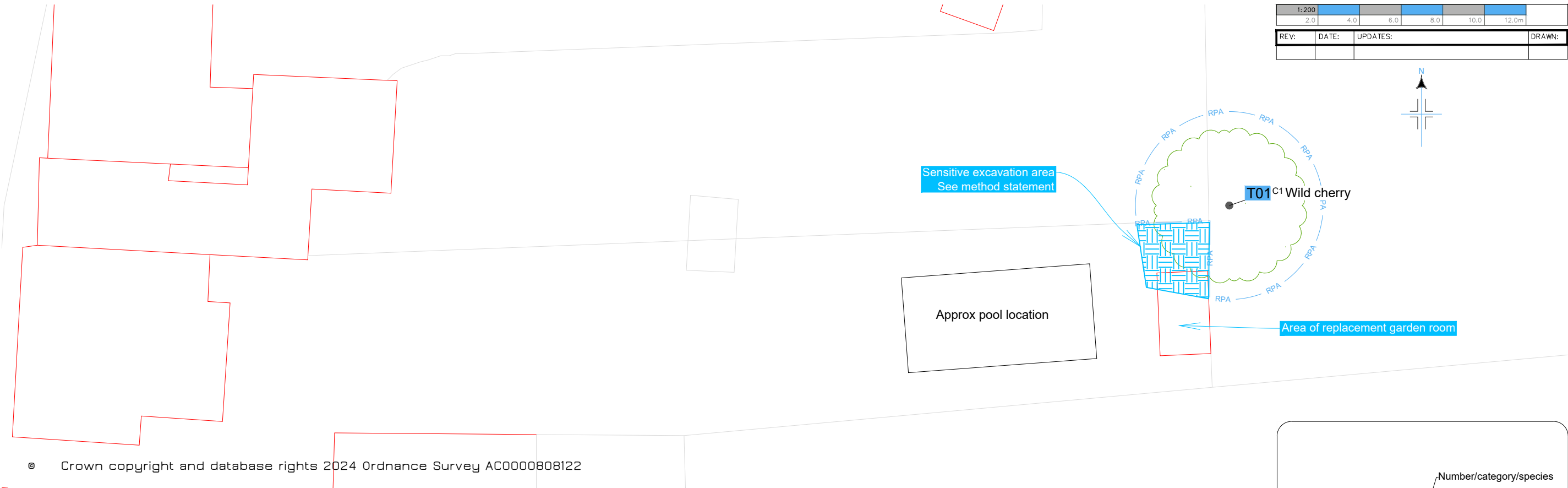


iii.

Protection Plan



See the following page



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BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups													
Ref	Species	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	No.	BS Cat
T01	Prunus avium	Wild cherry	8m	350#mm	3.5 N 3.5 E 3.5 S 3.5 W	2m	Mature	Offsite and inaccessible. Location and diameter estimated. Average condition but limited wider value due to samll size. Wall is likely to have restricted root growth into site.		20 Years	13/11/2024	1	C1
												Total :1	

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
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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 an indicatvie representation (typically for groups).

NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- 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. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

Base plan/site survey reference:
0S_MasterMap_Topography_Layer_
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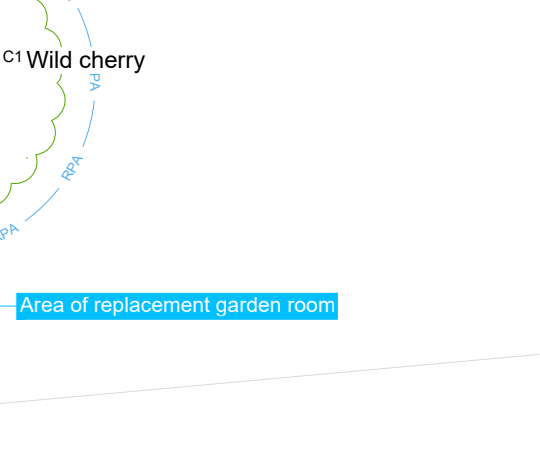
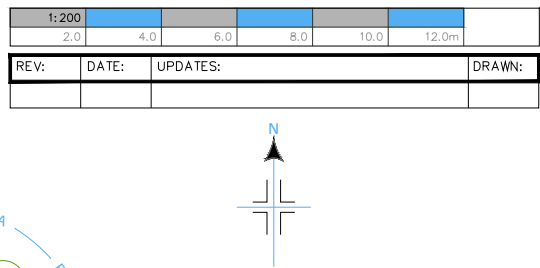
Statutory Tree Protection
Tree Protection Orders: none found with
online LPA search

Conservation Area: YES

Felling licence: Garden areas are exempt.

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <http://bit.ly/BSGuidance>

This plan has been drafted in colour. A monochrome version must not be relied upon



Number/category/species

Crown spread

01 C1 Fraxinus excelsior
TPO ref
RPA

Stem location & Category colour

Root protection area (RPA)

BS 5837:2012 Tree Quality Categories - Table 1

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Tree Protection

97 High St, Wargrave,
Reading RG10 8DD

Date: 14/11/2024
Scale: 1:200 @A3

DWG Ref: MW.2411.HSW.TPP

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