



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

10 POPPY PLACE
WOKINGHAM
BERKSHIRE
RG40 1DL

CLIENT: YIFAT STEUER

JUNE 2025

Ref: 06772 / 2025

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1 INTRODUCTION

1.1 Instruction

This Arboricultural Report has been commissioned by Yifat Steuer, Owner / Occupier of 10 Poppy Place, Wokingham, Berkshire, RG40 1DL.

I have been asked to provide a visual inspection and report on the condition of four mature trees within the garden of the property to ensure their healthy form and condition and advise on any works which may be appropriate to trees to create reasonable clearance to the residential property.

The report is to specify any necessary remedial tree works to address identified hazards from the trees whilst acknowledging and respecting their significance to amenity and ecology of the local area.

1.2 Inspection information

The trees were inspected on Friday 20th June 2025 by Sarah Duckworth, Arboricultural Consultant.

On the day of the survey the weather was bright and sunny. Visibility was good.

Trees were inspected from ground level only. Non-invasive inspection equipment (mallet and metal probe) were used to assess the structural integrity at the base and trunk of individual trees where the visual inspection identified the need.

1.3 Qualifications

Surveyor: Sarah Duckworth

- Royal Forestry Society's Professional Diploma
- Arboricultural Association's Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

1.4 Insurance

Sarah Duckworth t/a Duckworths Arboriculture Limited is insured with Hiscox Insurance

- Public Liability £10,000,000
- Professional Indemnity £2,000,000

2 STATUTORY TREE PROTECTION

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that at the time of this report, trees on the southern half of 10 Poppy Place are protected by Woodland Tree Preservation Order (ref G1 / TPO-0858-1997).

No works should be undertaken to any trees on site without the prior written consent of the Local Planning Authority – Wokingham Borough Council.



Figure 1 - Wokingham Borough Council Tree Preservation Order Map

CONSERVATION AREAS

10 Poppy Place is within the Wokingham Town Centre Conservation Area which affords a certain level of protection to the trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.

3 GENERAL GUIDANCE

3.1 Tree Work Good Practice

Recommended tree works specified should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

In order to limit the harm to trees caused by the pruning operations, pruning work on live trees (aside from trees to be felled) should be undertaken in the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

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

You are advised to use a properly qualified and experienced company who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

3.2 Protected Species

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

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.

4 SCOPE & LIMITATIONS

4.1 Scope

Trees have been looked at in detail using the 'Diagnosis of Ill Health in trees' and Inspecting Trees for Signs of Decay' methodologies described by R.G. Strouts and T.G. Winter¹.

A visual assessment is a non-invasive method of examining the health and structural condition of an individual tree. Non-invasive inspection equipment (plastic-headed mallet and metal probe) were used to make an assessment of the structural integrity at the base and trunk of each tree where the visual inspection identified the need. The lower stems of trees were tapped with a plastic-headed mallet to check for indications of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks. Any cavities in the base of the stem were probed with a steel rod to record depth and condition of residual wood.

The report is to identify visible defects on trees and to specify any necessary remedial tree works which may be required to address identified hazards from the trees whilst acknowledging and respecting their local significance to the amenity of the residential development biodiversity of the wider landscape.

Specifications for works are based on an assumed reinspection within two years.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the days the evaluation was undertaken. The trees were assessed from ground level only and were not climbed.

It was beyond the scope of this survey to sever / remove ivy or clear dense vegetation. In some areas, dense epicormic shoots around trunks prevent a full visual inspection of some trees - tree canopies and physiological health were still appraised.

The extent of the survey was limited to a survey of four trees in the grounds of 10 Poppy Place as requested by the client. Fences present on site have been taken as the presumed site boundary. Neighbouring properties were not entered during the survey.

It is the client's responsibility to ensure that this report covers all areas under the brief of the tree inspection and refer any concerns regarding this matter back to the Arboricultural Consultant.

¹ R.G Strouts & T.G. Winter, 'Diagnosis of Ill Health in Trees' Published for the Office of the Deputy Prime Minister, under license from the Controller of her Majesty's Stationery Office, Crown Copyright 1994.

4.2 Caveats

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.

The survey looks for defects which may make the failure of all or part of the tree foreseeable. The report then makes recommendations for remedial works which would reduce the probability of failure where the hazard presented poses an unacceptable risk to persons or property. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworths Arboriculture Limited) cannot be held liable for any such failures.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the trees and surrounding ground conditions at the time of my visit. If the condition of the trees evidently changes or where tree(s) are subject to development or ground works within their rooting areas or extreme weather conditions, further inspection may be required.

This report is valid for two years from the survey date. A follow-on inspection of trees is due before 20th June 2027.

Trees can never be guaranteed 100% safe. Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.

5 TREE SURVEY DATA

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T001	Copper beech (<i>Fagus sylvatica purpurea</i>)	Height (m): 18 Crown Radius (m): 6.5 DBH (cm): 64 Life Stage: Mature Life Exp.: 40+ Years	Large tree, 7m from side elevation of property. Base clear, bark intact. Broad, even buttressing. No fungal fruiting bodies evident. Single stem. Epicormic growth on trunk from 3m, 3m long sprouting from fully occluded pruning cuts. Slight kink in trunk to east, 3m above ground group. Asymmetrical crown to east due to proximity of large, offsite Oak. Lateral branches previously reduced on East side of crown and have regrown with new growth approximately 3m long. Foliage dense and even. Good vitality.	Good	Wildlife Value: High	- Crown lift to 4m removing epicormic growth and raising low branches. Epicormic growth stems from old pruning cuts. They are not a stress response and can be removed without unacceptable harm to the tree. Reason: To create adequate clearance over garden and shed. - Reduce lateral spread on East side of crown to create 3m canopy clearance to property. This equates to a reduction of between 1 and 3m leaving a canopy radius of 4.5m in Central crown. Upper crown will not be cut. Pruning cuts in many areas will be made back to the previous reduction points where possible and will not exceed 40mm. Timescale: 20-Jun-2026 (1 Year)	 
T002	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 16 Crown Radius (m): 3.5 DBH (cm): 47 Life Stage: Mature Life Exp.: 40+ Years	No visible root collar. Tree may have been affected by changes in soil levels around the base. Single stem tree. Nylon rope tied around trunk 1.8m above ground level. Epicormic growth on East side of trunk up to 2m above. Stem forks around 7m. Slightly leaning trunk and growth bias to West. Asymmetrical crown mostly over neighbouring residential garden. Foliage dense and even. Good physiological health. One dead branch stub in crown.	Fair	Wildlife Value: Good Inspection Limitations: Root collar buried	- Remove deadwood. - Crown lift epicormic growth on trunk to create 4m canopy clearance over garden. Epicormic shoots higher on trunk to be retained to benefit tree health. - Remove string to prevent girdling of trunk. Timescale: 20-Jun-2026 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T003	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 19 Crown Radius (m): 8 DBH (cm): 90 Life Stage: Mature Life Exp.: 40+ Years	Not within survey remit, however dead branch noted in crown over garden of 10 Poppy Place and recommended for removal.	Fair	Wildlife Value: Good Inspection Limitations: Root collar buried	Remove dead branch over garden of 10 Poppy Place Timescale: 20-Dec-2025 (6 Months)	
T004	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 14 Crown Radius (m): 3 DBH (cm): 52 Life Stage: Mature Life Exp.: 40+ Years	No visible root collar. Tree may have been affected by historic changes in soil levels around the base. Single stem tree. Nylon rope tied around trunk 1.5m above ground level. Light epicormic growth on stem from 2m. Stem forks around 7m. Swept trunk and growth bias to West. Asymmetrical crown mostly over neighbouring residential garden. Foliage slightly sparse. Minor deadwood throughout crown. Moderate physiological health. Low canopy to 2m over neighbouring garden.	Fair	Wildlife Value: Good Inspection Limitations: Root collar buried	• Crown lift epicormic growth on trunk to create 4m canopy clearance over garden. Epicormic shoots higher on trunk to be retained to benefit tree health. • Remove string to prevent girdling of trunk. Timescale: 20-Jun-2026 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T005	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 19 Crown Radius (m): 8 DBH (cm): 80 Life Stage: Mature Life Exp.: 40+ Years	Root collar partially obscured. Possible historic ground level changes around base. Where accessible, base clear, bark intact. No fungal fruiting bodies evident. Hammer test satisfactory, no audible decay. Swept stem to North. Adaptive growth at base. No sign of root plate movement or instability. Mature epicormic grown from 4m. Growth is associated with previous pruning cuts and not physiological stress response. Light ivy growth on trunk. Single stem to 7m. Fork structure open and under tension. Historic pruning cut near fork - no sign of decay. Broad crown previously heavily reduced. Multiple pruning cuts around canopy most of which are poorly occluded. Several also appear to contain decay / small cavities. Foliage lightly clustered but density normal. Some deadwood in crown.	Fair	Wildlife Value: Good Inspection Limitations: Root collar partially obscured	- Remove deadwood. - Crown lift epicormic growth on trunk towards dwelling only to create 4.5m canopy clearance over garden. Epicormic shoots on far side of trunk and higher can be retained to benefit tree health. - Reduce branches on East quadrant of crown only closest to the dwelling 1-1.5m canopy clearance back to previous reduction points to create adequate clearance to property. - Cuts will be graded into the surrounding canopy to leave a natural looking canopy shape. - Remove solitary slender low pendulous tertiary branch hanging over Central lawn area. - very minor works, branch is approximately 3m long and 20mm diameter. Timescale: 20-Jun-2026 (1 Year)	 

6 SITE PLAN

