



Arboricultural Condition Survey

Site address:

Westwood,
Houston Way,
Lower Wokingham Road,
Finchampstead,
Crowthorne,
RG45 6BY

This report was compiled by:

Alex Parker DipArbL4 (ABC), LANTRA PTI, QTRA registered user.

This report is the responsibility of Seaview Arboriculture It should be noted that whilst every effort is made to meet the client's brief, no site investigation can ensure a complete assessment or prediction of the natural environment.

January 2025

REF: ACS24-1039



Arboricultural Condition Survey

Instructed by: Ian Parker

Prepared by: Alex Parker ArbL4

Date: 28 January 2025

Report Reference: ACS24-1039

Table of Contents

1	Introduction	3
1.1	Background.....	3
1.2	Limitations and constraints	3
1.3	Site description.....	3
2	Arboricultural Condition Survey	4
2.1	Methodology	4
2.2	Weather conditions.....	4
2.3	Condition status.....	4
3	Statutory legislation and guidance	5
3.1	Protected trees	5
3.2	Legislation.....	5
3.3	Occupiers' liability act 1957 and 1984.....	5
4	Findings	6
4.1	Tree Assessment.....	6
4.2	See Annex C - Arboricultural Condition Survey	6
5	Conclusion	6
5.1	Risk Reduction Strategies.....	6
5.2	Comprehensive evaluation and management.....	6
6	Recommendations.....	6
7	Future management	6
8	Inspection time scale	7
9	Annexes	9
9.1	Annex A - Arboricultural Condition Survey key.....	9
9.2	Annex B - Arboricultural Condition Survey	10
9.3	Annex C – Tree Location Plan A	14
9.4	Annex D – HSE Tolerability of risk framework & QTRA Advisory Risk Threshold	18
9.5	Annex E – TPO, Conservation Area Map (WokinghamBC, 2025)	19
9.6	Annex F Images	20

1 Introduction

1.1 Background

Seaview Arboriculture LTD was commissioned by Mr Ian Parker, to undertake a ground level Arboricultural Condition Survey, inclusive of a Quantified Tree Risk Assessment (QTRA), to all trees located within the boundary perimeter and as directed by the client, situated within the curtilage of Westwood, Houston Way, Lower Wokingham Road, Finchampstead, Crowthorne, RG45 6BY

The trees were last inspected on 28th October 2022 all recommend works were carried out.

The function of the report is primarily to determine the condition, health and safety of the trees, to further inform management recommendations in relation to the tree's location.

In the absence of a topographical survey and to assist with locating individually recorded trees during the survey, the trees have been cross referenced within the report and indicatively marked (approximately) on the tree location plan see Annex C.

1.2 Limitations and constraints

Visual inspection of the tree was undertaken from ground level using binoculars, probe and acoustic sounding hammer where necessary. No aerial inspections or subterranean inspections were undertaken. Should further or a more detailed inspection be required then this will be specified in the tree inspection schedule. No soil analysis was carried out, so the soil type is unknown.

Living trees and their associated organisms, for example fungi, insects and viral or bacterial diseases, have life cycles that change with the seasons throughout the year. It is therefore not always possible to identify all the potential defects and/or diseases at one visit.

The tree locations have been plotted onto a site plan which is not to scale and for identification purposes only.

Trees are living, biodynamically optimised organisms. Their health and overall condition changes as they grow and can be affected by external conditions. For this reason, the arboricultural condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

The recommendations made in this report are valid for 12 months or as stated in the Recommendations columns in the Arboricultural Condition Survey.

An assessment of the likelihood of indirect damage such as tree related subsidence has not been undertaken.

1.3 Site description

The land parcel in question, depicted in the Tree location Plan in Annex C. located towards the East most point of Finchampstead village boundary, within the Wokingham Borough of Berkshire, England. Central to coordinates 51.372080510402 -0.82613297073047

The topography of the land is flat, it is a private woodland.

The site is within the administrative boundary of Wokingham Borough Council.

The site is accessed from Lower Wokingham Road. The approximate location of the trees surveyed is shown on the Tree Location Plan with the approximate boundary (Annex C).

2 Arboricultural Condition Survey

2.1 Methodology

A tree survey conducted by a suitably qualified arboricultural consultant will ensure that there will be an accountable process, available for scrutiny that would satisfy the courts that reasonable and practicable measures have been taken to reduce the risk of injury to person or property.

To assess the condition of the trees within the site comprehensively, we have conducted a detailed ground-level visual tree assessment. Assessing the species and status of the trees as directed by the client.

The trees were visually assessed and those identified for remedial works were recorded to provide a Negative Tree Survey as endorsed by HSE. A schedule has been prepared detailing individual tree number, species, stem diameter measured at 1.5 m above ground level, tree height, crown spread, age class, physiological condition and structural condition. Any specific observations or recommendations with regard to management were also noted. All these observations and measurements are summarised in Annex A.

The emphasis of the report is predominantly that of tree management and management recommendations for tree works and where considered necessary, reinforced with result of QTRA. It identifies naturally occurring defects within the tree due to inhibited growth or naturally related vectors that have caused what would otherwise be a tree of good form and vitality as guided by current best practice. The survey also considered managed man-made structures. The inspection was carried out with use of binoculars where necessary. No analysis of soil samples was undertaken, and the condition of trees' root system was only investigated by way of a surface visual inspection, light excavation around the buttress and assessment of the trees' overall vitality. Acoustic resonance impact testing utilising a Thor 712 - 38mm nylon hammer was used, in conjunction with a metal probe, to determine the presence, depth and extent of decay found at the surface of the bark.

2.2 Weather conditions

The Arboricultural condition survey was undertaken By Alex Parker on 18th November 2024
The meteorological conditions prevailing during the survey are documented in the Table 2.1

Table 2.1 Weather conditions at time of survey	
Date	18.11.2024
Wind speed (mph)	2-6mph
Wind direction	Southeast
Cloud cover, precipitation	Partly sunny. Light rain.

2.3 Condition status

The trees were inspected from the ground, no other equipment has been used to determine the health and safety of the tree other than knowledge, experience and training.

3 Statutory legislation and guidance

3.1 Protected trees

An Investigation of Wokingham Borough Councils interactive TPO maps (WokinghamBC, 2025) accessed on **Tuesday, 28 January 2025** indicated that at the time of the assessment trees of all species are subject to statutory protection, in the form of a woodland TPO see **Annex E TPO NO. 1928/2023**. It is strongly recommended that the local planning authority is contacted prior to any works being carried out to ensure that any necessary permissions are sought.

3.2 Legislation

The tree health and safety audit has been carried out with consideration to the following guidelines and current legislation;

- *Occupiers' Liability Act 1957 & 1984* (GOV, Occupiers' Liability Act 1957, 2023) (GOV, Occupiers Liability Act 1984, 2023)
- *Management of Health and Safety at Work Regulations 1999 and the associated ACoP (guidance is contained in HSG 65 Successful health and safety management and INDG 163 Five steps to risk assessment)* (HSE, Managing for health and safety, 2013)
- *HSE's "Reducing Risks Protecting People" 2001* (HSE, Reducing risks, Protecting people, 2023)
- *National Tree Safety Group - Common sense risk management of trees 2011* (NTSG, National tree safety group, 2023)
- *The Health & Safety Executive (HSE) (decision –making framework, known as the Tolerability of Risk (ToR) framework)* (QTRA, 2023)
- *Section 41(1) of the Highways act 1980, a duty "to maintain the highways"* (GOV, Highways Act 1980, 2023)
- *Section 154 (2) of the Highways Act 1980* (GOV, Highways Act 1980, 2023)
- *National Planning Policy Framework, Trees and Forestry Commission, Crown or local authority land, churchyards, aerodromes and scheduled monuments, Government Planning Practice Guidance* (Ministry-of-housing-communities-&-local-government, 2023)
- QTRA. (2023). *Quantified Tree Risk Assessment User Manual V5.3.7 January*. England : QTRA.

3.3 Occupiers' liability act 1957 and 1984

An occupier of premises owes the same duty, the "common duty of care", to all his visitors whether by invite or otherwise. The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the 'visitor' will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

Should the landowner have any concerns about the trees overhanging their boundary then they would be best advised to write to the landowner and remind them of their responsibilities to ensure that public health and property are managed around trees.

4 Findings

4.1 Tree Assessment

The trees at this site have been inspected in accordance with LANTRA Professional Tree Inspection guidelines, the QTRA Inspection guidelines, the Arboricultural Associations' 'Tree Surveys: A guide to good practise, 'The body language of trees' (Claus Mattheck, Helg Breloer, 2003) and 'Principals of tree hazard assessment and management' (Lonsdale, 1999). A Negative Tree Survey Report is provided following a ground level Visual Tree Assessment of **FIFTY EIGHT** individual trees growing within the curtilage of Westwood, Houston Way, Lower Wokingham Road, Finchampstead, Crowthorne, RG45 6BY as directed by the client.

4.2 See Annex C - Arboricultural Condition Survey

5 Conclusion

5.1 Risk Reduction Strategies

As demonstrated in the 'tolerability of risk framework' diagram (Annex D), reduction benefits should be considered to further reduce the risk of harm to 'as low as reasonably practicable' (ALARP).

5.2 Comprehensive evaluation and management

To conclude considering the guidance provided, taking into account the amenity value and ecological significance and to further reduce the risk of harm to ALARP, it is my professional opinion that these trees should be proactively and effectively managed as recommended in Annex B.

It is crucial to note that some of these trees are not situated in an isolated area, therefore any changes should be reported to a suitably qualified arboricultural consultant as soon as possible.

6 Recommendations

It is therefore recommended the works stipulated in Annex B is carried out within **90 days** from the date this survey was published.

7 Future management

- All tree works should be carried out in accordance with **BS3998:2010 Tree works - Recommendations**.
- This Arboricultural Condition Survey is valid for a period of 12 months. If works are not commenced within the stipulated timescale, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

8 Inspection time scale

National Tree Safety Group (NTSG) recommends;

It is recommended that the trees surveyed are inspected every 18-24 months due to their location in the landscape, current condition, public access and as recommended by NTSG. This staggered approach will permit the surveyor to review the trees during each of the seasons over time.

Following a High Court ruling (Cavanagh v Witley Parish Council, 2017) which concluded that trees in high risk zones must be inspected in detail every two years and, that an 18- month inspection interval is reasonable in high risk zones where tree failure can be expected to result in a high probability of injury or death. The Court of Appeal recently confirmed that a two-year cycle of inspections in high risk zones is a reasonable approach.

In this situation I am recommending re-inspection in 19 months (September 2026) to coincide with the period when fungal fruiting bodies are typically more evident and the deciduous trees are still in leaf.

Should the owners notice or be made aware of any changes to the tree or its location they should be reported to a suitably qualified arboricultural consultant as soon as possible.

This concludes our advice.

References

- A. Hirons, P. Thomas. (2018). *Applied Tree Biology* (First ed.). Oxford: Wiley.
- AA. (2024, 4 5). *Arboricultural Association*. Retrieved from Tree Pruning :
<https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/GuideToPruning-Web.pdf>
- Body, L. (2021). *Fungi & trees their complex relationships*. Gloucestershire: Arboricultural Association.
- BSI. (2010). *BS:3998:2010*. England : British Standard Institute.
- Claus Mattheck, Helg Breloer. (2003). *The body language of trees*. Unknown : TSO.
- GOV. (2023, 5 4). *Highways Act 1980*. Retrieved from Legislation Gov:
<https://www.legislation.gov.uk/ukpga/1980/66/section/154>
- GOV. (2023, 5 4). *Highways Act 1980*. Retrieved from Legislation.GOV:
<https://www.legislation.gov.uk/ukpga/1980/66/section/41>
- GOV. (2023, 5 4). *Occupiers Liability Act 1984*. Retrieved from legislation.gov:
<https://www.legislation.gov.uk/ukpga/1984/3/contents>
- GOV. (2023, 5 4). *Occupiers' Liability Act 1957*. Retrieved from Legislation.gov:
<https://www.legislation.gov.uk/ukpga/Eliz2/5-6/31/contents>
- HSE. (2013). *Managing for health and safety*. London: Crown copyright 2013.
- HSE. (2023, 5 4). *Reducing risks, Protecting people*. Retrieved from HSE.GOV:
<https://www.hse.gov.uk/enforce/expert/r2p2.pdf>
- Lonsdale, D. (1999). Principals of tree hazard assesment and managment . In D. Londale, *Principals of tree hazard assesment and managment* (pp. 99-100). London: TSO.
- Mattheck, C. (2007). Updated Field Guide for Visual Tree Assessment. In Unknown (Ed.), *Updated Field Guide for Visual Tree Assessment* (pp. 20-31). Forschungszentrum Karlsruhe: Unknown .
- Ministry-of-housing-communities-&-local-government. (2023, 5 4). *National Planning Policy Framework*. Retrieved from GOV.UK:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
- NTSG. (2023, 8 31). *Common sense risk management of trees page 23*. Retrieved from National Tree Safety Group : <https://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS024.pdf>
- NTSG. (2023, 5 4). *National tree safety group*. Retrieved from forest research:
<https://cdn.forestresearch.gov.uk/2011/12/fcms025.pdf>
- QTRA. (2023). *Quantified Tree Risk Assesment User Mamual V5.3.7 January* . England : QTRA.
- Shigo, A. (1991). Modern Arboriculture. In A. Shigo & Tree (Ed.), *Modern Arboriculture*. Durham USA.
- WokinghamBC. (2025, 1 9). *Wokingham Borough Council Protected Tree Map*. Retrieved from
<https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0>

9 Annexes

9.1 Annex A - Arboricultural Condition Survey key

Tag No.	Life stage	Comments
Numbers relate to those marked on the Tree Location plan (Annexe C) and the individual tags on the trees.	An assessment of age class is made in terms of site specific maturity as part of the surrounding landscape, taking into account overall shape and form in that setting and is recorded thus: Young, Semi mature, Early mature, Mature, Late mature, Veteran	A description of significant features and particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect). Including additional comments eg. Recommend consultation with other experts...Ecologist, Arboricultural consultant, Use of decay detection equipment, ground staff to monitor (state frequency).
Common Name Species of tree listed by common name.	Phys Con An assessment of a tree / group's overall physiological condition is recorded as: Good / Fair / Poor / Dead	QTRA Risk assessment calculation. The section colours correlate with the 'Tolerability of risk Framework' in Annex D.
Scientific Name Species of tree listed by scientific name.	Strut Con An assessment of a tree / group's overall structural condition is recorded as: Good / Fair / Poor	Recommendations Arboricultural work to be undertaken. As per British Standard 3998:2010 Tree Work – Recommendations and in collaboration with the guidance of the QTRA method.
Hgt Height assessments are estimated in metres (m).	ERC Estimated remaining contribution, in years: long >40, Medium 20-40, Short 10-20, Very short <10.	All measurements are approximate. # is indicative of an approximate measurement.
DBH [mm] Diameter at breast height measurement of tree stem(s) in millimetres in accordance with annex C of BS5837:2012. In the case of multiple stems (number of stems), the measurement quoted is that resulting from the appropriate calculation in line with annex C of BS5837:2012.	Q British Standard category grading (U or A to C) - see guidance extracted from BS5837:2012.	Ø Is indicative of 'diameter'. > Is indicative of 'Greater than'. < Is indicative of 'Less than'
N E S W Branch Spread. Radial crown spread assessments are estimated in metres (m) from the centre of the trunk / group to each of the 4 cardinal points of the compass (North, East, South, West,). These provide a general guide to the outline of a tree / group crown.		

9.2 Annex B - Arboricultural Condition Survey

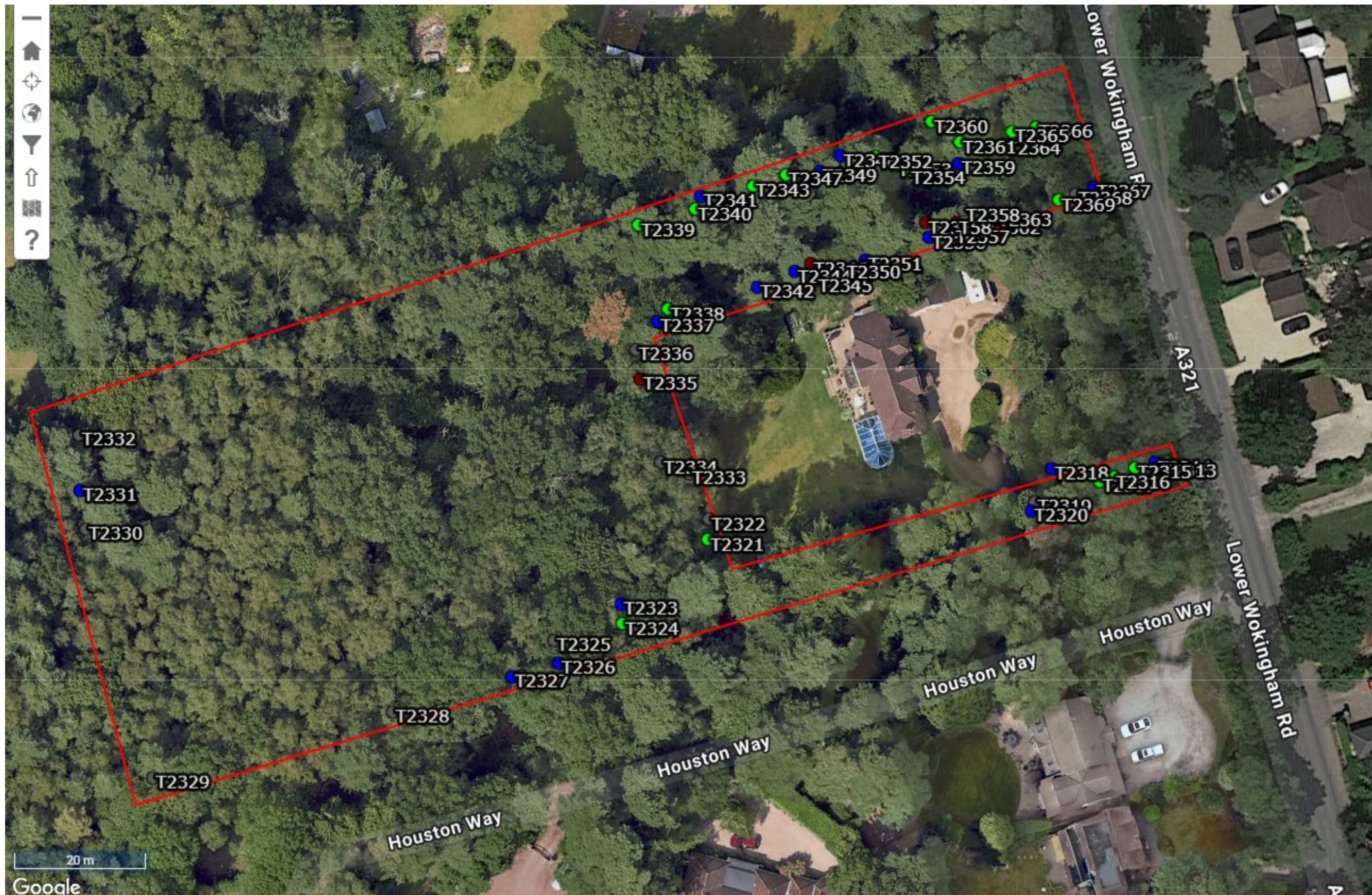
Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Q	Comments	QTRA	Recommendations
T2313	Silver birch	<i>Betula pendula</i>	9	150	2	6	0.5	0.5	Semi-mature	Good	Fair	Very Short (<10 Y)	C	Emanate from the root of the adjacent tree T2314. Leans at #23° northeast	Target: 1 Size: 3 POF: 4 RoH: 1/50k	Reduce height to falling distance from the road.
T2314	Sweet chestnut	<i>Castanea sativa</i>	16	350	6	5	6	4	Semi-mature	Good	Good	Long (>40 Y)	B	Major deadwood	Target: 1 Size: 2 POF: 6 RoH: 1/1M	None
T2315	Common beech	<i>Fagus sylvatica</i>	9	130	1	1	1	1	Young	Good	Good	Long (>40 Y)	A	A young tree with a good potential.	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2316	Scots pine	<i>Pinus sylvestris</i>	24	635	6	6	6	6	Early-mature	Good	Good	Medium (20 to 40 Y)	A	Major deadwood from approximately 6 m all the way up to the canopy.	Target: 2 Size: 1 POF: 6 RoH: <1/1M	None
T2317	Sweet chestnut	<i>Castanea sativa</i>	15	230	4	3	5	5	Semi-mature	Good	Good	Long (>40 Y)	A	An understory tree	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2318	Scots pine	<i>Pinus sylvestris</i>	24	550	5	3	6	2	Mature	Good	Fair	Medium (20 to 40 Y)	B	The tree is located on the neighbouring property. Exposed roots are evident on the south side of the main stem adjacent to the driveway. Longitudinal ribs observed on the southeast, south, & west sides of the tree	N/A	N/A
T2319	Sweet chestnut	<i>Castanea sativa</i>	19	490	6	4	7	4	Early-mature	Good	Fair	Medium (20 to 40 Y)	C	Bifurcated with a Compression union at # 1.2m. LED Security light has be wedged between the stems. congested canopy. Epicormic growth. Phone line running through canopy. See Annex F, image 1 & 2.	Target: 3 Size: 1 POF: 4 RoH: 1/400k	Reduce canopy by # 2-2.5m leaving no cut greater than 60mm Ø, to reduce the mechanical loading on the compression union.
T2320	Scots pine	<i>Pinus sylvestris</i>	23	480	3	5	6	5	Early-mature	Good	Good	Long (>40 Y)	B	Compression union is observed at #9 m. Major deadwood.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2321	Scots pine	<i>Pinus sylvestris</i>	28	610	5	8	7	6	Mature	Good	Good	Long (>40 Y)	A	A significant tree	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2322	Silver birch	<i>Betula pendula</i>	12	230	8	2	0		Mature	Good	Fair	Short (10 to 20 Y)	C	In proximity to boundary. Exhibits a 30° lean to the north-northeast. Buttresses at base profuse epicormic growth throughout canopy.	Target: 3 Size: Property POF: 5 RoH: <1/1M	None
T2323	Silver birch	<i>Betula pendula</i>	17	388	5	5	6	6	Early-mature	Good	Fair	Medium (20 to 40 Y)	B	Exposed roots on the west side of the main stem. Bifurcated at ground level. Stem 1, cavity is observed on the southeast facing side from ground level up to 1 m black exudate at the bottom of the cavity a small fungal bracket at the top, stem two exhibits adaptive growth on the main stem from ground level up to #3m.	Target: 6 Size: 2 POF: 2 RoH: <1/1M	None
T2324	Sweet chestnut	<i>Castanea sativa</i>	18	230	4	6	7	4	Early-mature	Good	Good	Long (>40 Y)	A	Buttressing around the base on all sides Tree exhibits a 10° lean to the southeast. Major deadwood.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2325	Silver birch	<i>Betula pendula</i>	18	360	2	4	4	3	Mature	Good	Fair	Short (10 to 20 Y)	C	Buttressing around the base epicormic growth on buttresses, an 8° lean to the south.	Target: 6 Size: 2 POF: 5 RoH: <1/1M	None
T2326	Sweet chestnut	<i>Castanea sativa</i>	16	230	1	3	6	2	Early-mature	Good	Good	Medium (20 to 40 Y)	B	Tree exhibits a 5° lean south	Target: 6 Size:3 POF: 6 RoH: <1/1M	None
T2327	Pedunculate oak	<i>Quercus robur</i>	20	610	5	6	7	6	Early-mature	Good	Good	Long (>40 Y)	B	Tree exhibit a 5° lean north. Buttressing encircles the main stem at ground level, historic boundary perimeter fence has been occluded by the tree, historic post on ground. Full canopy inspection obscured by lower canopy.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None

Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Q	Comments	QTRA	Recommendations
T2328	Silver birch	Betula pendula	16	478	4	4	4	6	Mature	Fair	Fair	Short (10 to 20 Y)	C	Multi stemmed. boundary wire is evident on the south facing side of stem one, north facing side of stem one a historic cavity is observed starting at approximately 40 cm & is 1 m in height 5 cm wide adaptive growth is observed. Epicormic growth & cankers are observed throughout the crown, has grown Phototrophically south. Stem two exhibits a 19° lean Northwest.	Target: 6 Size: 2 POF: 2 RoH: <1/1M	None
T2329	Pedunculate oak	Quercus robur	17	510	4	3	6	7	Early-mature	Good	Fair	Long (>40 Y)	C	Buttressing. Compression union at # 5m.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2330	Scots pine	Pinus sylvestris	18	710	6	7	5	5	Mature	Good	Fair	Medium (20 to 40 Y)	C	The stem divides at # 2 m with an unusual compression union	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2331	Scots pine	Pinus sylvestris	21	620	5	4	6	6	Mature	Good		Long (>40 Y)	B	The stem divides at approximately # 5 m with a tight compression union. See Annex F, image 3.	Target: 5 Size:1 POF: 4 RoH: <1/1M	None
T2332	Silver birch	Betula pendula	17	444	1	2	2	2	Mature	Fair	Fair	Short (10 to 20 Y)	C	Quadrifurcated at the base Epicormic growth.	Target: 6 Size: 2 POF: 6 RoH: <1/1M	None
T2333	Silver birch	Betula pendula	17	285	4	4	4	3	Mature	Good	Fair	Short (10 to 20 Y)	C	Significant buttressing at base. Tree exhibits a phototrophic lean to the northwest	Target: 6 Size: 2 POF: 6 RoH: <1/1M	None
T2334	Silver birch	Betula pendula	18	350	2	4	2	4	Mature	Good	Fair	Short (10 to 20 Y)	C	Exhibits a 25° lean to the east. The stem divides at # 8 m with a tension union.	Target: 6 Size: 2 POF: 6 RoH: <1/1M	None
T2335	Silver birch	Betula pendula	17	285	0	0	3	2	Mature	Dead	Poor	Very Short (<10 Y)	U	An abundance of Fomitopsis betulina brackets observed on main stem major deadwood at the very top all the way down the stem. See Annex F, image 4.	Target: 4 Size: Property POF: 1 RoH: 1/3k	Fell. leave main stem as standing deadwood habitat at safe height #4m.
T2336	Pedunculate oak	Quercus robur	17	365	1	6	0	0	Early-mature	Good	Fair	Medium (20 to 40 Y)	C	Exhibits a 30° lean to the northeast	Target: 4 Size:2 POF: 4 RoH: <1/1M	None
T2337	Scots pine	Pinus sylvestris	21	490	3	4	5	4	Mature	Good	Good	Long (>40 Y)	B	Compression union approximately 14 m	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2338	Pedunculate oak	Quercus robur	20	540	7	8	7	6	Early-mature	Good	Good	Long (>40 Y)	A	Root flare, buttressing & epicormic growth.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2339	Scots pine	Pinus sylvestris	23	570	4	4	4	4	Mature	Good	Good	Medium (20 to 40 Y)	A	Major deadwood.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2340	Scots pine	Pinus sylvestris	24	660	5	6	6	3	Mature	Good	Good	Medium (20 to 40 Y)	A	Major deadwood.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2341	Scots pine	Pinus sylvestris	23	505	6	7	7	1	Mature	Good	Fair	Medium (20 to 40 Y)	B	Historically occluded wound on northeast facing side of main stem. Major deadwood	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2342	Scots pine	Pinus sylvestris	23	530	3	6	7	4	Mature	Good	Good	Long (>40 Y)	B	A woodland edge tree. To the northwest of the main stem a silver birch tree has grown. Now decaying roots girdling mainstem. Major deadwood.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2343	Scots pine	Pinus sylvestris	24	625	4	6	6	2	Mature	Good	Good	Long (>40 Y)	A	Main stem has a 6° lean northeast root plate on southwest side appears higher.	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2344	Scots pine	Pinus sylvestris	23	625	3	3	7	6	Mature	Good	Poor	Medium (20 to 40 Y)	B	2 blunt edged helical ribs emanate from the ground up the main stem on the east facing side some widening of the main stem/fiber buckling. The main stem leans #6° northeast. Major deadwood. See Annex F, image 5.	Target: 1 Size: Property POF: 4 RoH: 1/4k	Decay detection to quantify extent of degradation & facilitate informed decisions about its management and maintenance. At 10cm above ground level & moving up the stem to quantify extent of the blunt edged helical rib.

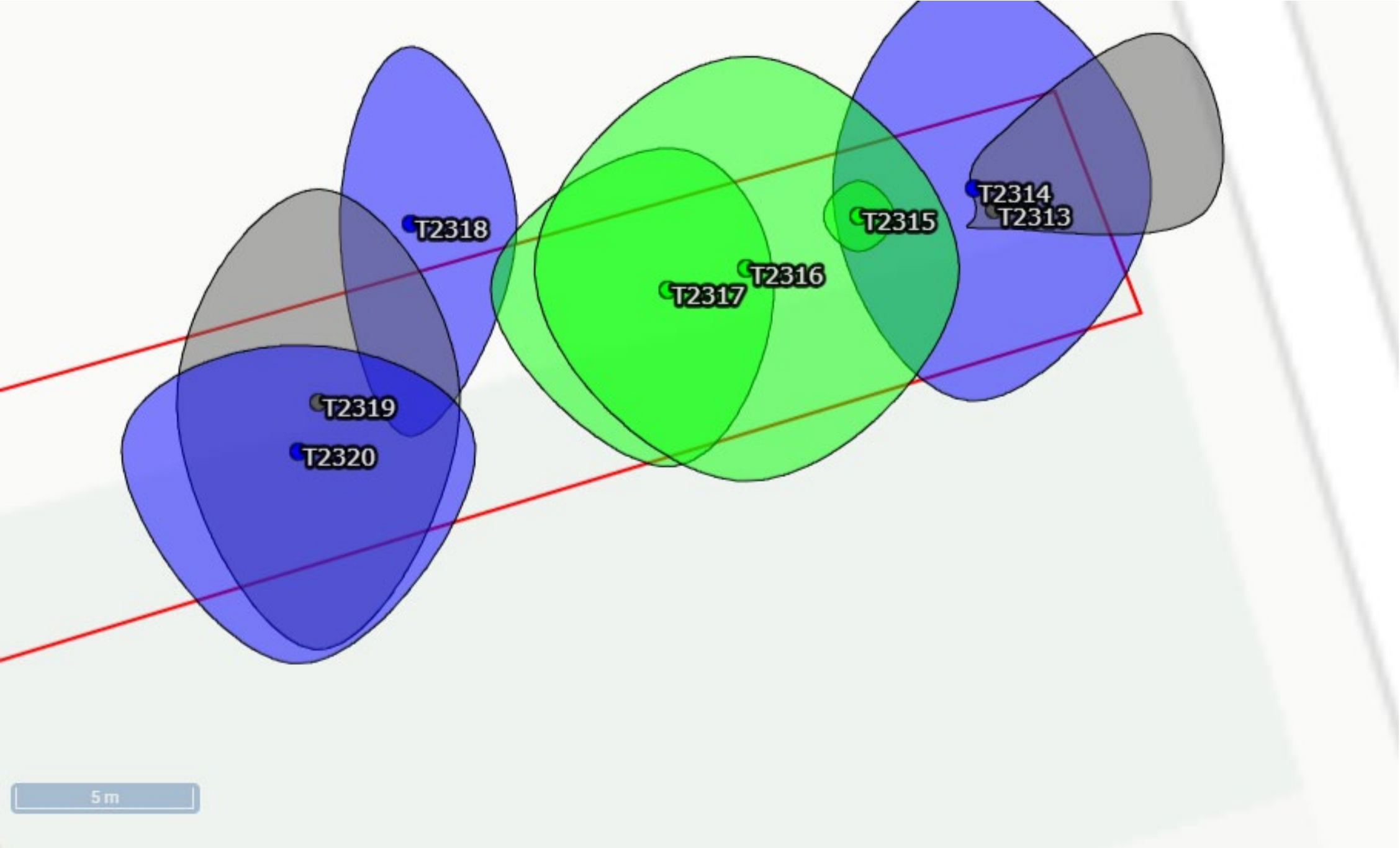
Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Q	Comments	QTRA	Recommendations
T2345	Silver birch	Betula pendula	17	280	0	0	7	8	Mature	Fair	Fair	Very Short (<10 Y)	C	Grown phototrophically east-southeast. Epicormic growth on main stem from ground level upwards.	Target: 6 Size: 2 POF: 2 RoH: <1/1M	None
T2346	Silver birch	Betula pendula	16	220					Mature	Dead	Poor	Very Short (<10 Y)	U	Dead	Target: 5 Size: 3 POF: 1 RoH: 1/500k	Fell. Leave as standing deadwood habitat # 2m
T2347	Scots pine	Pinus sylvestris	24	680	5	5	6	5	Mature	Good	Good	Long (>40 Y)	A	Major Deadwood. A stunning tree	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2348	Scots pine	Pinus sylvestris	23	495	6	1	6	2	Mature	Good	Good	Long (>40 Y)	B	Major deadwood. Phototrophic growth north northeast	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2349	Sweet chestnut	Castanea sativa	17	240	5	6	4	5	Semi-mature	Good	Good	Long (>40 Y)	B	Major Deadwood	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2350	Silver birch	Betula pendula	13	230	0	0	4	1	Mature	Fair	Fair	Very Short (<10 Y)	C	Black exudate from an included wound on the east side of the main stem. Epicormic growth lowdown on the main stem. Included wounds visible on main stem up # 6 m	Target: 4 Size: Property POF: 4 RoH: <1/1M	None
T2351	Common beech	Fagus sylvatica	16	320	2	5	6	5	Early-mature	Good	Good	Long (>40 Y)	B	Buttresses at ground level heading north-northwest. Phototrophic growth southwards. The main stem are leans to the south # 14°	Target: 6 Size: 2 POF: 6 RoH: <1/1M	None
T2352	Scots pine	Pinus sylvestris	24	580	3	3	5	4	Mature	Good	Good	Long (>40 Y)	A	Major deadwood	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2353	Scots pine	Pinus sylvestris	24	580	3	5	4	3	Mature	Good	Good	Long (>40)	A	Major deadwood. The stem divides at # 13m with a tension union	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2354	Scots pine	Pinus sylvestris	24	580	1	7	7	6	Mature	Good	Good	Long (>40 Y)	A	Major deadwood. Phototrophic growth southwards	Target: 6 Size:1 POF: 6 RoH: <1/1M	None
T2355	Silver birch	Betula pendula	15	300	1	2	6	5	Mature	Fair	Poor	Very Short (<10 Y)	U	A significant cavity at ground level, southwest side of main stem probed to # 25 cm deep. Buttresses around the base. A significant cavity with black exudate # 1.2 m high, east side of the main stem. Epicormic growth throughout crown. Has a phototrophic lean southward.	Target: 2 Size: Property POF: 2 RoH: 1/3k	Reduce to 3 m Standing deadwood Habitat.
T2356	Pedunculate oak	Quercus robur	17	320	1	1	7	1	Early-mature	Good	Good	Long (>40 Y)	B	Has a #14° phototrophic lean south southeast.	Target: 6 Size: 2 POF: 6 RoH: <1/1M	None
T2357	Scots pine	Pinus sylvestris	23	680	2	7	8	7	Mature	Good	Good	Medium (20 to 40 Y)	B	Major Deadwood. Phototrophic growth southward	Target: 6 Size: Property POF: 6 RoH: <1/1M	None
T58	Silver birch	Betula pendula	5	200					Mature	Dead	Poor	Very Short (<10 Y)	U	Dead Tree is hung up in the adjacent T2358	Target: 3 Size: Property POF: 1 RoH: 1/300	Fell To Safe height # 2-3m
T2358	Sweet chestnut	Castanea sativa	16	366	4	5	5	5	Early-mature	Good	Fair	Medium (20 to 40 Y)	C	Bifurcated at ground level with a compression union. Historic pruning wounds evident on south facing side	Target: 2 Size: Property POF: 6 RoH: <1/1M	None
T2359	Scots pine	Pinus sylvestris	23	460	1	6	8	3	Mature	Good	Poor	Medium (20 to 40 Y)	B	A slight bulge/fiber buckling at #30 cm is observed from the south-southeast side of the main stem, above this a blunt edged helical rib continues up the stem #4m. Has a #15° lean south-southeast. See Annex F, Image 6 & 7 the features are more identifiable on the 3D image net.	Target: 1 Size: Property POF: 4 RoH: 1/4k	Decay detection to quantify extent of degradation facilitate informed decisions about its management and maintenance. at 30cm above ground level & moving up the stem to quantify extent of blunt edged helical rib.
Tag No.	Common Name	Scientific Name	HGT	DBH	N	E	S	W	Life Stage	Phys Con	Struct Con	ERC	Q	Comments	QTRA	Recommendations

T2360	Scots pine	<i>Pinus sylvestris</i>	20	420	5	3	2	3	Early-mature	Good	Good	Long (>40 Y)	A	Arisings around the base of the tree. Major Deadwood	Target: 6 Size:2 POF: 6 RoH: <1/1M	Clear arisings to allow full inspection of root flare
T2361	Scots pine	<i>Pinus sylvestris</i>	24	590	5	5	5	2	Mature	Good	Good	Long (>40 Y)	A	Major deadwood. Blunt edged helical rib from ground level up to #1.2m on the northeast side of mainstem.	Target: 6 Size: Property POF: 6 RoH: <1/1M	None
T2362	Silver birch	<i>Betula pendula</i>	16	290	1	4	3	1	Early-mature	Fair	Fair	Short (10 to 20 Y)	C	Epicormic growth at base. Ivy. Limb #4m up to the south historically been removed with no pruning cut.	Target: 3 Size: Property POF: 6 RoH: <1/1M	None
T2363	Pedunculate oak	<i>Quercus robur</i>	10	190	1	2	6	1	Semi-mature	Fair	Good	Medium (20 to 40 Y)	C	Suppressed by the group. Phototrophic growth southward	Target: 2 Size: Property POF: 6 RoH: <1/1M	None
T2364	Sweet chestnut	<i>Castanea sativa</i>	17	340	1	4	4	2	Early-mature	Good	Good	Long (>40 Y)	A	Major deadwood	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2365	Scots pine	<i>Pinus sylvestris</i>	17	160	0.5	0.5	0.5	0.5	Semi-mature	Good	Good	Long (>40 Y)	A	A young tree with good potential & space to grow	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2366	Common beech	<i>Fagus sylvatica</i>	18	235	3	3	3	3	Semi-mature	Good	Good	Long (>40 Y)	A	A young tree with a good potential. Main stem has a slight lean southwest #16°	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2367	Scots pine	<i>Pinus sylvestris</i>	23	450	1	7	4	1	Semi-mature	Good	Good	Medium (20 to 40 Y)	B	A woodland edge tree phototrophic growth northeast with a 4° lean northeast over the road. The main stem is in contact with the boundary perimeter fence.	Target: 2 Size:1 POF: 6 RoH: <1/1M	None
T2368	Pedunculate oak	<i>Quercus robur</i>	12	190	1	1	1	1	Semi-mature	Good	Fair	Medium (20 to 40 Y)	C	At # 8m the stem kinks southwest at an oblique angle for #40cm Then continues vertically.	Target: 6 Size: 3 POF: 6 RoH: <1/1M	None
T2369	Scots pine	<i>Pinus sylvestris</i>	23	560	6	4	6	6	Mature	Good	Good	Medium (20 to 40 Y)	A	Major deadwood	Target: 2 Size: 1 POF: 6 RoH: <1/1M	None

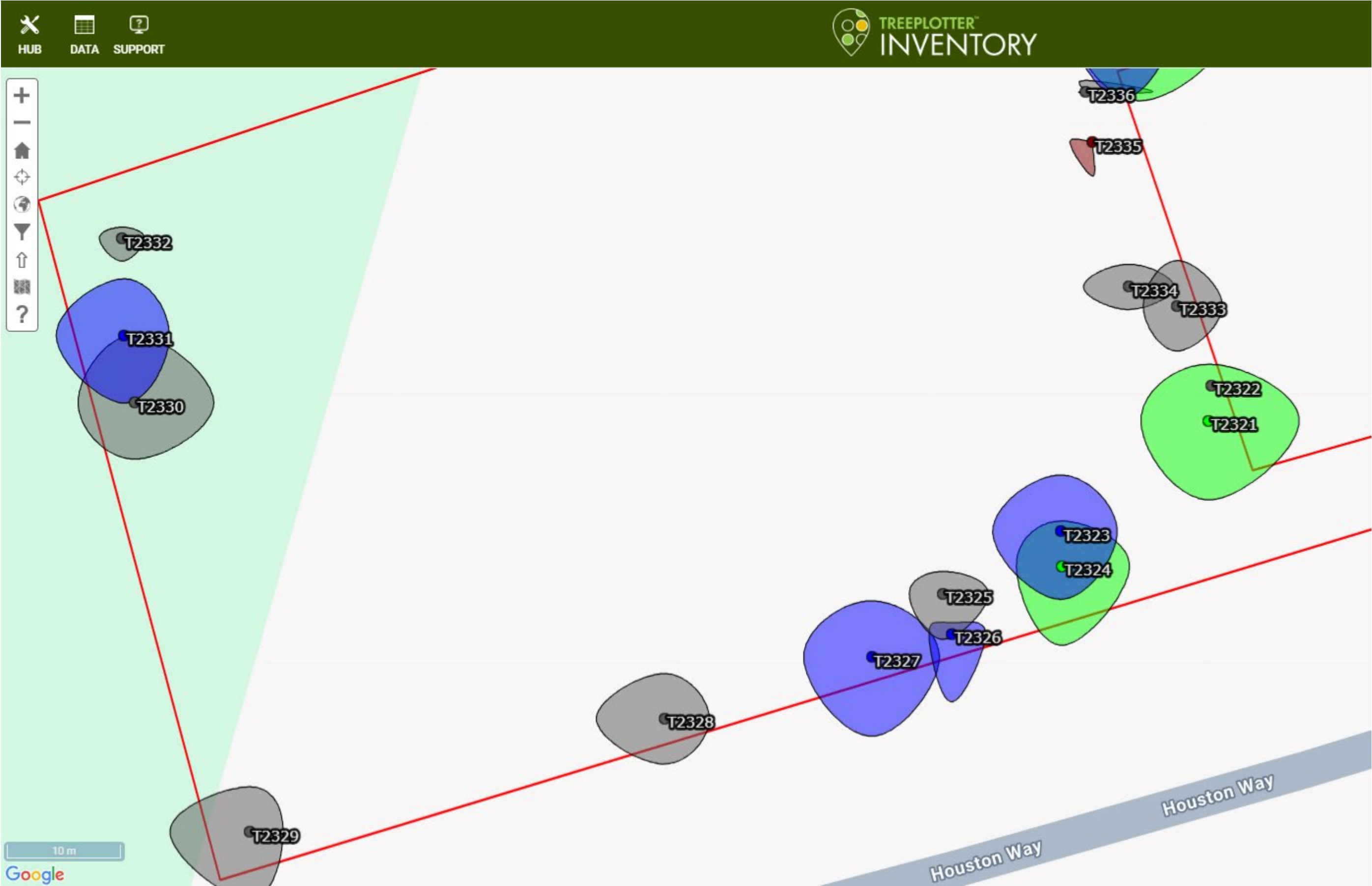
9.3 Annex C – Tree Location Plan A (The red polygon indicates the approximate boundary, the tree locations are approximate)



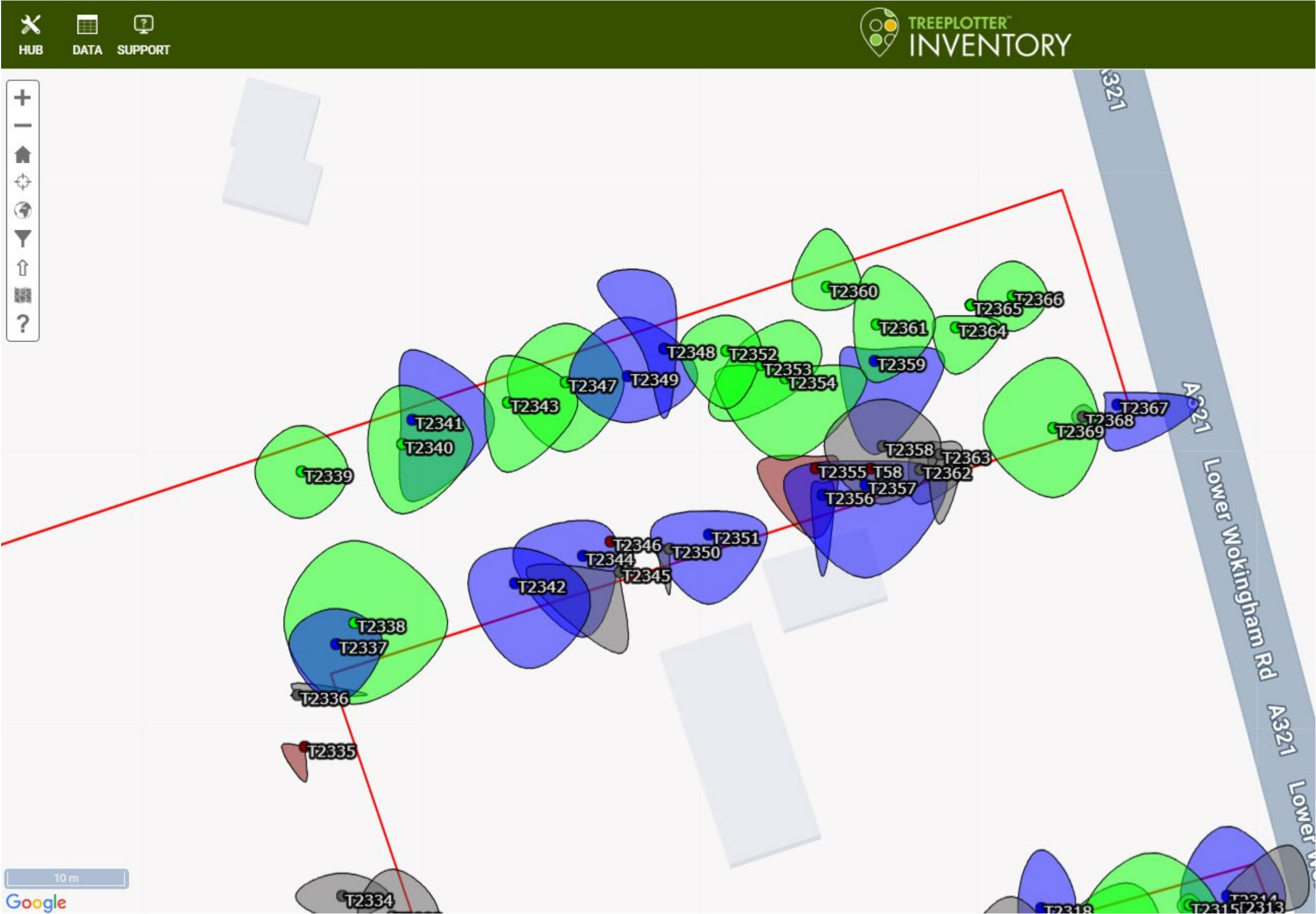
Tree Location Plan B



Tree Location Plan C



Tree Location Plan



9.4 Annex D – HSE Tolerability of risk framework & QTRA Advisory Risk Threshold

Tolerability of Risk Framework

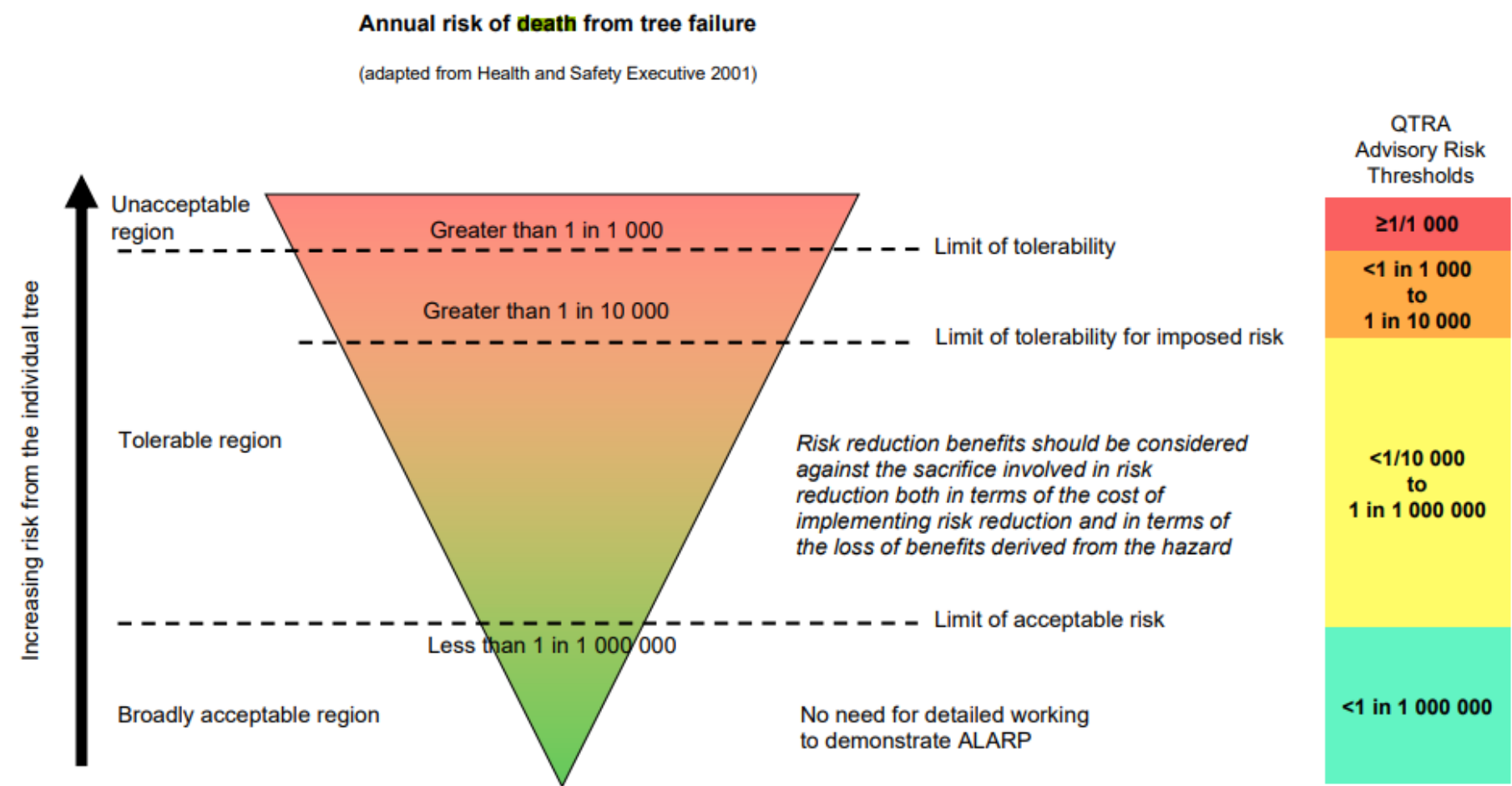
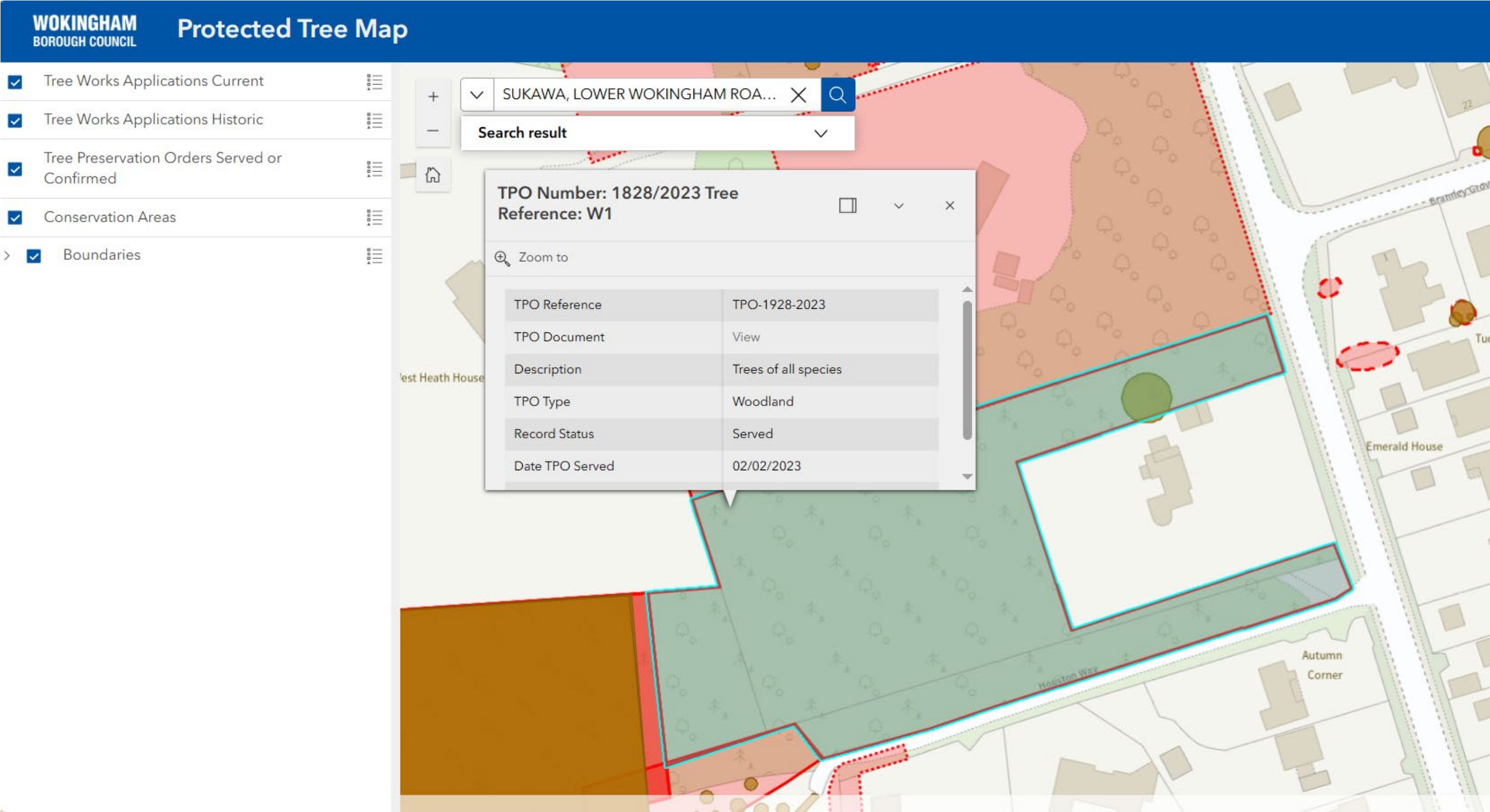


Table 7. QTRA Advisory Risk Thresholds

Thresholds	Description	Action
1/1 000	Unacceptable Risks will not ordinarily be tolerated	Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	- Control the risk - Review the risk
1/10 000	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	- Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value - Review the risk
	Tolerable (where imposed on others) Risks are tolerable if ALARP	- Assess costs and benefits of risk control - Control the risk only where a significant benefit might be achieved at reasonable cost - Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	- No action currently required - Review the risk

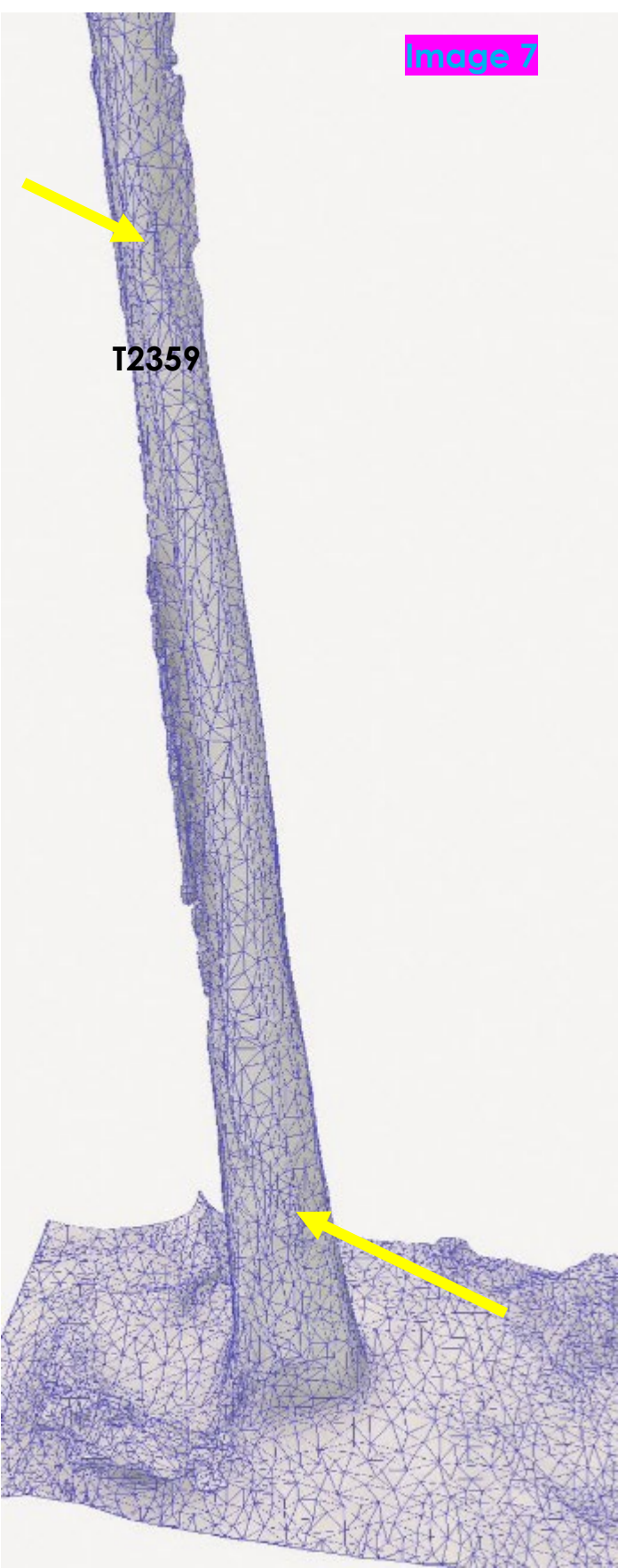
9.5 Annex E – TPO, Conservation Area Map (WokinghamBC, 2025)



9.6 Annex F Images









Disclaimer

Seaview Arboriculture LTD accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared. This report has not been compiled as part of an insurance claim and should not be used in conjunction with any such activity. It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist. The contents of this document shall not, in whole or in part (i) be used for any other purposes except such assessment and evaluation of the project; (ii) be relied upon in any way by the person other than the client (iii) be disclosed to any member of the client's organisation who is not required to know such information nor to any third party individual or organisation, or (iv) be copied or stored in any retrieval system nor otherwise be reproduced or transmitted in any form by photocopying or any optical, electronic, mechanical or other means, without prior written consent of the Company Director, Seaview Arboriculture Limited, to whom all requests should be sent. Accordingly, no responsibility or liability is accepted by Seaview Arboriculture Limited towards any other person in respect of the use of this document or reliance on the information contained within it, except as may be designated by law for any matter outside the scope of this document.