

Tiryns, Forest Road, Wokingham

Bucks Plant Care Ltd

Arboricultural Consultancy Service

Wylderne, Bridge Street, Great Kimble,

Buckinghamshire, HP17 9TW

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www.bucksplantcare.co.uk

ARBORICULTURAL REPORT

For

Tiryns, Forest Road, Wokingham, RG40 5QR

A tree report for planning purposes to :

***erection of 1no. 4 bedroom residential dwelling following demolition of the
existing dwelling and outbuildings***

21st November 2024

Ref BPC 21309

By

Patrick Prendergast

DHE, MArborA, MIHort, Tech Cert(ArborA)



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1. Introduction

- 1.1 Bucks Plant Care Ltd was instructed by Billy Mead to carry out a survey of all trees on and bounding the site at Tiryns, Forest Road, Wokingham, RG40 5QR in line with **BS5837- 2012 – Trees in relation to design, demolition and construction - Recommendations**. Then produce an arboricultural report with an impact assessment plan in line with the recommendations of BS5837 in relation to the proposal.
- 1.2 Proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings.
- 1.3 The work will include the :
- survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.
 - Number all trees, either individually or in groups:
 - Prepare a Tree Schedule.
 - Work up an arboricultural impact assessment that will incorporate Root Protection Areas (RPA) for those trees worthy of retention.
- 1.4 The process will take the form of three stages:
- 1.4.1 **Phase 1** The initial stage for trees within the development process is a survey of those trees that should be retained and those that may/should be removed. Retention trees are allocated Root Protection Areas (RPAs) that are then detailed on a Tree Constraints Plan (TCP). The RPAs provide for

sufficient rooting (soil) volume to ensure that trees are successfully retained during and after the completed development. It indicates a notional development footprint for any given site but moreover, it **may affect the value of land** earmarked for development. The AIA1 is **only** a baseline survey. It is not intended to represent, in isolation, the supporting information for an LPA* application: to obtain full planning permission.

1.4.2 **Phase 2** The next stage is for 'site layout master planners' to factor the tree constraints into draft layout proposals. This draft is then referred to the consulting Arborist for further implication assessment, to arrive at a 'best fit' scheme, which achieves site proposal viability whilst allowing for the retention of appropriate trees. Once it has been agreed, the consulting Arborist can then prepare a supporting report to accompany the planning application. This report should demonstrate that the trees have been properly considered such that the site layout is defensible in arboricultural terms, both at the application stage and also, if necessary, at Appeal.

1.4.3 **Phase 3** All the effort put into the pre-application phases to protect retention trees is likely to fail without effective site supervision. Arboricultural Implications Assessment (AIA3) covers the **on-site project implementation**, including arranging (LPA) approved tree removal/ pruning, overseeing the installation of tree protection fencing, ground protection and any special engineering works through to periodic reporting on the retention of tree protection measures. Many if not all of the latter are usually specified as LPA Planning Conditions that need to be formally discharged. All personnel associated with the construction process must be familiar with the specified Tree Protection Plans (TPP) and Arboricultural Method Statements (AMS) that affect the site. The TPP and AMS should be retained on site at all times and they should be included in the site's Project Management Plan.

1.4.4 Phases 1–3 are in line with BS:5837 '*Trees in relation to design, demolition and construction - Recommendations*' (2012).

* Local Planning Authority

1.5 **Tree safety matters**

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

* “*Tree Risk Assessment Manual*” Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) *International Society of Arboriculture*

1.6 The **British Standard 5837 ‘Trees in relation to design, demolition, construction - Recommendations’ (2012)** provides “guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees.....with structures”. The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). The tree categories are shown on plan by colour-coding:

- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.

- Category B (blue colour-coded): Not suitable for an 'A' category due to impaired condition or a tree lacking special 'A' qualities: with an estimated life expectancy of at least 20 years.
- Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an 'A' or 'B' category: with an estimated life expectancy of at least 10 years. See young trees below.
- Category U (red colour-coded): 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.
- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

1.7 Wildlife legislation

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection. In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - <http://www.jncc.gov.uk/page-3614> - for further information and guidance.

1.8 Wildlife habitats

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional

habitats were identified and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

2. Site description

- 2.1 The site consists of a walled in detached property 60 metres in from the road.



- 2.2 **The proposal:** It is proposed to demolish the existing dwelling and build a new one as illustrated below.



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 2 and separate document Ref : AIA/21309. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

3. Tree survey

- 3.1 The survey was carried out on the 21st November 2024.
- 3.2 The details of the tree survey can be found in Appendix 1 with the tree locations in Appendix 2.

- 3.3 The property is built within a walled garden set 60 metres in from the road with no public visibility.



- 3.4 There are 2 trees near to the property; pollarded willow T04 and a cedar.



3.5 At the back of the site are some high quality trees.

Oaks T09 and T10



Ash T11



4. Statutory controls

4.1 Planning legislation (Trees)

4.2 Statutory tree protection

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

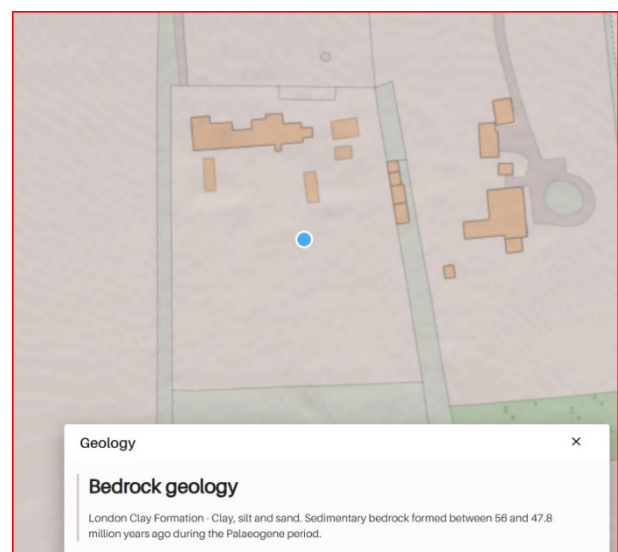
* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.3 Trees on this site

The trees on this site are not protected.

5. Soil assessment

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Bucks Plant Care Ltd** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site. According to the British Geological Survey for this site the bedrock geology is London clay formation with Clay, silt and sand.



6. Arboricultural impact assessment

It is proposed to remove pear tree T01 for management reasons:

In order to facilitate the proposed development 2 small lilac trees will be removed: T15 and T16.

Sections of shrub beds will also be removed

6.1 IMPACT PROPOSAL ON TREES (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 2)

6.2 Root Protection Areas (RPAs)

There is no impact to the retained trees by the development.

6.3 Tree Crown Protection Zones

There are no crown protection issues.

6.4 Tree Dominance Zones

There are no crown dominance issues.

7. Arboricultural method statement (AMS)

This AMS lays down the methodology for any demolition and/or construction works that may have an effect upon trees on and adjacent to this site. It is essential within the scope of any contracts - related to this development - that this AMS is observed and adhered to. It is recommended that this document forms part of the work schedule and that specifications are issued to the building contractor(s) and these must be used to form part of their contract.

Consulting Arborist contact details:

Patrick Prendergast – mob. No. 07952 338564

SEQUENCE OF WORKS

From commencement of the subject development, the following methodology will be implemented in the manner and sequence described:

- 1 **PRE- COMMENCEMENT SITE MEETING** To outline on-site working methods in relation to trees prior to any demolition and/or construction activity, a site meeting of the following shall take place:
 - Client • Consulting Arborist • Site Agent

2. **TREE WORKS**

As per the tree Removal plan – Appendix 3 carry out the removal of trees

T01; T15 and T16

3. **ESTABLISH THE CONSTRUCTION EXCLUSION ZONE (CEZ):**

As per the tree protection plan (TPP), ref PBC 21309 install the Tree Protection barriers as shown on the plan with the specified heras fencing. The existing retained walls also act to protect retained trees.

4. **MAIN CONSTRUCTION WORKS**

There must be no:

 - (a) storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description
 - (b) preparation of noxious substances (e.g. cement)
 - (c) Parking/use of tracked or wheeled machinery or vehicles of any description.
 - (d) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description

- (e) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description
- (f) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.

in any area designated as the Construction Exclusion Zone (CEZ)

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of the canopies any trees or the spread of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- c) 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.

8 Conclusions

- 8.1 It is proposed to demolish the existing dwelling and build a new one.
- 8.2 Three trees will be removed for good management reasons and to facilitate the development.
- 8.3 Following adherence to the Arboricultural Method Statement and Tree Protection Plan the retained trees will be protected during construction. Active random monitoring by a Consulting Arborist throughout the development process is strongly recommended.

APPENDIX 1
TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T01	Pear (<i>Pyrus sp.</i>)	Height (m): 10 Stem Diam(mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 4 Life Stage: Dead Rem. Contrib.: <10 years	tree growing against boundary wall in decline	C	Radius: 3.6m. Area: 41 sq m.	Fair	Fair	remove deadwood
T02	Fig (<i>Ficus carica</i>)	Height (m): 6 3 stems (mm): 100,100,100 Spread (m): 0N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 10+ Years	tree growing against boundary wall	C	Radius: 2.1m. Area: 14 sq m.	Good	Good	No action required
S03	Mixed shrubs	3 metres	a mixed shrub bed	C	No RPA.	Good	Good	No action required

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Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T04	Willow (<i>Salix sp.</i>)	Height (m): 6 Stem Diam(mm): 700 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Life Stage: Mature Rem. Contrib.: 10+ Years	has been recently pollarded	C	Radius: 8.4m. Area: 222 sq m.	Good	Good	No action required
T05	Cedar (<i>Cedrus sp.</i>)	Height (m): 12 Stem Diam(mm): 500 Spread (m): 2N, 5E, 5S, 4W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 30+ Years	ivy on trunk	B	Radius: 6.0m. Area: 113 sq m.	Good	Good	No action required
T06	Pear (<i>Pyrus sp.</i>)	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years	fruit tree growing against boundary wall	C	Radius: 3.6m. Area: 41 sq m.	Good	Good	No action required

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Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T07	Ginkgo biloba (<i>Ginkgo biloba</i>)	Height (m): 18 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	A high quality tree with co-dominant stem	A	Radius: 3.6m. Area: 41 sq m.	Good	Good	reduce secondary stem by 30% to avoid breakage in the future
T08	Mulberry (<i>Morus sp.</i>)	Height (m): 12 2 stems (mm): 300,300 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 30+ Years	a large spreading tree by the pond	B	Radius: 5.1m. Area: 82 sq m.	Good	Good	No action required
T09	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 12 Stem Diam(mm): 400 Spread (m): 5N, 3E, 0S, 5W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 30+ Years	a one sided tree due to the close proximity of T10	B	Radius: 4.8m. Area: 72 sq m.	Good	Good	No action required

Tiryns, Forest Road, Wokingham

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T10	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 18 Stem Diam(mm): 500 Spread (m): 3N, 5E, 7S, 6W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 50+ Years	With T09 both from one tree crown	A	Radius: 6.0m. Area: 113 sq m.	Good	Good	No action required
T11	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 25 5 stems (mm): 400,300,300,400,200 Spread (m): 8N, 8E, 8S, 8W Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 30+ Years	A large multi-stemmed tree	B	Radius: 8.8m. Area: 243 sq m.	Good	Good	No action required
G12	Mixed copse	7 metres	a mixed group of small trees	C	No RPA.	Good	Good	No action required

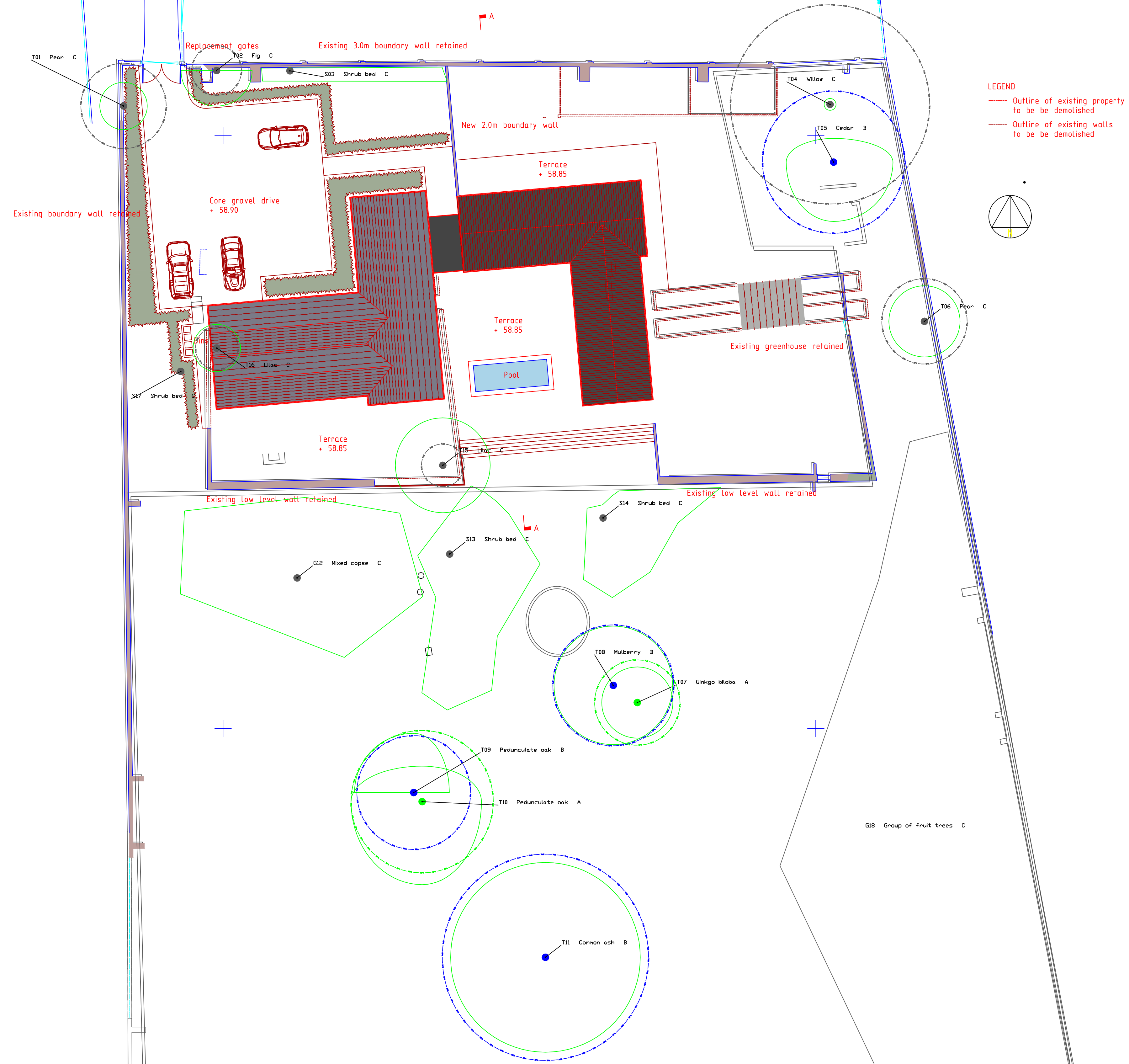
Tiryns, Forest Road, Wokingham

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
S13	Mixed shrubs	5 metres	a mature mixed shrub bed	C	No RPA.	Good	Good	No action required
S14	Mixed shrubs	5 metres	a mature mixed shrub bed	C	No RPA.	Good	Good	No action required
T15	Lilac (<i>Syringa sp.</i>)	Height (m): 6 3 stems (mm): 100,100,80 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 10+ Years	an over mature spreading small tree	C	Radius: 1.9m. Area: 11 sq m.	Good	Fair	No action required

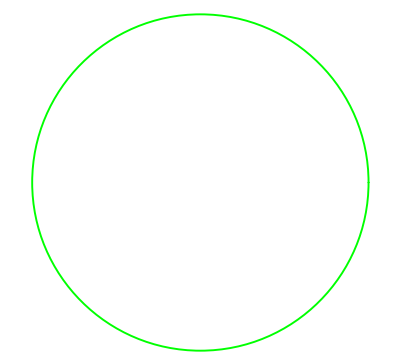
Tiryns, Forest Road, Wokingham

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Condition	Structural Condition	Recommendations
T16	Lilac (<i>Syringa sp.</i>)	Height (m): 5 3 stems (mm): 100,80,80 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 10+ Years		C	Radius: 1.8m. Area: 10 sq m.	Good	Good	No action required
S17	Mixed shrubs	5 metres	a mature mixed shrub bed	C	No RPA.	Good	Good	No action required
G18	Mixed group of fruit trees	7 metres	a mixed group of small trees	C	No RPA.	Good	Good	No action required

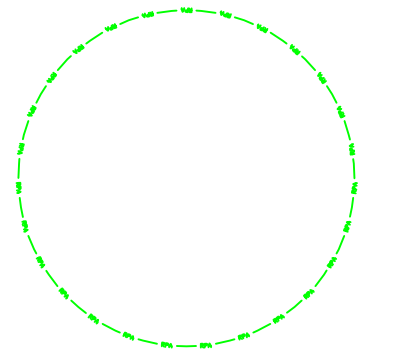
Appendix 2 Arboricultural Impact Assessment Plan



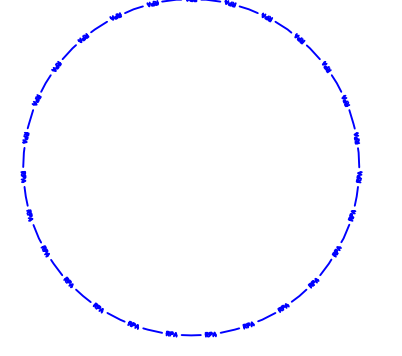
General Notes



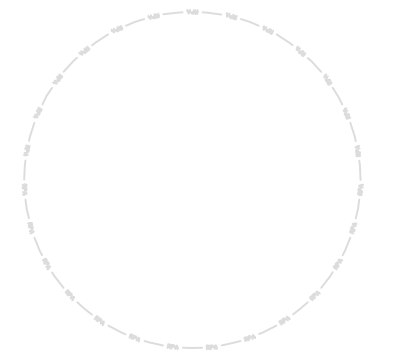
Tree canopy



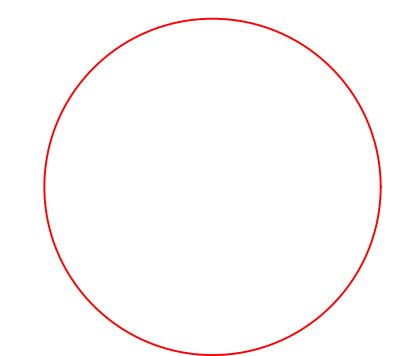
B category trees



B category trees



C category trees



U category trees

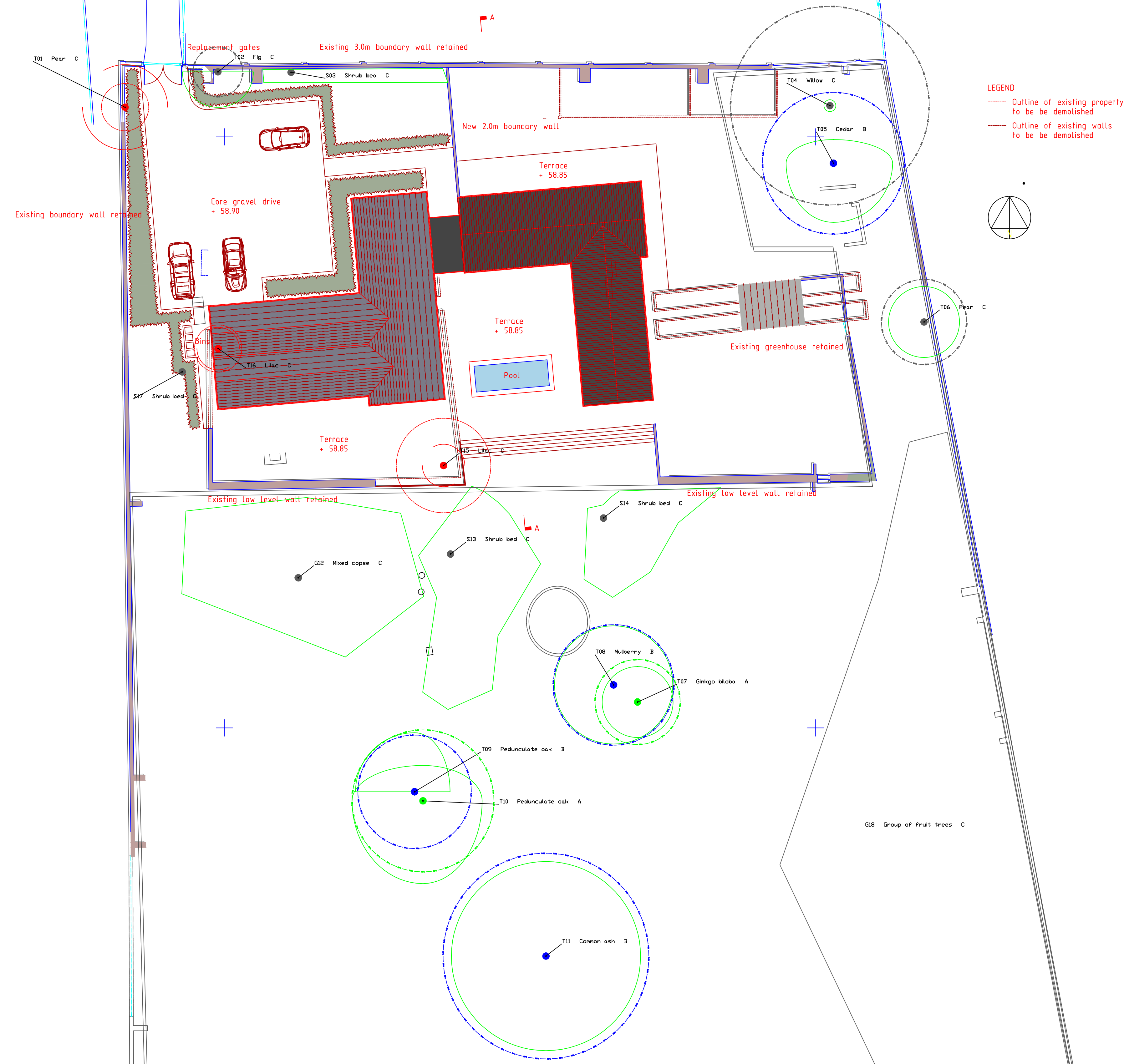
No.	Revision/Issue	Date

Firm Name and Address
Bucks Plant Care Ltd
Wyldeerne
Bridge Street
Great Kimble
HP17 9TW

Project Name and Address
Tiryns
Forest Road
Wokingham
RG40 5QR

Project BPC - 21309	Sheet 01
Date 22.11.2024	
Scale 1:200 in A1	

Appendix 3
Tree removal Plan



General Notes		
Tree canopy		
B category trees		
B category trees		
C category trees		
Tree to remove		
No.	Revision/Issue	Date

Firm Name and Address

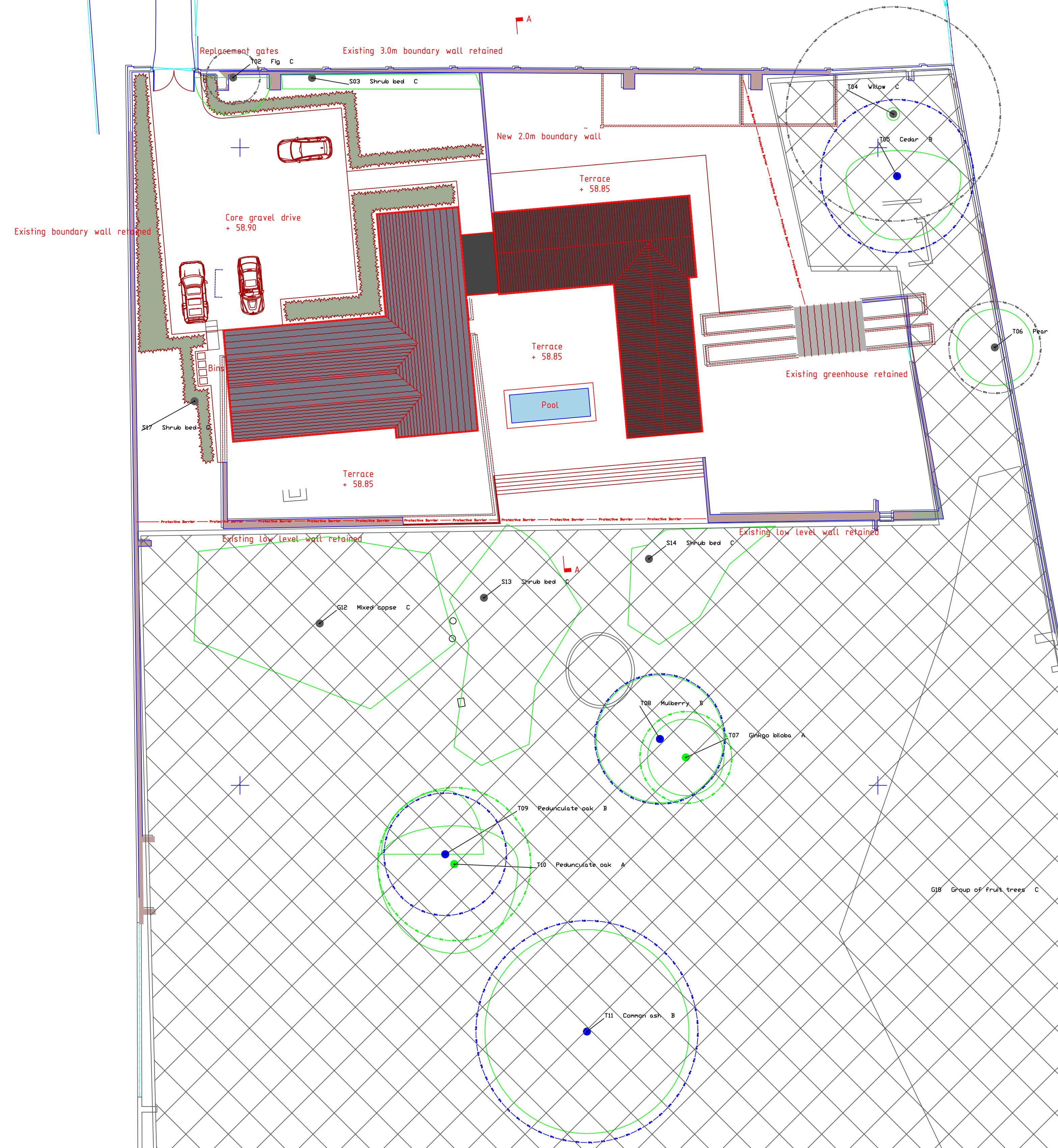
Bucks Plant Care Ltd
Wyldeerne
Bridge Street
Great Kimble
HP17 9TW

Project Name and Address

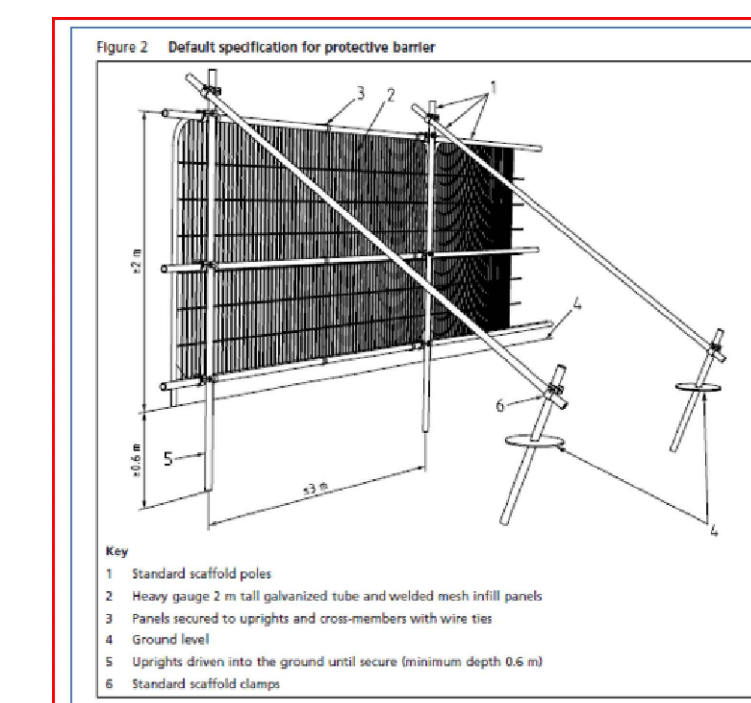
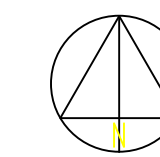
Tiryns
Forest Road
Wokingham
RG40 5QR

Project BPC - 21309	Sheet
Date 22.11.2024	01
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Appendix 4 Tree Protection Plan



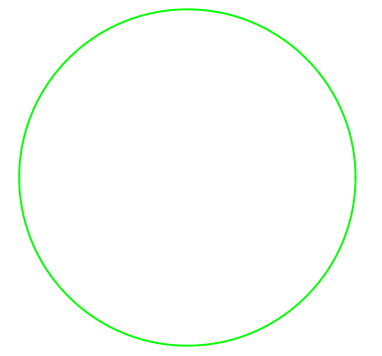
LEGEND
----- Outline of existing property to be demolished
----- Outline of existing walls to be demolished



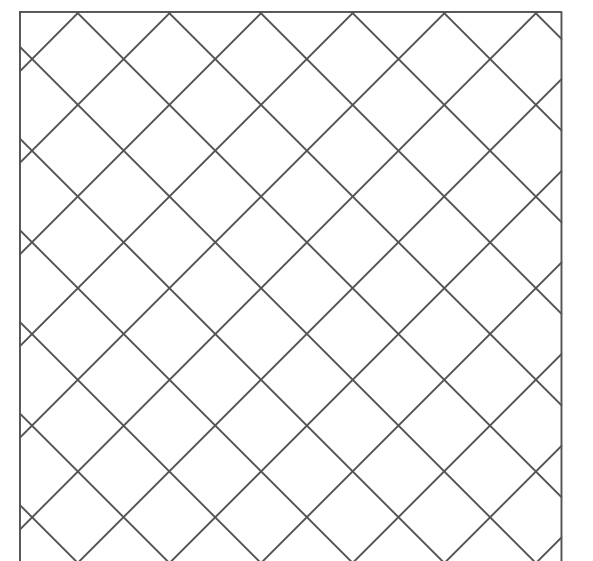
This sign must be displayed on each panel of the fencing



General Notes



Tree canopy



CEZ

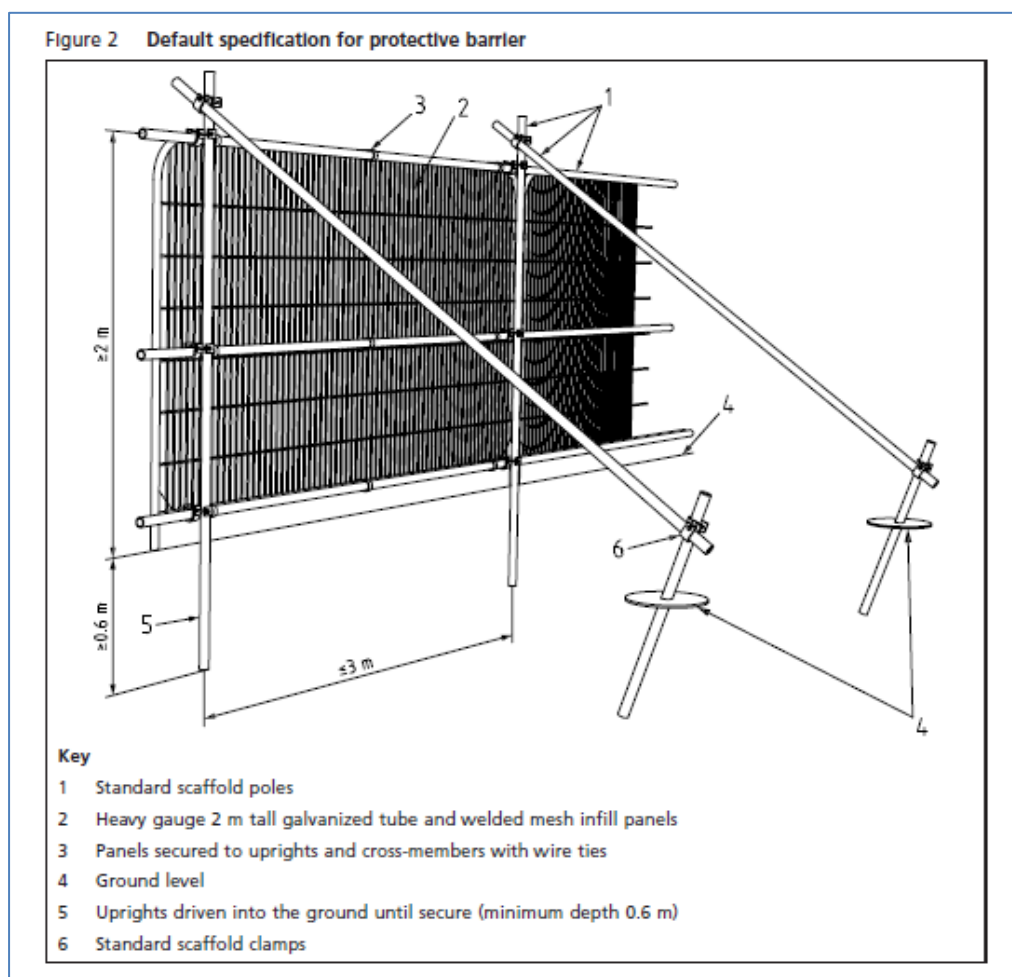
No.	Revision/Issue	Date

Firm Name and Address
Bucks Plant Care Ltd
Wyldeerne
Bridge Street
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Project Name and Address
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RG40 5QR

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Date 22.11.2024	01
Scale 1:200 in A1	

Appendix 5- Tree protection fencing specification



This sign must be displayed on each panel of the fencing



Appendix 6: Arboricultural Site Monitoring Form

Client contact details:

Site:

Ref:

LPA Tree Officer (if applicable):

Consultant:

Date of inspection:

Accompanied by site manager ☐

Site currently active ☐

Previous actions complied with ☐

INSPECTION DETAILS:

Any signs/evidence within the RPA of:

Ground contamination ☐

Changed soil levels ☐

Excavations ☐

Material storage ☐

Water run off ☐

Ground compaction ☐

Unauthorised tree works ☐

If yes to any of the above provide details:

CONDITION OF FENCING:

Erected according to approved details ☐

Protective signs present ☐

Fencing in place/intact ☐

Upright poles in ground ☐

Bracing & clamps in place ☐

Any signs of breach ☐

ADDITIONAL NOTES including action taken/required:

Date of next inspection:

Copied to Client ☐

Copied to Site manager ☐

Copied to LPA ☐

Signed – Patrick Prendergast -----

Appendix 7

Author qualifications:

Patrick Prendergast, DHE, MArborA, MIHort, Tech Cert(ArborA)

Patrick has 40 years experience in arboriculture, working in local authorities managing trees in the public realm and private sectors. He studied commercial horticulture in Ireland and amenity horticulture in Edinburgh Botanic Gardens. In 1987 he decided to become a tree surgeon / arborist and worked for 2 years for the London Boroughs of Brent and Harrow, being involved in clearing up the 1987 storm. For the following 5 years he worked for Enfield Council as a tree officer. As well as dealing with general tree management issues he dealt with rehabilitation of the landscape following the storm in '87. He then moved to the City of Westminster where he spent most of his 12 years there working in the Housing Department managing the trees and ground maintenance. He left there to spend 10 years at Harrow Council managing all the public realm trees. Over the last 8 years he has been developing his own arboricultural consultancy business, which also deals with post development landscape design. He spent the first 3 year job sharing at Cherwell District Council dealing with both public realm and private tree issues. He dealt with development applications relating to trees and processed tree works applications for protected trees. He also managed the review of the Area TPO orders. Over his 25 years managing trees in local authorities he has organised the planting of thousands of trees.

He is a professional member of relevant institutes, attends conferences and seminars to ensure that he keeps up to date with current industry developments.

Qualifications:

- National Certificate in Commercial Horticulture, Kildalton, Co Kilkenny 1982
- Diploma in Horticulture from Royal Botanic Gardens Edinburgh 1987 –(D.H.E.)
- Technical Certificate in Arboriculture - Arboricultural Association 2003 –
Tech Cert (ArborA)
- Profession Tree Inspection Certificate 2014

Professional membership

- Member of the Chartered Institute of Horticulture (MCIHort)
- Member of the Consulting Arborist Society
- Member of the Arboricultural Association (MArborA)
- Associate member of the Chartered Institute of Foresters