



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902

4 November 2025

Nathan Cantell
Beechwood Tree Care Limited
2 Playhatch Farm Cottages
Playhatch
RG4 9QX

Dear Nathan

Re: Oaks to the rear of The Hawthorns, Charvil – Visual Inspection and Decay Detection.

Thank you for your instructions to carry a visual inspection and decay detection as may be required upon two oak trees on land to the rear of The Hawthorns, Charvil, RG10 9TS.

The site visit, inspection and decay detection were carried out by Simon Holmes MSc. MICFor. on Monday 20 October 2025. We had unrestricted access to the site, and the inspection was conducted in the presence of Beechwood Tree Care Ltd arborist, Rowan. Weather conditions for the inspection were overcast with heavy rain.

This report is concerned specifically with the structural characteristics of the trees we inspected. The primary purpose of this report is to establish the structural condition of the trees and formulate management proposals in line with industry best practice.

We have no connections with any of the parties involved in this site that could influence the opinions expressed in this report.

The information contained in this letter covers only the trees we examined and reflects the visual condition of the specimens at the time of inspection. We inspected the trees from the ground with the aid of binoculars, and using standard equipment including a sounding mallet, stainless steel probe and digital camera, we observed cavities at ground level between the buttresses on both trees and therefore decay detection was conducted using an IML PD400 Resi drill, a synopsis of the drill is provided within this letter.

The tree dimensions were recorded with the aid of a TruePulse™ laser hypsometer and the diameter with a rounded down diameter tape. The results are set out in Tabel 1 below.

Table 1:

Tree Number	Tree Species	Height (m)	Diameter (mm) @ 1.5m AGL	Crown Spread Av	Age Class
1	Oak	21.3	1170	11m	Mature
2	Oak	21.6	1190	13m	Mature

Key: m = metres mm = millimetres AGL = above ground level est = estimated Av = average



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Background:

Tree Surveys were commissioned to inspect the trees on land at the rear of The Hawthorns, Charvil, Berkshire, following a site visit by Beechwood Tree Care Ltd on 2 September 2025. Concerns were raised following the failure of a lateral branch on one tree and the apparent decline of the other tree.

Findings and Opinion:

The trees are located as indicated in Figure 1 below, screen shot courtesy of Google Maps.

Figure 1. Tree Location, Oaks (highlighted) on land to the rear of The Hawthorns.
20.10.2025



We observed no evidence of root plate movement, no mounding or soil heave was observed in the field surrounding the trees and the tree root zones appear stable within the surrounding ground at the time of inspection.

Tree 1 is 9.6 metres from the adjacent property, see the location plan above. There is evidence of decay and dead bark at the base of the main stem and between the buttressing on the east, south and west sides of the stem. A cavity was observed on the southeast side. We tested the cavity with a stainless-steel probe recording a depth of 40cm. Further probing was conducted between the buttressing, and we detected the early signs of decay on the west and east sides below the root collar, see examples at Figure 2 on page 3.

The main stem has barbed wire ingrown into the bark and an area of bleeding bark was observed on the southwest side, see Figure 3 on page 4.

The canopy is broadly symmetrical with minor deadwood visible in the upper canopy. We assessed the physiological indicators of tree health, including leaf size, leaf density, chlorophyll content, incremental growth and fruit/seed production. The tree exhibits poor leaf density and the autumn colouration skewed the visual indication of chlorophyll content, with leaf density low and overall poor physiological appearance, see Figure 4 on page 4.



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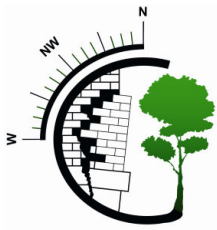
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Figure 2. Small cavity southeast side, Oak 1, with example of stainless probe, 20.10.25



Figure 3. Barbed wire and example of bleeding, Oak 1, 20.10.25





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Figure 4. Oak 1, canopy appearance, 20.10.25



We conducted decay detection as a result of the visual inspection using the IML PD400 Resi drill. The testing was conducted close to ground level on the cardinal points with one control test at 1.5 metres above ground level (AGL) on the south side, copies of the tests result are included with this letter.

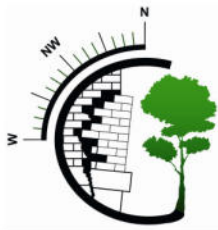
A total of 5 tests were undertaken, and a cavity was detected between 12 and 26cm before the needle auto retracted, as a result of the cavity. No further cavities or advanced decay was detected at the test locations; copies of the results are included with this letter.

Tree 2 is covered by TPO 275/1984 and was subject to a selective crown reduction by 3 to 4 metres and installation of a flexible bracing system along with the removal of major deadwood and selectively thin crown to balance, granted on 11 September 2017, a copy of the consent is enclosed with this letter.

The tree is approximately 16 metres from the rear of 11 The Hawthorns, Charvil, see the location plan on page 2. The base of the stem has barbed wire entwined around it and broad buttressing on the south side (see Figure 5 on page 5) and two small cavities between the buttressing, that were examined with a stainless-steel probe, see Figure 6 on page 5.

The main stem is unremarkable, and the bark is firmly attached and typical of the species. We sounded the stem with a nylon mallet, and no hollow intonations were heard.

The canopy is broadly symmetrical, with significant regrowth from the reduction pruning locations. Two non-invasive braces have been installed in the north side of the upper canopy and following the failure of a lateral limb on the east side several branch stubs are visible see examples at Figure 7 on page 5.



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Figure 5. Oak 2, buttressing, 20.10.2025

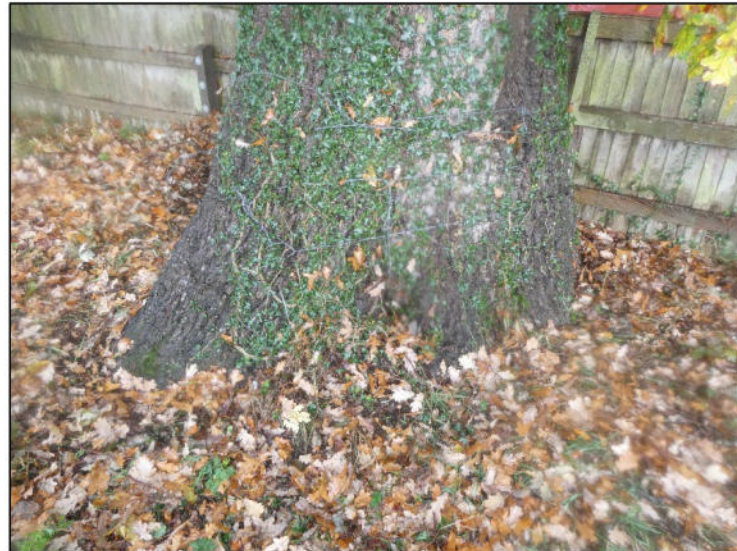


Figure 6. Oak 2, buttress cavities, 20.10.25



Figure 7. Oak 2, non-invasive brace and branch stubs 20.10.25





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We examined the failure locations with binoculars and a sample of the failed branch on the ground. There was no evidence of decay and no obvious structural defects such as included branch unions.

We assessed the physiological indicators of tree health, including leaf size, leaf density, chlorophyll content, incremental growth and fruit/seed production. The tree exhibits good leaf density and whilst autumn colouration skewed the visual indication of chlorophyll content the remaining characteristics are all normal. The extensive regrowth following the canopy reduction indicates that the tree has a normal level of vitality and is vigorous, however there are numerous tight unions associated with the regrowth.

The tree is located within falling distance of 11 The Hawthorns and the canopy overhangs the garden.

We conducted decay detection as a result of the visual inspection using the IML PD400 Resi drill. The testing was conducted close to ground level on the cardinal points, copies of the test results are included with this report.

A total of 4 tests were undertaken, and whilst no significant cavities or decay were detected amplitude was lower than normal in the north, south and east drillings but is not considered significant to warrant substantial remedial work, copies of the results are included with this letter.

The failure of lateral branches is not uncommon in some tree species. With no obvious structural defect or decay the most probable cause is branch drop sometimes referred to as summer branch drop (SBD), a sudden and unexpected dropping of branches often without warning. Typically occurring during warm, humid weather, particularly in late spring or summer often exacerbated by drought or heavy rainfall.

Regular tree inspections and maintenance can help identify weak branches. The numerous tight unions associated with the regrowth following the crown reduction provide structural weakness that may result in premature limb failure. The risk associated with the potential limb failure requires remedial pruning that would be in accordance with arboricultural best practice.

Tree failure: many attempts have been made to establish prescriptive tree failure prediction criteria. These range from calculations of that part of the internal area, which is either hollow or significantly decayed, to comparisons of height and trunk diameter at 1.5 metres from ground level. Most of these attempts at predicting failure have been questioned and cannot be relied upon as accurate at this time.

Most mature trees contain defects, frequently significant, many of which have not been detected, and they fail comparatively rarely under normal conditions. The question arises as to what will trigger failure. This is impossible to predict however, it is generally a particular (not necessarily unusual) environmental condition. For example, trees are well-adapted to withstand wind however, if subject to a loading to which they have not adapted, they may fail such as was experienced in the hurricane of 1987.



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Recommendations:

Tree 1: Remove all deadwood over 50 millimetres diameter. Conduct a visual re-inspection in July 2026 and monitor the physiological and structural condition annually for further decline and conduct a further decay detection test in 3 years.

Tree 2: Carry out a selective crown reduction of the lateral limbs previously reduced. The reduction should where possible follow similar locations as undertaken in 2017 and be undertaken within 12 months of the date of this report.

Trees are dynamic structures and therefore subject to many changes. Wind loading, if sufficiently high enough, can blow over the healthiest of trees. Where decay or root structure is compromised there is an increased risk of failure and therefore regular inspection is recommended by a suitably competent person.


Simon Holmes MSc. MICFor
Chartered Arboriculturist
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APPENDIX 1

Resi PD400: The Resi is a mechanical drilling machine with a constant drive, which measures the drilling resistance and rotational speed along a needle, when inserted into the tree. The result is displayed on a digital panel and stored electronically at a scale of 1:1, measurement is in metric units.

The drilling and advance rate may be varied for hard or softwoods. The drilling resistance is correlated with the mechanical properties, and defective areas that have developed within the tree may be detected and assessed.

Examples of defects detected by the Resi may be dysfunctional areas such as internal cracks, areas of decay and hollowing. Remaining wall thickness may be determined to a depth of 400 millimetres. The instrument is adept at detecting the early stages of decay in white rots as well as detecting brown rots at an early stage.

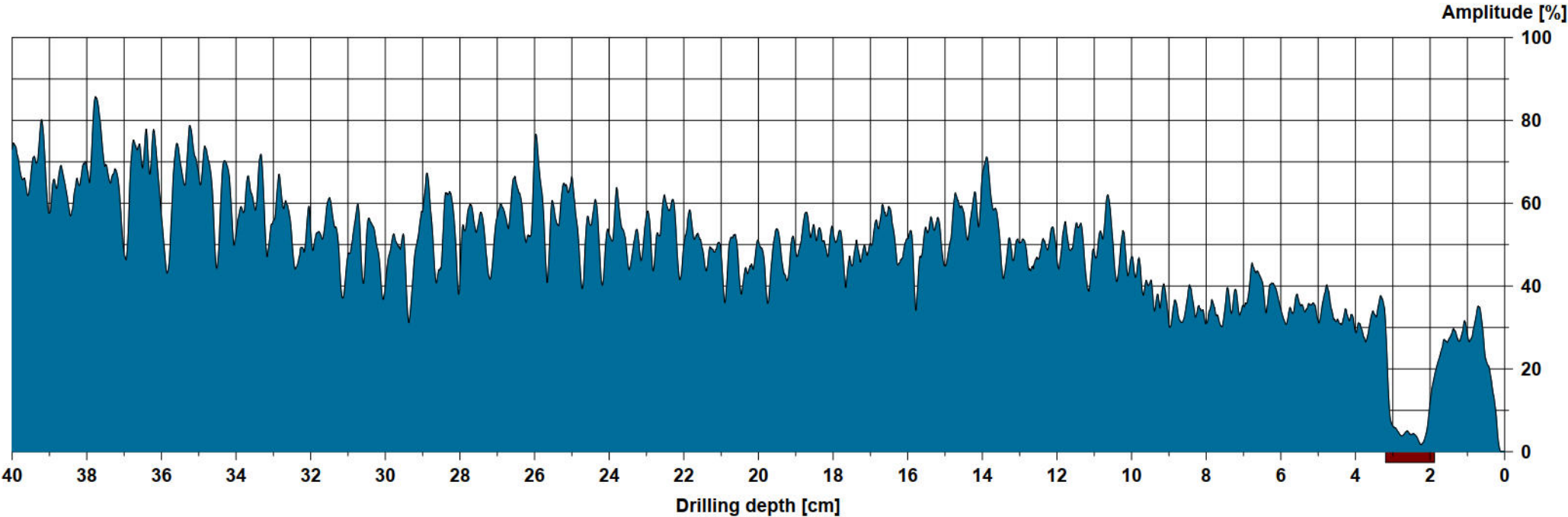
The drilling needle is specially formed and the tip is only 3 millimetres wide with a shaft diameter of 1.5 millimetres, thereby keeping internal damage to a minimum and reducing the risk of further fungal infection.

Interpreting these drilling readings:

The object data field (top left of each page) provides information on the date, depth, needle speed and site specific information. The assessment field (bottom left of each page) provides a detailed analysis of specific areas of dysfunction and is often colour coded. Readings are normally from right (entry into the tree) to left, with any specific comments in the box bottom right.

Measuring / object data

Measurement no.:	5	Speed	: 2500 r/min	Diameter:	117,00 cm
ID number	: Hawthorns T1	Needle state:	---	Level	: 150cm
Drilling depth	: 40,08 cm	Tilt	: 0°	Direction:	South
Date	: 20.10.2025	Offset	: 90 / 266	Species	: Oak
Time	: 11:50:54	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min	Name	: Beechwood Tree Care		



Assessment

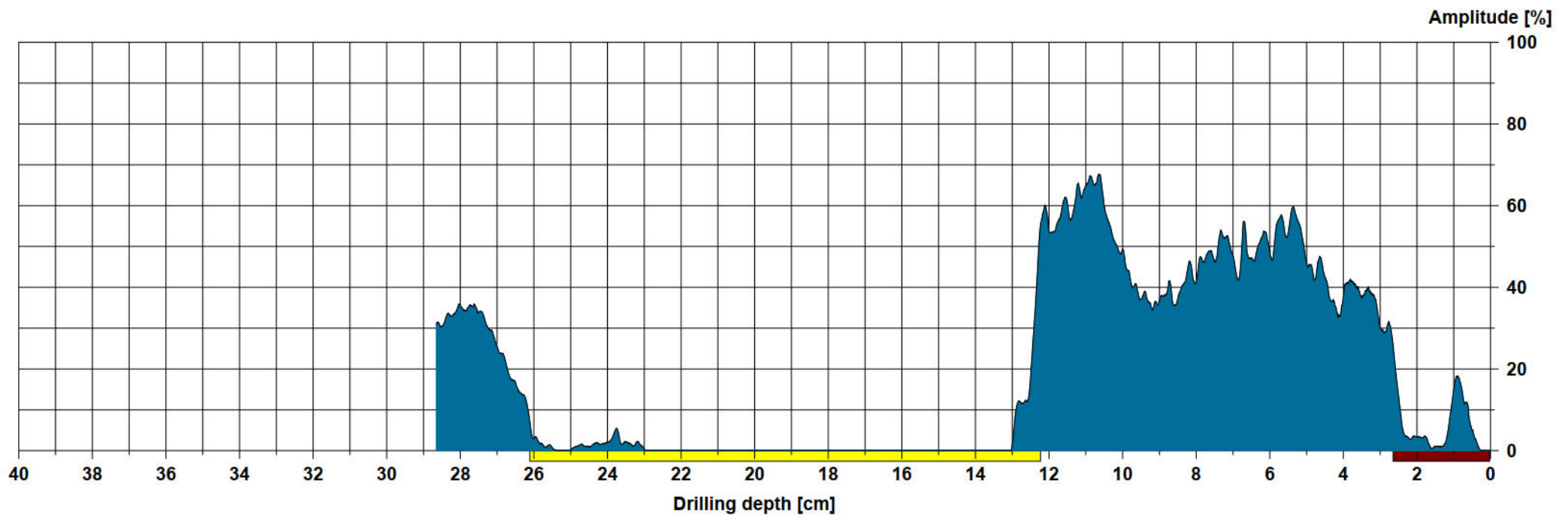
From 1,88 cm to 3,19 cm : Decay

Comment

Test at circa 1.5m above ground level south side. Isolated area of decay at 2cm. No significant decay detected at the test location.

Measuring / object data

Measurement no.:	2	Speed	: 2500 r/min	Diameter:	117,00 cm
ID number	: Hawthorns T1	Needle state:	---	Level	: 10cm
Drilling depth	: 28,65 cm	Tilt	: 0°	Direction:	East
Date	: 20.10.2025	Offset	: 103 / 280	Species	: Oak
Time	: 11:46:27	Avg. curve	: off / off	Location	: The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



Assessment

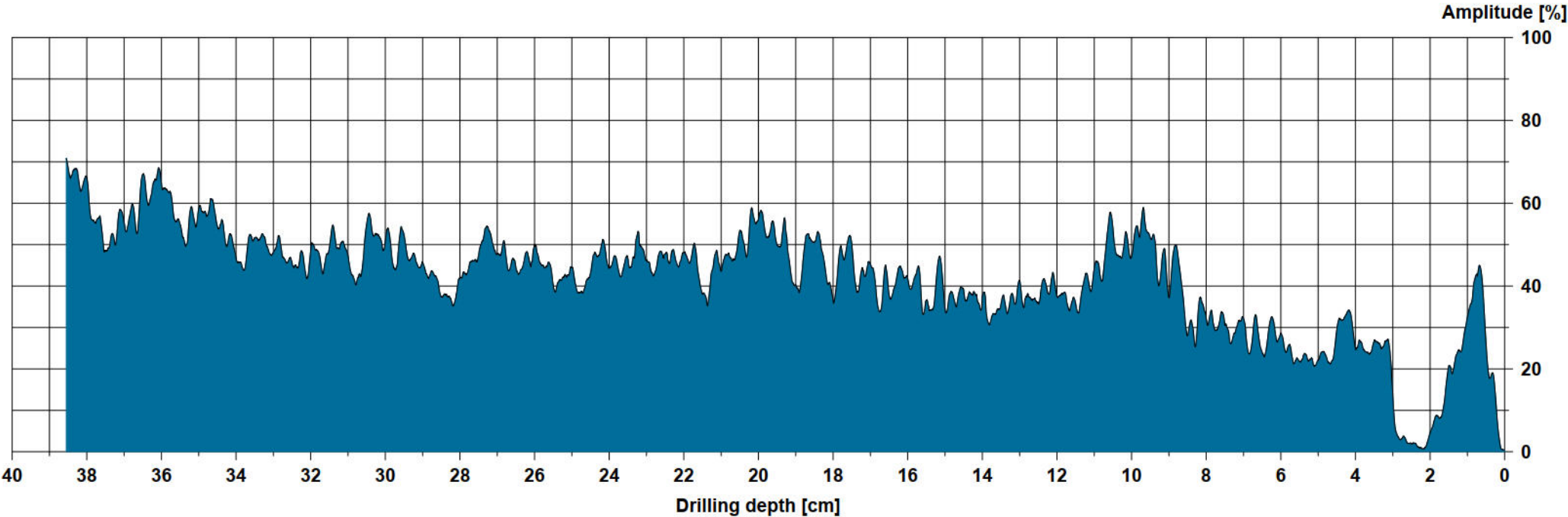
From 0,02 cm to 2,65 cm : Decay
From 12,23 cm to 26,11 cm : Cavity

Comment

Test at circa 10cm above ground level east side. Decay detected behind the bark to 2.5cm and a cavity was detected at 13cm. The needle auto retracted at 29cm due to the cavity.

Measuring / object data

Measurement no.:	1	Speed	: 2500 r/min	Diameter:	117,00 cm
ID number	: Hawthorns T1	Needle state:	---	Level	: 40cm
Drilling depth	: 38,55 cm	Tilt	: 0°	Direction:	North
Date	: 20.10.2025	Offset	: 121 / 364	Species	: Oak
Time	: 11:45:03	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



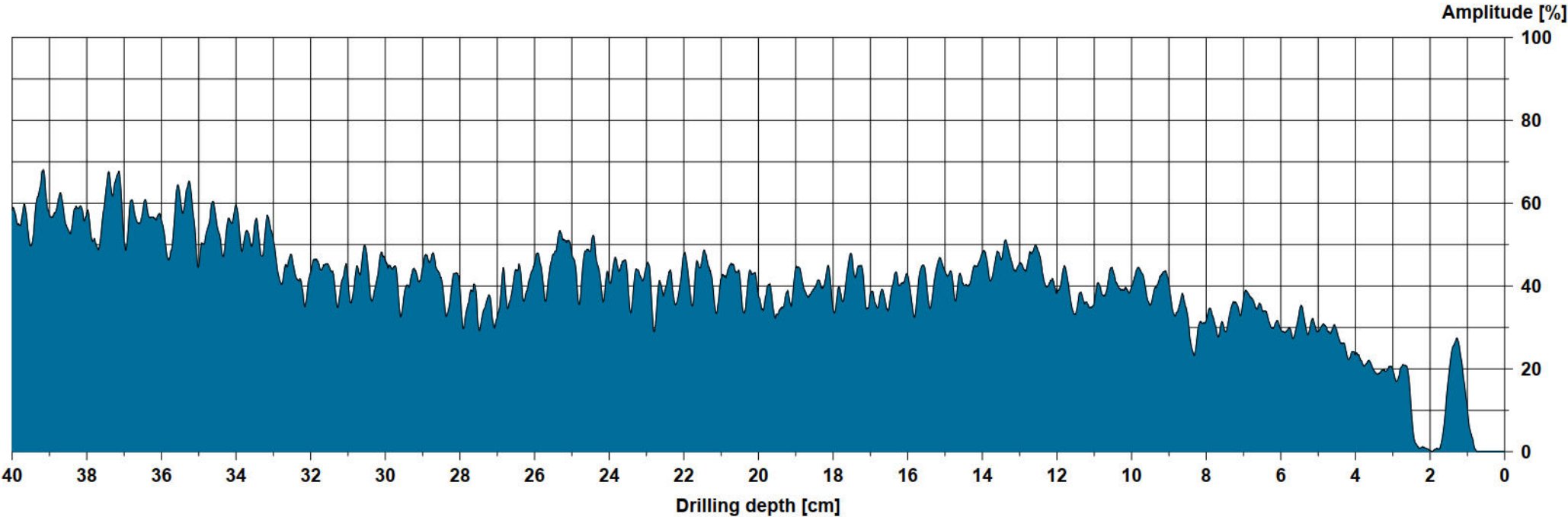
Assessment

Comment

Test at circa 40cm above ground level north side due to proximity of fence and debris. No significant decay detected at the test location. Needle auto retracted at 39cm due to feed speed.

Measuring / object data

Measurement no.:	3	Speed	: 2500 r/min	Diameter:	117,00 cm
ID number	: Hawthorns T1	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: 0°	Direction:	South
Date	: 20.10.2025	Offset	: 102 / 269	Species	: Oak
Time	: 11:47:46	Avg. curve	: off / off	Location	: The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



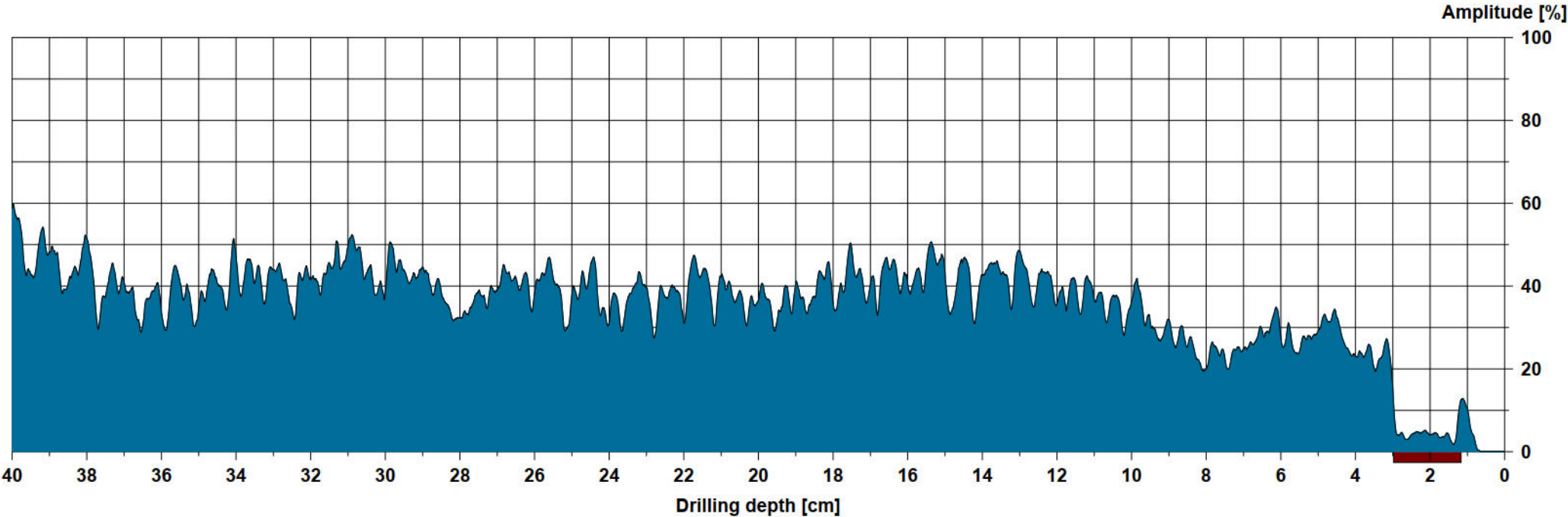
Assessment

Comment

Test at circa 10cm above ground level south side. Isolated area of decay behind the bark at 2cm. No significant decay detected in the remaining sample location.

Measuring / object data

Measurement no.:	4	Speed	: 2500 r/min	Diameter:	117,00 cm
ID number	: Hawthorns T1	Needle state:	---	Level	: 10cm
Drilling depth	: 40,08 cm	Tilt	: -1°	Direction:	West
Date	: 20.10.2025	Offset	: 87 / 267	Species	: Oak
Time	: 11:48:50	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



Assessment

From 1,17 cm to 2,98 cm : Decay

Comment

Test at circa 10cm above ground level west side. Area of incipient decay behind the bark that is isolated. No significant decay detected at the test location.

Tel: (0118) 974 6000
Email: wokinghamdirect@wokingham.gov.uk
Date: 11th September 2017
My ref: PC/TPO275/1984/172542



WOKINGHAM BOROUGH COUNCIL

Mr N Jones
Heritage Tree Services Ltd.
5 The Beeches
Stoke Row
Henley-on-Thames
RG9 5RB

Environment
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Mr. Jones

TREE PRESERVATION ORDER -275/1984

APPLICATION NUMBER- 172542

**SITE ADDRESS- PADDOCK ADJACENT TO 11 THE HAWTHORNS, PARK LANE,
CHARVIL, READING, RG10 9TR**

With reference to your application received on 2017 and my site visit on 5th 2017. I am writing to advise you that Wokingham Borough Council **consents with conditions** to the following work being carried out to the tree included in the above-mentioned Tree Preservation Order (TPO):

Proposed work to Single 1 of TPO 275/1984:

Oak (T1 of enclosed plan WBC-172542)

-Selective lateral canopy reduction by 3-4 metres, install flexible bracing system, remove major deadwood and selectively thin crown to balance.

Reasons for work:

For safety reasons- Shear cracks in key limbs.

The consent is granted subject to the following conditions:

1. The above works must be completed before 30th September 2019 and in the event of the works not being completed by that date, further consent will be required.
2. Work must be carried out in accordance with British Standard 3998 – 2010 'Tree work - Recommendations'.

Reasons for conditions 1-2.....

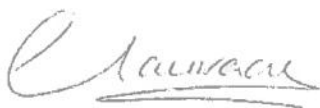
1. To ensure that our records remain accurate.
2. To ensure the health, safety and visual amenity of the tree(s).

Advisory

The tree was visually inspected by Paul Collins on 5th September 2017 and viewed from ground level at the front and side of the property.

If you are aggrieved by this decision or by the conditions imposed, you may appeal to The Planning Inspectorate (PINS), The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN by notice in writing within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent would be required.



Clare Lawrence

Head of Development Management

cc:

Applicant- Mr J Hicks, Hicks Developments, Ltd, 15 Headley Road, Woodley, RG5 4JB
Cllr. Emma Hobbs
Charvil Parish Council

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it 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.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)

Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk

Website: www.defra.gov.uk/

Natural England

Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk

Website: www.naturalengland.org.uk

Bat Conservation Trust

Tel: 0845 1300 228 or by email at enquiries@bats.org.uk

Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

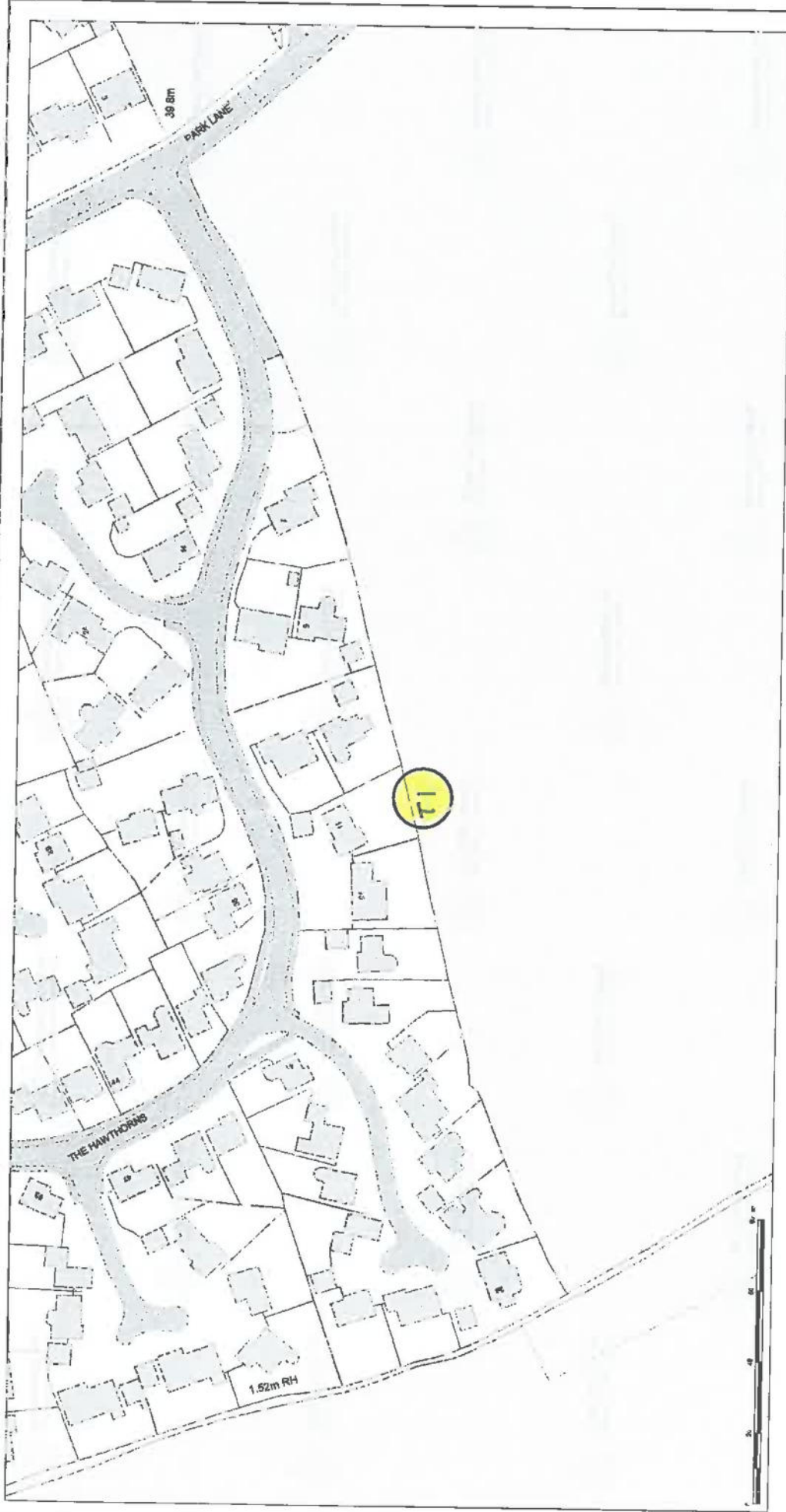
Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:

www.forestry.gov.uk

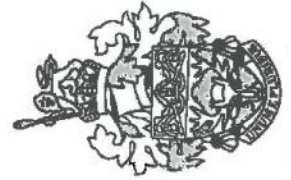
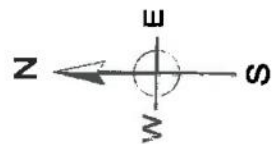
WBC 172542



Map Printout

FindIT

Scale : 1:1250

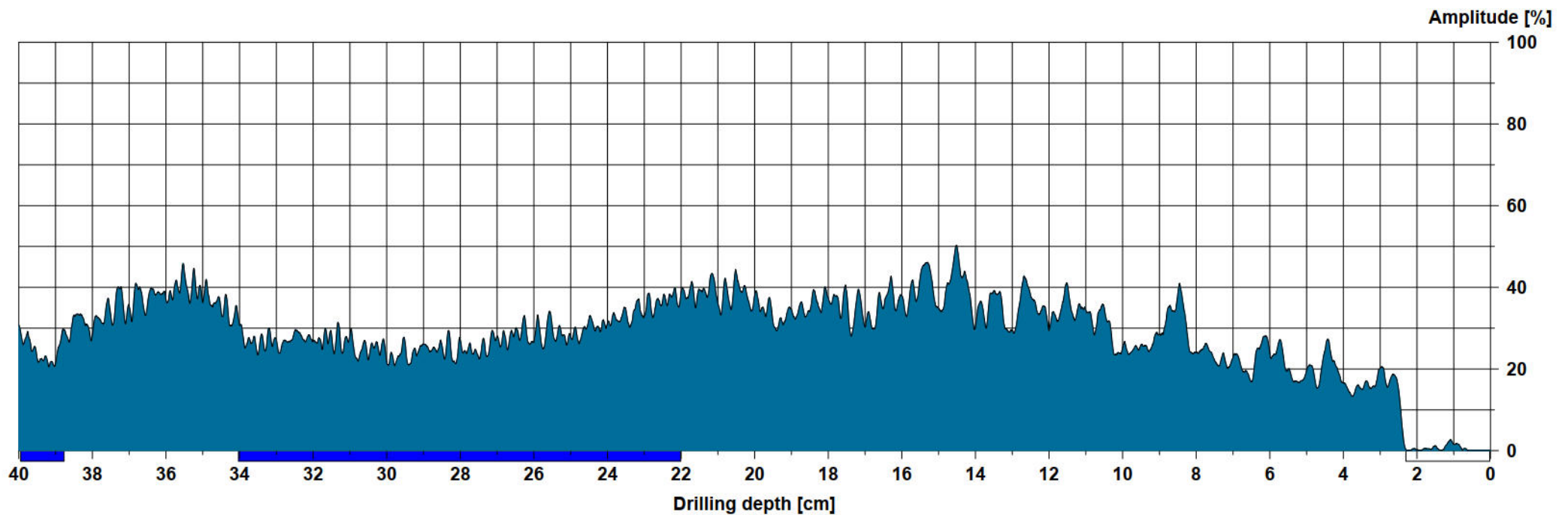


WOKINGHAM
BOROUGH COUNCIL

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Measuring / object data

Measurement no.:	7	Speed	: 2500 r/min	Diameter:	119,00 cm
ID number	: Hawthorns T2	Needle state:	---	Level	: 10cm
Drilling depth	: 40,08 cm	Tilt	: +1°	Direction:	East
Date	: 20.10.2025	Offset	: 95 / 264	Species	: Oak
Time	: 12:35:07	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



Assessment

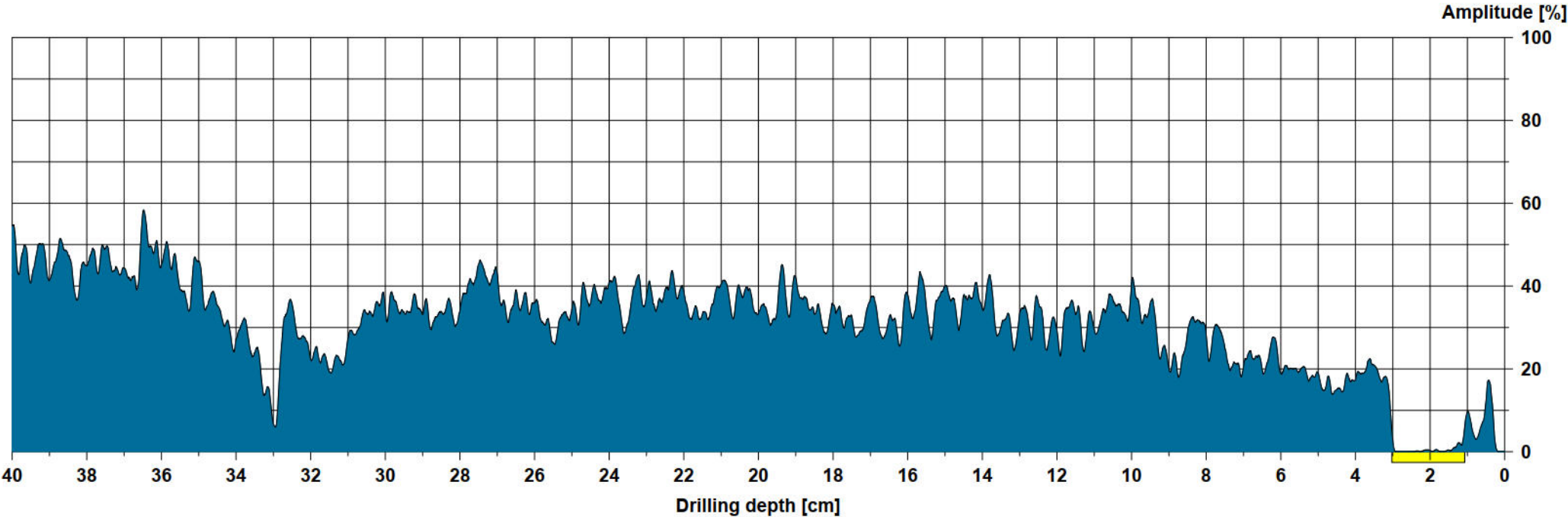
From	0,02 cm	to	2,30 cm	:	Bark
From	22,01 cm	to	34,03 cm	:	Incipient decay
From	38,77 cm	to	39,95 cm	:	Incipient decay

Comment

Test at circa 10cm above ground level east side.
No amplitude until 2cm due to the bark.
Amplitude then falls from 22cm where it should be rising before recovering at 34cm and dropping off at 39cm.

Measuring / object data

Measurement no.:	6	Speed	: 2500 r/min	Diameter:	119,00 cm
ID number	: Hawthorns T2	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: 0°	Direction:	North
Date	: 20.10.2025	Offset	: 108 / 268	Species	: Oak
Time	: 12:33:52	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



Assessment

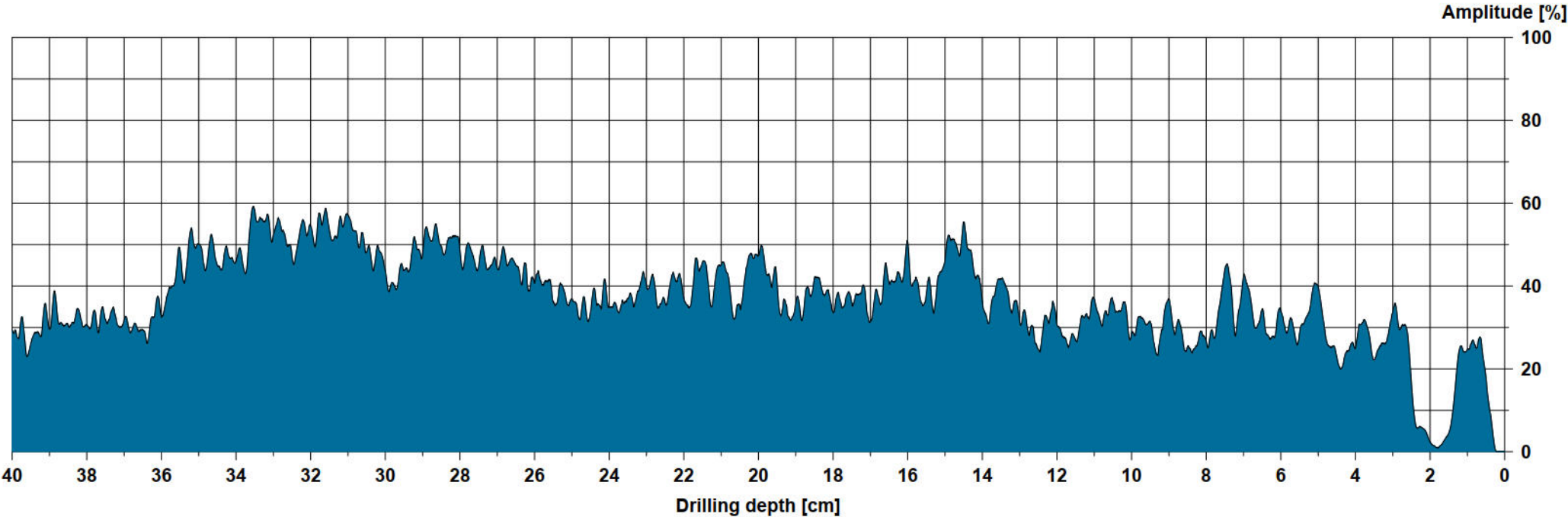
From 1,07 cm to 3,02 cm : Cavity

Comment

Test at circa 10cm above ground level north side. Small isolated cavity detected behind the bark. Somewhat irregular amplitude with sudden drop at 33cm indicating early stages of decay.

Measuring / object data

Measurement no.:	8	Speed	: 2500 r/min	Diameter:	119,00 cm
ID number	: Hawthorns T2	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: +2°	Direction:	South
Date	: 20.10.2025	Offset	: 90 / 264	Species	: Oak
Time	: 12:36:17	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



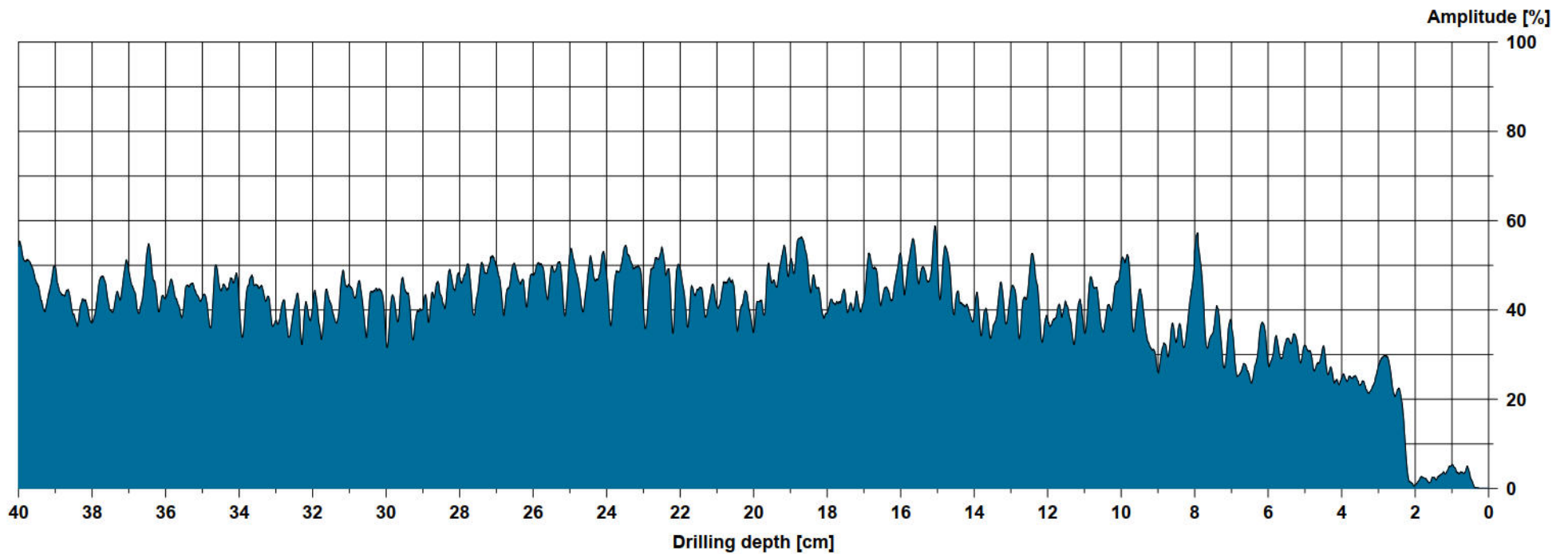
Assessment

Comment

Test at circa 10cm above ground level south side. Low amplitude until 2cm due to the bark. Amplitude then appears typical for the species before falling at 36cm most probably due to incipient decay.

Measuring / object data

Measurement no.:	9	Speed	: 2500 r/min	Diameter:	119,00 cm
ID number	: Hawthorns T2	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: 0°	Direction:	West
Date	: 20.10.2025	Offset	: 85 / 261	Species	: Oak
Time	: 12:38:06	Avg. curve	: off / off	Location:	The Hawthorns
Feed	: 100 cm/min			Name	: Beechwood Tree Care



Assessment

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Comment

Test at circa 10cm above ground level west side. Low amplitude until 2cm due to the bark. Amplitude typical for the species with no significant decay at the test location.