



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

213 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG40 3HS

CLIENT: MANDEEP SANDHU

JUNE 2025

Ref: 06766 / 2025

REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com

M: 07810 440546



Prepared by: Sarah Duckworth
Position: Arboricultural Consultant
Qualifications: DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons),
LANTRA Professional Tree Inspector

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural Report has been commissioned by Mandeep Sandhu, owner / occupier of 213 Finchampstead Road, Wokingham, Berkshire, RG40 3HS.

I have been asked to provide a report on the condition of one Oak Tree (T7) growing to the side of the dwelling on the shared boundary with neighbouring property 211 Finchampstead Road.

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

1.2 INSPECTION INFORMATION

The tree was inspected on Thursday 12th June 2025.

The weather was clear. Visibility was satisfactory.

For the purposes of this survey all dimensions of the tree and its associated parts are measured using a laser measure or clinometer where possible. Where access is restricted, measurements have been visually estimated unless otherwise stated.

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

For your peace of mind, Duckworths Arboriculture Limited is insured with Hiscox Insurance:

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

2. STATUTORY TREE PROTECTION

2.1 TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that at the time of this report, T7 (Oak) is protected by a Tree Preservation Order (ref TPO-1300-2009).

No works should be undertaken to protected trees without the prior written consent of the Local Planning Authority – exemptions apply.

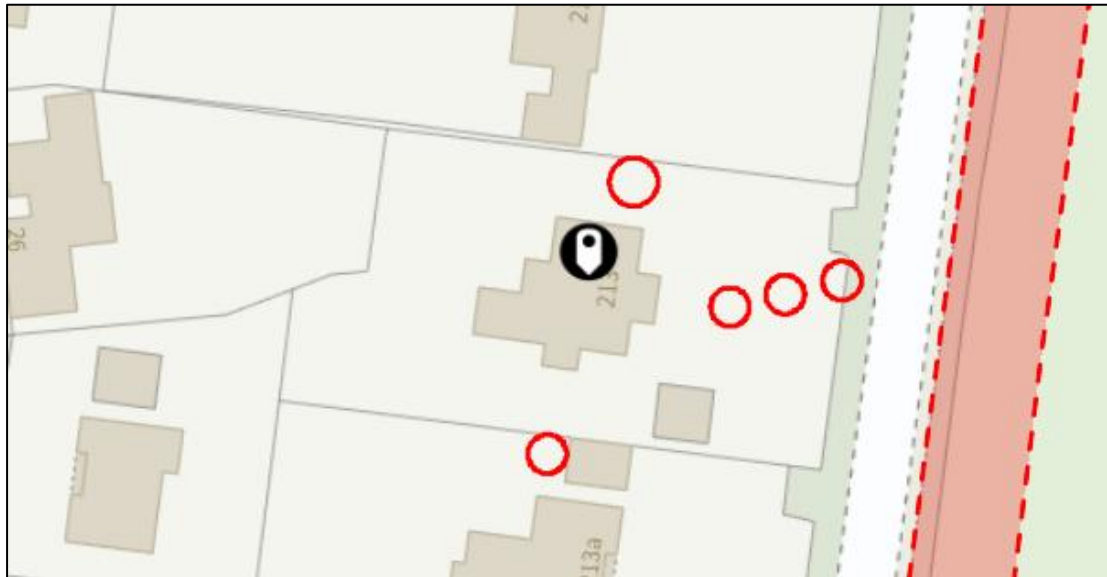


Figure 1 – Wokingham Borough Council TPO Map

2.2 CONSERVATION AREAS

213 Finchampstead Road is not within a Conservation Area.

3. GENERAL GUIDANCE

3.1 TREE WORK GOOD PRACTICE

Where possible, recommended tree works should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

To limit the harm to deciduous trees, 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.

When undertaking tree work, 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. Tree work where birds are nesting is highly likely to damage nests or cause them to be deserted.

4. LIMITATIONS

4.1 SCOPE

T7 (Oak) has 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.

My visual assessment is a non-invasive method of examining the health and structural condition of a 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 the tree where the visual inspection identified the need. The lower trunk of the tree was tapped with a plastic-headed mallet to check for acoustic indication of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks.

The report is to identify visible defects on the tree and to specify any necessary remedial tree works which may be required to address identified hazards from the tree whilst acknowledging and respecting its significance to the local area as a Veteran status tree.

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

4.2 CAVEATS

This report is valid for two years from the survey date.

The extent of the survey was limited to a visual inspection of 1x Oak tree as viewed from ground level only.

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.

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.

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

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.

to persons or property. The report is valid for normal weather conditions only. 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 Duckworth's 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 tree and surrounding ground conditions at the time of my visit. If the condition of the tree 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.

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.



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5. ARBORICULTURAL INSPECTION DATA

Tree Ownership				Site Address				
To be confirmed – Tree may be 211 or 213 Finchampstead Road				Boundaries of 211 & 213 Finchampstead Road, Wokingham, Berkshire, RG40 3HS				
Tree Number		T7		Tree Species			Age	Over-mature
Diameter:	620mm @1.5m	Height:	15m	Canopy spread	N: 6.5m	E: 3m	S: 7.8m	W: 7m

SITUATION:

Boundary tree growing in a narrow landscaped bed - 2m wide, which is planted with trees and shrubs between 211 & 213 Finchampstead Road.

Extensive development and hard standing within the rooting area of the tree. Recently surfaced tarmac drive to the front of 211 Finchampstead Road and gravel drive at 213 Finchampstead Road.

Substantial brick garden wall 1.2m from base running radially towards trunk. Lawson Cypress is close to base.

BASE:

Light Ivy growth. Small cavity, frass and lifting bark on southwest side of lower trunk - metal probe can be inserted up to 100mm deep. Hammer test even and satisfactory. No fungal fruiting bodies visible or audible decay.

STEM & UNIONS:

Single stem. No visible stem defects. Canopy starts approximately 5m above ground level.

CANOPY:

Asymmetric crown to south/southwest. The upper crown is mostly dead.

Significant apical decline - only two low branches on southwest side of canopy over side garden of 213 Finchampstead Road show any normal canopy growth.

Canopy approximately 80% defoliated and beyond the point by which it might reasonably be expected to recover.

Deadwood and branches over roof of 213 Finchampstead Road.

Linear ridge on large branch on the northeast side of the canopy over the drive of 211 Finchampstead Road – this defect indicates an internal split in wood fibres (7m above ground level).

DISCUSSION:

T7 is a large Oak growing to the front of 211 and 213 Finchampstead road. The tree's canopy extends over private parking areas of both properties. The tree's foliage is extremely sparse and there is deadwood throughout the crown. Whilst the cause of the decline is not clear, historically the tree may have been impacted by development within its rooting area. The large areas of hard landscaping and the construction of the brick wall may be contributory factors. The tree is now in an advanced state of terminal decline from which is not expected to recover.

Recommended Tree Works: Fell to ground level. N.B. Replacement planning is not practical with the immediate area.	Priority	Within 6 months
	Re-inspection due	N/A
	Date	19 th June 2025

6. GALLERY



Photo 1 – T7 Oak (Viewed from front of 211 Finchampstead Road)



Photo 2 – Apical dieback in upper crown



Photo 3 – Split branch on north side of canopy

7. SITE PLAN

