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ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & METHOD STATEMENT

27 ROBIN HOOD LANE
WINNERSH
BERKSHIRE
RG41 5ND

CLIENT: R. DHESI

MAY 2025

Ref: AIA/AMS 06595 / 2025

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Project:	Construction of two new dwellings following the demolition of the existing property.

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the impact of development on trees and the steps which will be undertaken to ensure retained trees are not harmed during the proposed construction of two new dwellings at 27 Robin Hood Lane, Winnersh, Berkshire, RG41 5ND following the demolition of the existing property.

Wokingham Borough Council previously granted consent for two new dwellings with garages on the plot and the demolition of existing dwelling on the 7th May 2008 under application ref: F/2008/0370. This consent was not implemented and has now expired.

This new application is supported by an updated arboricultural survey carried out in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

There are five mature Oak trees growing on or adjacent to the property. These trees enhance the verdant setting of the plot and the amenity of Robin Hood Lane. The client is committed to ensuring that the trees are protected and retained during the course of future building work on site.

The current scheme site has therefore been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum. Following discussions regarding the trees, the site layout has been revised to reduce the areas of hard landscaping within the root protection areas of two Oaks at the front of the property.

Six trees / shrubs proposed for removal are classified as low-quality category 'C' trees being small trees with limited wider visual amenity value or those growing where they cannot reach their full potential without impacting on the property. The removal of these trees can be offset by additional new landscape planting elsewhere on site.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at 27 Robin Hood Lane, Winnersh, Berkshire, RG41 5ND.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the construction of two new detached dwellings on site and the demolition of the existing property.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

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.

1.3 DOCUMENTS

The position of trees within the tree plan has been taken from a topographical survey provided by the client. Offsite trees not covered by the survey have been plotted by eye, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a fair representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 PLANNING HISTORY

Wokingham Borough Council previously granted consent for two new dwellings with garages on the plot and the demolition of existing dwelling on the 7th May 2008 under application ref: F/2008/0370.

In his assessment of the previous application the Council's Landscape Architect advised that:

> *The site contains a number of mature Oak Trees that are growing along the boundary with Robin Hood Lane and within the rear garden area. The development proposals do not directly affect these important trees, and I do not wish to raise an objection in principle to the application proposals. However, we shall require for approval tree protection detail in accordance with BS 5837: 2005 to ensure that these trees can be successfully retained. We shall also require for approval proposed hard and soft landscape proposals and boundary treatments. I advise that these could be dealt with by means of conditions should the application be granted planning consent.*

As a condition of planning consent the Council required a scheme of tree protection with an Arboricultural Method Statement to be submitted and approved.

The British Standard 5837 was updated in 2012. This revised application is therefore supported by an Arboricultural Survey and report written in accordance with the guidance and recommendation of the latest BS:5837 (2012).

1.5 CAVEATS

The report is valid for a period of two years from the date of issue being 30th May 2025 and will expire on 30th May 2027.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that there are no Tree Preservation Orders on site.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

27 Robin Hood Lane is not within a Conservation Area.

ANCIENT WOODLAND

27 Robin Hood Lane does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for 27 Robin Hood Lane is London Clay Formation consisting of clay, silt and sand.

Soil characteristics and index properties (shrink / swell potential) can only be determined precisely by laboratory testing of soil samples. However, London clay is generally considered to be a 'High Plasticity' soil and is known to have significant capacity to shrink and swell with changing moisture levels.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

2.4 PLOTTING THE RPAS

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

Tree roots do not tend to grow far under the adopted public highway where the compacted and anaerobic conditions are not conducive to healthy tree root growth. In view of this, the Root Protection Areas of Oaks T011 & T012 have been plotted as polygons offset away from the road to provide a realistic representation of the likely distribution of tree roots.

2.5 TREES APPRAISAL

Number of individual trees surveyed:	15
Number of tree groups surveyed:	2
Number of category 'A' trees / groups:	1
Number of category 'B' trees / groups:	4
Number of category 'C' trees / groups:	12
Number of category 'U' trees / groups:	0

Figure 1 - Tree quality summary

The most visually significant trees are three Oaks growing to the front of the site, adjacent to the public highway. Also of note are two Oaks growing within the rear garden.

Of the Oak trees, T012 is considered to be a particularly good example of the species and meets the criteria of a high-quality Category 'A' tree within the BS:5837 (2012) criteria for tree quality assessment.

The other four Oaks (T004, T005, T011 & T015) have been categorised as 'moderate-quality' Category 'B' grade trees which reflects their slightly lower visual amenity value any slight impairments to their health and / or form.

All other trees within the site are lower-grade category 'C' and 'U' trees being unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.



Photo 1. T004 & T005 (Oak) within the rear garden of 27 Robin Hood Lane



Photo 2. T011 & T012 (Oak) as viewed from Robin Hood Lane



Photo 3. T012 & T015 (Oak) as viewed from Robin Hood Lane

2.6 TREE WORKS AND REMOVAL

The following trees / shrubs are to be removed or partially cleared (G001) to facilitate the proposed build and new access.

Ref:	Species	Comments	Cat
G001	Mixed species hedge group	Ivy clad broadleaf hedge group. Irregular height between 2 and 6m tall and uneven width. –7m of hedge along frontage to be removed for new access.	C2
T001	Corkscrew willow (Salix m. 'Tortuosa')	Small tree, heavily reduced.	C1
T006	Laurel cherry (Prunus laurocerasus)	Multi-stem large shrub. Swept stems. Asymmetrical crown cut back hard over neighbouring garden.	C2
T007	Korean fir (Abies koreana)	Small ornamental conifer growing close to dwelling. Limited long-term potential in this location.	C2
T008	Chinese juniper (Juniperus chinensis)	Small fastigiate conifer growing close to dwelling. Limited long-term potential in this location.	C2
T009	Cypress (Cupressus sp.)	Multi-stem clipped conifer. Foliage sparse.	C2
T014	Japanese cedar (C.japonica)	Small ornamental conifer - twin stem from base.	C2

Figure 2 - Schedule for tree / hedge removal

None of the trees / shrubs to be removed have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.



Photo 4. Small ornamental conifer trees (T007, T008, T009 & T014) at the front of 27 Robin Hood Lane to be removed for new parking area.



Photo 5. T006 – Cherry laurel. A mature shrub with no wider amenity value within the rear garden of 27 Robin Hood Lane.

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The proposed new dwellings are situated outside of the root protection areas of all trees.

The British standard 5837 ('Trees in relation to design, demolition and construction') (par.7.4.2.3) advises that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

In response to Arboricultural feedback, the location of the driveway and additional areas of hard landscaping have been revised and reduced to limit the encroachment into the root protection areas of higher quality category 'A' and 'B' Oaks at the front of the property.

Ref:	Species	BS:5837 Category	Total BS:5837 RPA (undeveloped)	New area of hard landscaping within RPA (m^2) (Offset RPA)	Gain of soft landscape area within RPA (m^2)	Net % change of hard landscaping within total RPA	% Additional new development over existing undeveloped RPA
T011	Oak (*Quercus robur*)	A1	290m^2 (211m^2)	7.4m^2 (28m^2) new driveway & parking area.	0m^2	-13.3%	13.3%
T012	Oak (*Quercus robur*)	B1	196m^2 (98m^2)	3.3m^2 (14m^2) new driveway & parking area.	30.5m^2	+ 30%	-8.4%

Figure 1 – Data for new porous no-dig surfacing within rooting areas of retained trees.

The proposed layout necessitates some encroachment of the new driveway into the 'offset' rooting areas of two Oaks along the frontage. In both cases, the extent of new hard landscaping does not exceed 20% of the offset root protection areas of the trees and is therefore within the guidelines of what is acceptable within the British Standard.

Furthermore, T012 (Oak) will benefit in the long-term from the removal of the existing driveway access which is currently well within the RPA of the tree. This area will be reinstated as lawn / soft landscaping on completion of the building work.

The new driveway access will be of a porous, no-dig construction to enable tree roots to grow and thrive under the driveway on completion of the landscaping works. The trees are otherwise in good health and are expected to tolerate the driveway without significant detriment to tree health.

2.8 TREE PROTECTION DURING BUILDING WORKS

All retained trees will be protected with fit for purpose Tree Protection Barriers in accordance with BS:5837 (2012).

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.9 SERVICES

It is the intention of the applicant that where possible existing services for the original property will be reused.

Soakaways, where required can be constructed 5m from the new dwelling and outside of the rooting area of all trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.10 CONCLUSIONS

This report demonstrates plans to construct two new detached dwellings at 27 Robin Hood Lane following the demolition of the existing property have been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The applicant has amended the scheme following Arboricultural advice to ensure that the key trees (five mature Oaks that contribute to the character of the site and amenity of the surrounding area), are preserved and protected throughout the demolition and construction process. The revised site layout reduces encroachment into the root protection areas of these trees, to ensure new areas of hard landscaping do not exceed those which are deemed acceptable within the British Standard 5837 (2012).

New areas of hard landscaping will be porous and installed on a 'no-dig' subbase to avoid excavation within the rooting area of trees, and to ensure tree roots can continue to thrive under the driveway on completion of the building work.

The removal of the existing driveway and reinstatement of this areas as soft landscaping will benefit T012 – a high-quality category 'A' tree.

Trees to be removed are low-quality trees with a short life expectancy or limited wider visual amenity value. All retained trees on and adjacent to the site can be fully protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is acceptable in arboricultural terms.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: ~ANY FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place during the build.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The project arboriculturist will visit to monitor site activity during the following phases of development:

1. During the installation of no-dig hard surfacing at the front of the property.
2. During the removal of the existing driveway and reinstatement with soft landscaping..

A signed copy of the inspection report will be sent to Wokingham Borough Council's Planning Department following each visit.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor,' a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the retained trees.
- Send photos of the Tree Protection Barriers in situ to Wokingham Borough Council to demonstrate compliance with the Tree Protection Measures as approved.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- Ensure commitment from all parties to the healthy retention of the trees. These details will be passed on to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.
- The appointed On-Site Tree Supervisor will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.4 TREE WORKS

The following tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
G001	Mixed species hedge group	Remove approximately 7m of hedge along property frontage for new access	C2
T001	Corkscrew willow (Salix m. 'Tortuosa')	Fell tree and remove stump.	C1
T006	Laurel cherry (Prunus laurocerasus)	Fell tree and remove stump.	C2
T007	Korean fir (Abies koreana)	Fell tree and remove stump.	C2
T008	Chinese juniper (Juniperus chinensis)	Fell tree and remove stump.	C2
T009	Cypress (Cupressus sp.)	Fell tree and remove stump.	C2
T014	Japanese cedar (C.japonica)	Fell tree and remove stump.	C2

Figure 2 - Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

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

3.6 PROTECTED SPECIES

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

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TREE PROTECTION FENCING

No work in relation to the permitted building work will be undertaken, including receipt of deliveries, ground excavation, demolition or construction, prior to the Tree Protection Measures being installed as per the Tree Protection Plan.

The Tree Protection Barriers will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – 'Heras' style fencing panels or similar will be securely fixed. (See Appendix I).

The barriers will be located to protect trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Barriers be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once the approved Tree Protection Measures are installed on site and 5 days prior to the Tree Protection Measures being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.

- 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.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.9 NO-DIG DRIVEWAY CONSTRUCTION

The sub-base of the Cellular confinement driveway will be installed prior to any deliveries or construction on site. This surface can be used to create a suitable work surface within the rooting area of trees during the construction process.

Existing turf and vegetation within the footprint of the proposed new access driveway – can be scraped back by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application.

When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application. Any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

The open cells will be filled with clean, open graded aggregate particles between 10 and 45mm, (no fines Type 1 Roadstone of a non-marine source) working toward the tree from the furthest point away and using the filled cells as a platform.

The final surface course will not be laid down until the end of construction because otherwise it would be damaged by construction activity. However, this can leave the geocells vulnerable to wear and tear. Furthermore, mud from construction traffic is likely to be deposited on the unprotected infill which would impair its long-term permeability. To avoid this scenario, the filled cells will be protected with either a) a temporary surface such as heavy-duty plastic or metal road plates or b) by laying a fine terram over the geocells above which a further 50–75mm of 'surplus' aggregate / infill material will be laid.

The temporary protective surface will only be removed on completion of all building works and removal of materials from site and at which point the final aesthetic porous gravel surface will be laid.

Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the driveway and parking areas to meet the adjacent ground levels.

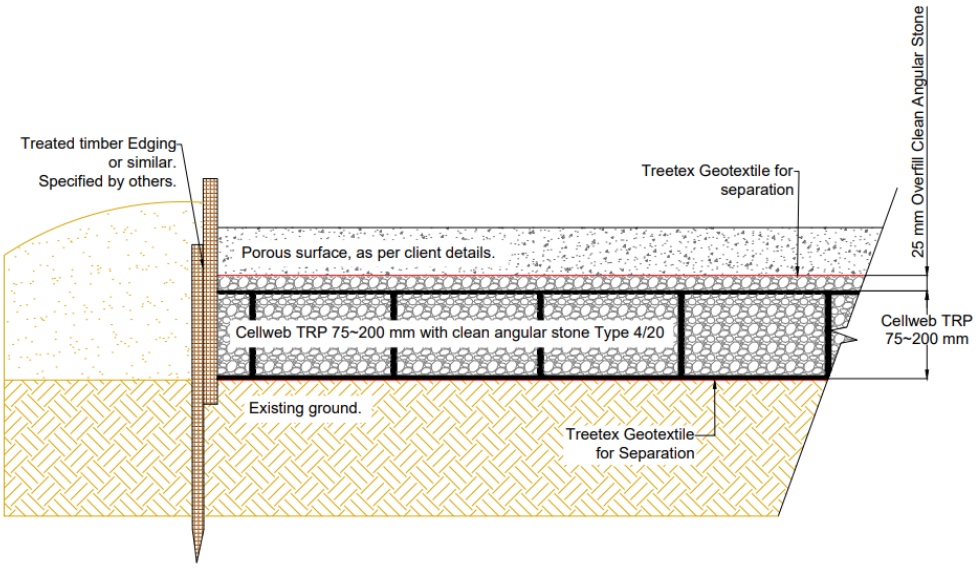


Figure 5 - Indicative no-dig driveway construction using Geosynthetics Cellweb

Posts should be sunk to mark the edge of the driveway and prevent vehicles from leaving the driveway when maneuvering.

3.10 SERVICES

Subject to further on-site investigation, it is proposed that water, gas and electricity to the new property will be connected to those of the original dwelling and without the need for any further trenching on site.

Soakaways, where required will be located 5m from the rear elevation of the new dwelling within the garden area and outside of the rooting areas of all retained trees.

If at any point these routes are found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Wokingham Borough Council for approval.

3.11 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane within the identified storage areas and well away from the trees' Root Protection Areas.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

3.12 REMOVAL OF THE ORIGINAL DRIVEWAY SURFACE

The existing tarmac drive within the RPA of T012 (Oak) is to be lifted and the area restored to soft landscape planting in order to improve the growing conditions for this tree.

The existing tarmac drive will be lifted by hand or using the toothless bucket of a small mechanical excavator, working backwards into the site and barrowing waste material into the storage areas, away from the tree.

No excavation will be made any deeper than that of the existing sub-base. Roots exposed during the course of this works will be immediately covered with damp hessian or a thin layer of topsoil to prevent desiccation.

The existing ground level will then be irrigated and tined using garden forks to break up the upper soil crust to decompact the soil and improve aeration taking care not to damage tree roots.

Once broken up, 200mm of good quality topsoil will be applied. The topsoil should have a high organic matter content in order to encourage earthworm activity to continue de-compacting the soil.

The 200mm of topsoil will remain porous and free draining and will not have any adverse impact on tree root growth and respiration. However, care should be taken to ensure the topsoil and mulch do not obscure the root-flare at the base of the tree(s).

3.13 LANDSCAPING

The following rules will be followed during all future landscaping work:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees following completion of the development.

- On completion of the build, any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.

- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.14 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement, then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

A. Survey Data
B. Key
C. Cascade Chart for Tree Quality Assessment
D. Tree Data
E. Tree Plans
F. Phasing of works
G. Contacts
H. Tree Protection Fencing
I. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Wednesday 16th April 2025 from ground level only.
- On the day of the survey the weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 15 trees and 2 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

Ref: T001 = Tree 1 G001 = Group 1

A001 = Area 1 W001 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

- Category 'A' tree (Green)
- Category 'C' tree (Grey)
- Category 'B' tree (Blue)
- Category 'U' tree – Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres[1]

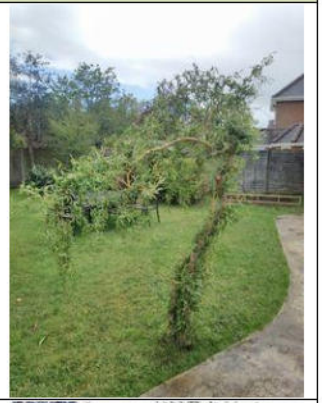
[1] The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

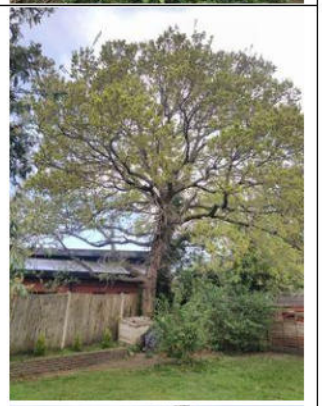
APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

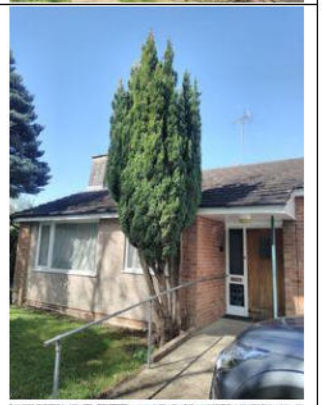
CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

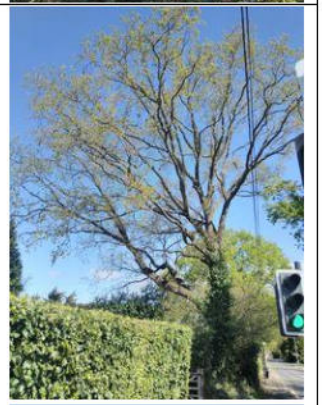
APPENDIX D - TREE DATA

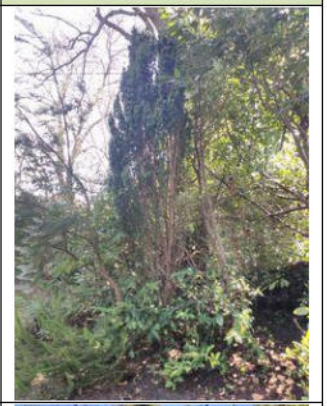
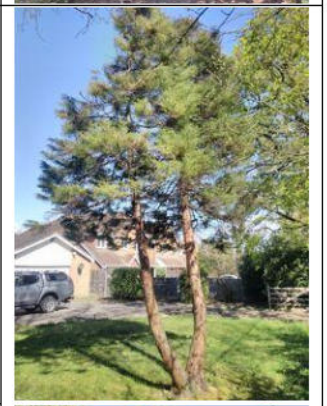
Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
G001	Field maple (Acer campestre) Photinia 'Red Robin' (Photinia x fraseri) Blackthorn (Prunus spinosa) Common holly (Ilex aquifolium)	Group	Height (m): 2 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Ivy clad mixed broad leaf lapsed hedge group. Irregular height between 2 and 6m tall and uneven width.	C2	Area: 72 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy	
H001	Portugal laurel (Prunus lusitanica) Hazel (Corylus avellana) Laurel cherry (Prunus laurocerasus) Viburnum (Viburnum sp.) Mahonia (Mahonia)	Hedge	Height (m): 2.5 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Poorly maintained, lapsed hedging group consisting of a number of individual lopped plants with gaps between.	C1	Radius: 1.0m. Area: 27 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T001	Corkscrew willow (Salix matsudana 'Tortuosa')	Tree	Height (m): 2 Stem Diam(mm): 60 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:0.5 S:1 W:1	Small tree, heavily reduced.	C1	Radius: 0.7m. Area: 2 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	
T002	Hazel (Corylus avellana)	Tree	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0.5 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Young coppice stool.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T003	Common holly (Ilex aquifolium)	Tree	Height (m): 5 Stem Diam(mm): 100 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Small tree, foliage sparse and lacking vitality.	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T004	Pedunculate oak (Quercus robur)	Tree	Height (m): 11 Stem Diam(mm): 420 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:4 S:1 W:6	Ivy clad tree. Suppressed asymmetrical crown. No access to base due to garden materials.	B1,2	Radius: 5.0m. Area: 79 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T005	Pedunculate oak (Quercus robur)	Tree	Height (m): 12 Stem Diam(mm): 540 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:9 S:7 W:6	Ivy clad tree. Swept stem to the East. Broad crown. No access to base due to garden materials. Deadwood in crown.	B1,2	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T006	Laurel cherry (Prunus laurocerasus)	Tree 3 stems	Height (m): 8 3 stems, avg.(mm): 200 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:7 S:2 W:3	Multi-stem large shrub. Swept stems. Asymmetrical crown cut back hard over neighbouring garden.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T007	Korean fir (Abies koreana)	Tree	Height (m): 7 Stem Diam(mm): 250 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Small ornamental conifer growing close to dwelling. Limited long term potential in this location.	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Low	
T008	Chinese juniper (Juniperus chinensis)	Tree	Height (m): 6 Stem Diam(mm): 300 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Small fastigiate conifer growing close to dwelling. Limited long term potential in this location.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Low	
T009	Cypress (Cupressus sp.)	Tree	Height (m): 5 Stem Diam(mm): 300 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:1 W:2	Multi-stem clipped conifer. Foliage sparse.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T010	Lawson cypress (Chamaecyparis lawsoniana)	Tree	Height (m): 9 Stem Diam(mm): 320 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Offsite fastigiate conifer.	C2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Good Public Amenity Value: Low	
T011	Pedunculate oak (Quercus robur)	Tree	Height (m): 17 Stem Diam(mm): 800 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:6 S:7.5 W:9	Ivy clad high amenity roadside tree. Prolific ivy on trunk. Asymmetrical crown. Deadwood in Central crown and over highway.	B1,2	Radius: 9.6m. Area: 290 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Ivy and dense vegetation	
T012	Pedunculate oak (Quercus robur)	Tree	Height (m): 14 Stem Diam(mm): 660 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:5 S:8 W:7	Ivy clad tree. No access to base. Broad canopy appears in good health. 2m canopy clearance over driveway.	A1	Radius: 7.9m. Area: 196 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: High Inspection Limitations: Ivy and dense vegetation	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T013	Irish yew (Taxus baccata 'Fastigiata')	Tree	Height (m): 4.5 Stem Diam(mm): 90 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Multi-stem fastigiate small conifer.	C2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation	
T014	Japanese cedar (Cryptomeria japonica)	Tree 2 stems	Height (m): 7 2 stems (mm): 200,180 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small ornamental conifer - twin stem from base.	C2	Radius: 3.2m. Area: 32 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T015	Pedunculate oak (Quercus robur)	Tree	Height (m): 13 Stem Diam(mm): 650 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:4 S:3 W:4.5	Offsite tree. Heavily reduced crown.	B1	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Constraints Plan ref: 27 ROBIN HOOD LANE TCP 06595 2025
- Tree Protection Plan ref: 27 ROBIN HOOD LANE TPP 06595 2025

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE REMOVAL

↓

INSTALLATION TREE PROTECTION FENCING

↓

SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

STAGE 2 (DEMOLITION & CONSTRUCTION)

CONSTRUCTION OF NO-DIG DRIVEWAY
(ARBORICULTURAL SUPERVISION VIST REQUIRED)

↓

DEMOLITION AND CONSTRUCTION OF TWO NEW DWELLINGS

↓

TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT
THROUGHOUT BUILD WORKS.

↓

STAGE 3 (POST DEVELOPMENT)

REMOVAL OF ORIGINAL DRIVEWAY &
REINSTATEMENT OF SOFT LANDSCAPING
(ARBORICULTURAL SUPERVISION VIST REQUIRED)

↓

REMOVE TREE PROTECTION MEASURES
NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

TREE PLANTING / LANDSCAPING WORKS

APPENDIX G – CONTACTS

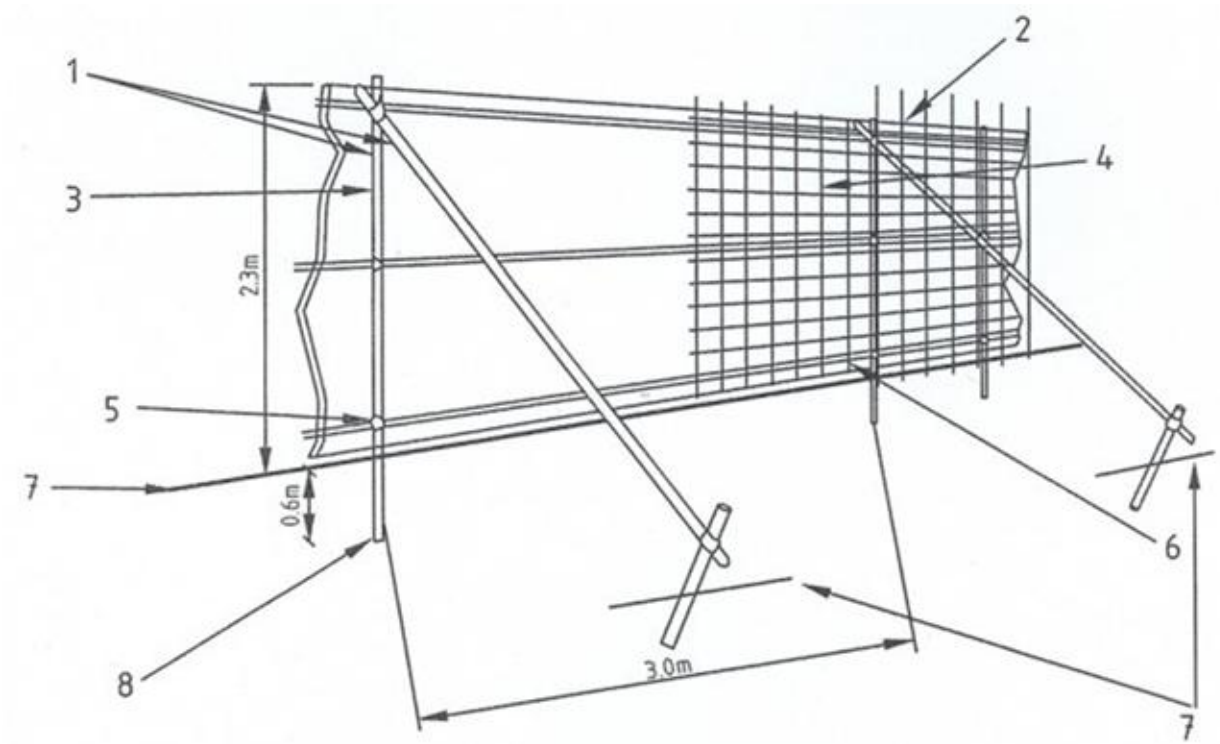
Arboricultural Consultant
Sarah Duckworth Glebelands Bungalow Mildenhall Marlborough Wiltshire SN8 2LR E: sarahcduckworth@hotmail.com M: 07810 440546

Architect
Liam Whitfield / Whitfield: Design 20 Quadrant House Broad Street Mall Reading RG1 7QE E: liam@whitfield-design.co.uk T: 07810794436

Client
Ravinder Dhesi Malkiat Jeer [redacted]

Local Planning Authority
Wokingham Borough Council T: 0118 974 6000

APPENDIX H - TREE PROTECTION FENCING



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

APPENDIX I - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.