



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY & ARBORICULTURAL IMPACT
ASSESSMENT & METHOD STATEMENT

SILVER BIRCHES
HEATH RIDE
FINCHAMPSTEAD
BERKSHIRE
RG40 3QJ

CLIENT: J. RAHI

SEPTEMBER 2025

Ref: AIA/AMS 06806 / 2025

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Project: Proposed demolition of the existing dwelling & erection of a replacement dwelling.

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure trees are not harmed during the proposed construction of a replacement dwelling at Silver Birches, Heath Ride, Finchampstead, Berkshire, RG40 3QJ.

Trees growing on and adjacent to the property have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'.

The existing and replacement dwelling is situated over footprint of the existing dwelling and outside of the identified Root Protection Areas of all trees. No trees are to be removed or cut back to facilitate the proposed construction works.

The existing detached garage is to be removed and replaced with a lightweight carport structure. The carport will be erected onto piled / ground screw foundations to limit ground disturbance within the rooting areas of trees.

Rear steps from the new property and the front brick boundary wall require a small incursion of less than 1% into the RPA of offsite two TPO trees. This is a very minor incursion and will have a negligible impact in terms of tree health and stability. As a precaution, the foundations to the wall and steps will be excavated by hand where they extend in the RPA of each tree in order to limit disturbance to tree roots.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that the extension will be constructed without unacceptable harm to the trees and therefore this application is in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE	6
1.3	DOCUMENTS	6
1.4	CAVEATS	7
2.	ARBORICULTURAL IMPACT ASSESSMENT.....	8
2.1	INTRODUCTION	8
2.2	SOIL.....	8
2.3	PLANNING CONSTRAINTS.....	9
2.4	TREES APPRAISAL.....	10
2.5	APPLICATION ASSESSMENT.....	10
2.6	TREE PROTECTION DURING BUILDING WORKS.....	11
2.7	SERVICES.....	11
2.8	CONCLUSIONS	11
3.	ARBORICULTURAL METHOD STATEMENT (AMS)	12
3.1	INTRODUCTION.....	12
3.2	SITE SUPERVISION AND MONITORING.....	12
3.3	ON-SITE TREE SUPERVISOR.....	13
3.4	TREE PROTECTION FENCING.....	13
3.5	GROUND PROTECTION	14
3.6	CONSTRUCTION EXCLUSION ZONE.....	14
3.7	TREE WORKS.....	15
3.8	SERVICES.....	15
3.9	NO-DIG FOUNDATIONS.....	15
3.10	CARPORT	16
3.11	NO-DIG DRIVEWAY CONSTRUCTION	16
3.12	GENERAL CONSIDERATIONS.....	17
3.13	LANDSCAPING	18
3.14	UNFORESEEN CIRCUMSTANCES.....	18
	APPENDICES.....	19
	APPENDIX A - SURVEY DATA.....	20
	APPENDIX B - KEY	21
	APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT ...	22
	APPENDIX D - TREE DATA	23
	APPENDIX E – TREE PLANS.....	28
	APPENDIX F – PHASING OF WORKS.....	29
	APPENDIX G – CONTACTS	30
	APPENDIX H - TREE PROTECTION FENCING	31
	APPENDIX I - TREE PROTECTION SIGNAGE	32
	APPENDIX J - QUALIFICATIONS	33

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 Silver Birches, Heath Ride, Finchampstead, Berkshire, RG40 3QJ.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed demolition of the existing dwelling and construction of a new replacement dwelling.

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. Trees not covered by the survey have been plotted by eye by the Tree Surveyor, 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 CAVEATS

The report is valid for a period of two years from the date of issue being 24th September 2025 and will expire on 24th September 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 trees.

2.2 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 Silver Birches is Windlesham Formation consisting of sand, silt and clay. Windlesham Formation is part of the Bracklesham Group which can also include shrinkable clays.

Where clay is present the nutrient levels may be higher and the water holding capacity greater. Clay can also give the soil capacity to shrink and swell with changing moisture levels which can lead to property subsidence damage.

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.

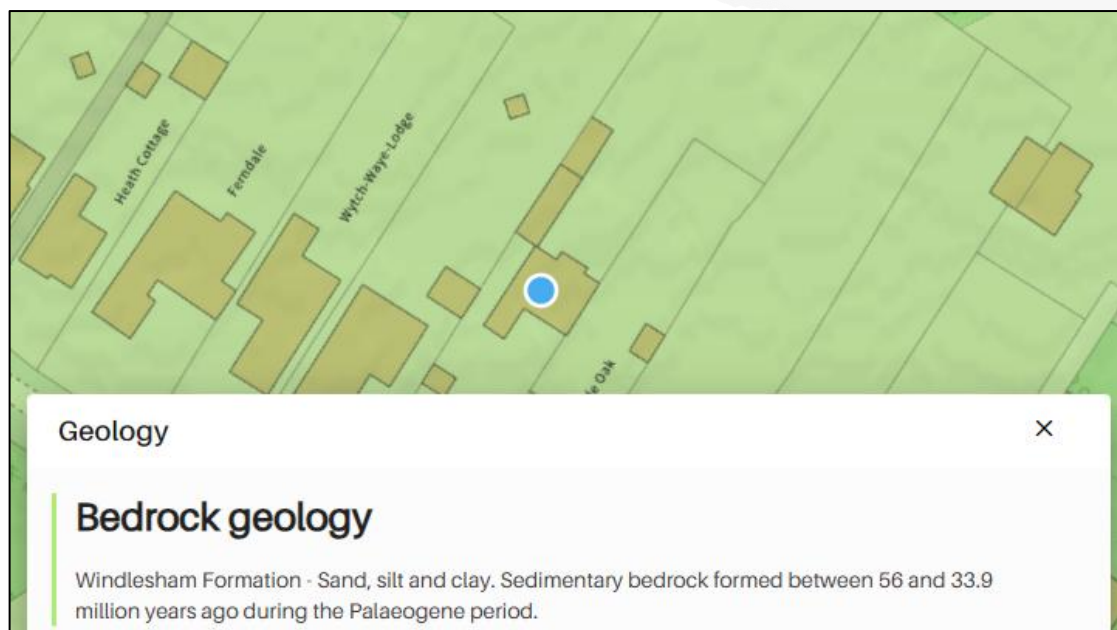


Figure 1 - Detail from the British Geological Survey

2.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that there a number of Tree Preservation Orders on trees within and directly adjacent to the curtilage of Silver Birches, Heath Ride.

No work should be undertaken to trees subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply.

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.

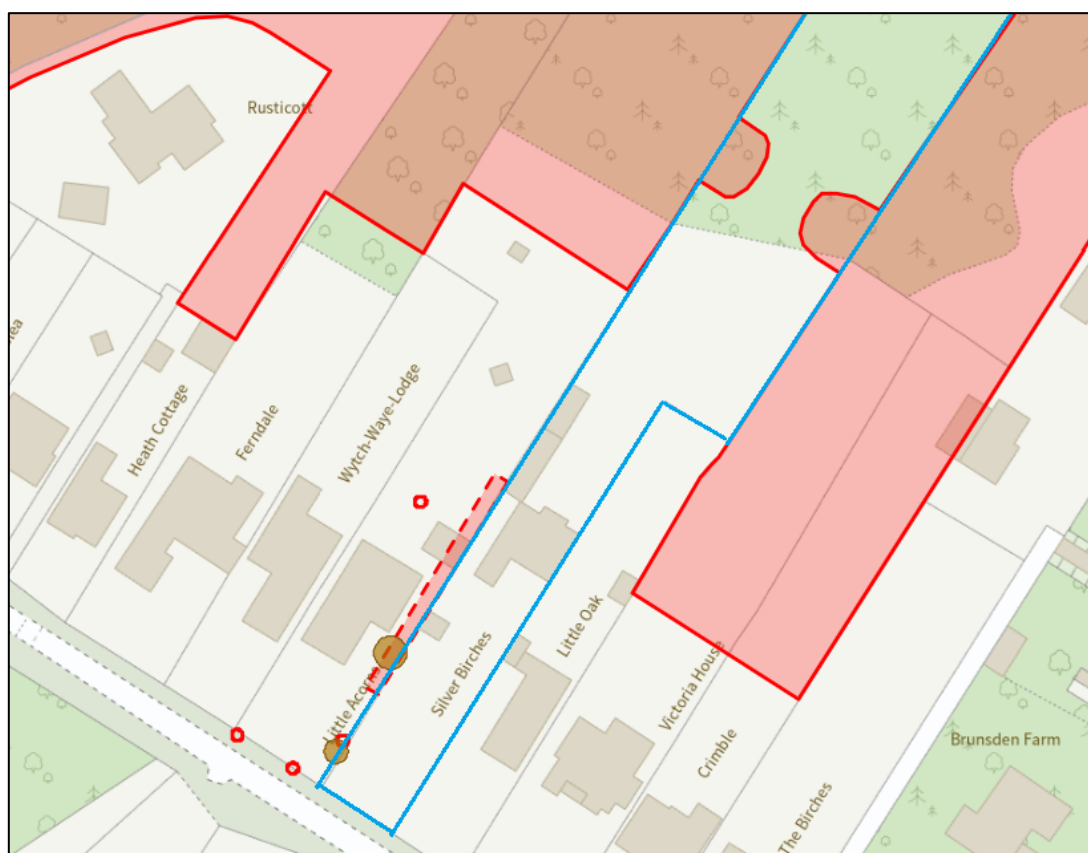


Figure 2 – Wokingham Borough Council Tree Preservation Order Information

CONSERVATION AREA

Silver Birches is not within a Conservation Area.

ANCIENT WOODLAND

Silver Birches does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

2.4 TREES APPRAISAL

Number of individual trees surveyed:	35
Number of tree groups surveyed:	2
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	26
Number of category 'C' trees / groups:	11
Number of category 'U' trees / groups:	0

Figure 1 - Tree quality summary

2.5 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed by the Local Authority 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 should be located outside of the identified RPA's of trees.

The proposed new dwelling is positioned on the site of the original dwelling and outside of the root protection areas of all trees.

No trees are to be removed or cut back to facilitate the proposed building works.

The garage at the front of the property is within the root protection areas of offsite trees. The building will be replaced with an open sided lightweight carport erected onto piled or ground screw foundations to limit ground disturbance. The replacement structure will not have any greater impact on trees than that of the existing garage.

The front brick boundary wall requires a small incursion of less than 0.5m² into the RPA of T001 (Oak). The steps at the rear of the property require a small incursion into the RPA of T013 (Oak) of 1.6m². Both trees are subject of a Tree Preservation Order and in both cases the incursion is less than 1% of the overall Root Protection Area of each tree. This minor incursion will have a negligible impact on trees, however as a precaution the foundations will be excavated by hand to reduce the ground disturbance in areas where trees may be rooting.

In terms of sustainability, there will be a good gap between the canopies of the adjacent trees and the new dwelling on completion of the build with no further foreseeable need

for pruning works in the future.

The driveway surfacing at the front of the property will be of a no-dig porous structure to allow tree roots to grow and thrive under the driveway on completion of the landscaping works.

2.6 TREE PROTECTION DURING BUILDING WORKS

All 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.

2.7 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the existing property within the build footprint and outside of the identified rooting areas of the trees.

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 trees on site.

2.8 CONCLUSIONS

This Arboricultural Impact Assessment has reviewed the proposed redevelopment of Silver Birches in relation to the existing tree stock and arboricultural constraints.

A total of 35 individual trees and 2 groups were surveyed, with the majority falling into category B, indicating moderate quality and value. No category A trees were identified, and no trees are proposed for removal or significant pruning to accommodate the development.

The new dwelling has been positioned to sit outside of the root protection areas of all trees. The new carport and rear steps, require a minor incursion of less than 1% into the root protection areas of offsite trees. This minor incursion will not be significant in terms of tree health. The foundations for these structures will be excavated by hand to reduce ground disturbance and any harm to tree roots.

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 considered to be 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: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES IN CONTRAVENTION OF A TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

A site visit will be held once the Tree Protection Fencing and temporary ground protection 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 monitor site activity during the following phases of development:

1. During piling operations for the carport foundations.
2. During the hand-dig excavation of footings for the front boundary wall

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

The Arboricultural Method Statement and Tree Protection Plan once approved, will be provided to all 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.

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 when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the trees on site.
- 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.
- To ensure a commitment from all parties to the healthy retention of the trees.

3.4 TREE PROTECTION FENCING

No works in relation to the build will be undertaken, including construction, excavation or demolition, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing 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 H).

All-weather signage stating 'TREE PROTECTION AREA – KEEP OUT' will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached in Appendix I of this report.

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

3.5 GROUND PROTECTION

All storage and preparation of materials will be on existing areas of existing hard landscaping and outside of the identified root protection areas of trees as shown on the Tree Protection Plan.

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

Temporary ground protection will be installed to create an accessible work space within the identified rooting areas of trees. Temporary ground protection will be formed of rigid load bearing temporary roadway sheets such as 'euroboards' or similar or ply sheets a minimum of 15mm thick.

Tree roots are particularly vulnerable within the soft landscaped areas. The existing garden areas for Silver Birches will be designated a 'Construction Exclusion Zone' and is to be isolated from all activity during work on the site.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN SOFT LANDSCAPED AREAS WHERE TREES MAY BE ROOTING AT ANY TIME DURING THE COURSE OF THE BUILD.

3.6 CONSTRUCTION EXCLUSION ZONE

The areas behind the tree protection barriers are designated the Construction Exclusion Zone and will be isolated from all activity during construction work on the site.

Construction Exclusion Zones must 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 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.

3.7 TREE WORKS

No tree works are required or proposed to facilitate the proposed building works.

3.8 SERVICES

Water, gas and electricity to the new property will be connected to those of the existing dwelling within the development footprint.

Soakaways, where required will be located 5m from the rear elevations of the properties within the garden area and outside of the rooting areas of all 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.

3.9 NO-DIG FOUNDATIONS

Foundations for the front brick boundary wall and rear garden steps will be excavated by hand under an Arboricultural Watching Brief where they fall within the root protection areas of trees.

The applicant is advised that a 'Watching Brief' cannot be fulfilled retrospectively or on completion of the development. Therefore, failure to comply with the requirements of this document during the course of the building works may invalidate the planning consent.

The appointed Arboricultural Consultant is to attend site during the ground excavation to monitor for tree roots and to be on hand in case of unforeseen Arboricultural issues. If any roots are identified within the point of excavation, they will be cut back to the edge of the trench using sharp, clean hand tools.

Proprietary cutting tools only can be used to prune roots i.e. secateurs, loppers and sharp pruning saws to prevent longitudinal shattering of roots which results in significant root damage back towards the stem of the tree.

Foundation trenches will be fully lined with a non-porous plastic membrane prior to concrete being poured. The membrane will prevent potentially toxic concrete coming into direct contact with tree roots or leaching toxic exudates which is harmful to trees.

3.10 CARPORT

The new carport will be positioned over the footprint of the existing garage which is to be demolished. The existing structure is close to offsite trees which are subject of a Tree Preservation Order and it is reasonable to assume that tree roots may be present under this structure. The roof and floor of the new carport will therefore be erected onto piled or ground screws to minimise root disturbance.

Existing concrete within the footprint of the existing garage is to be broken up and removed from site. No excavation will be made deeper than the subbase of the existing garage.

The appointed Arboricultural Consultant is to attend site during the installation of the piles / ground screws to monitor for tree roots and to be on hand in case of unforeseen Arboricultural issues. Ground screw positions will be probed to 400mm to ensure no major roots are present. Ground screws will be drilled into the ground with a pedestrian operated electric drill accessed via protected ground only.

A reinforced concrete slab will be laid above ground to form the carport floor and this will be above a DPM plastic sheet to prevent the potentially toxic leachate from curing concrete coming into contact with tree roots.

3.11 NO-DIG DRIVEWAY CONSTRUCTION

The new parking areas at the front of the dwelling will be porous and installed using a no-dig construction. Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface in order 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 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 aggregates with particles between 20mm and 45mm, (no fines) working toward the tree from the furthest point away and using the filled cells as a platform.

Once the Geo-textile grid has been installed and filled with aggregate as per the manufacturer's recommendation it will be used as root protection and access to the build area during the construction process. The final aesthetic porous gravel can be applied on completion of the garage build.

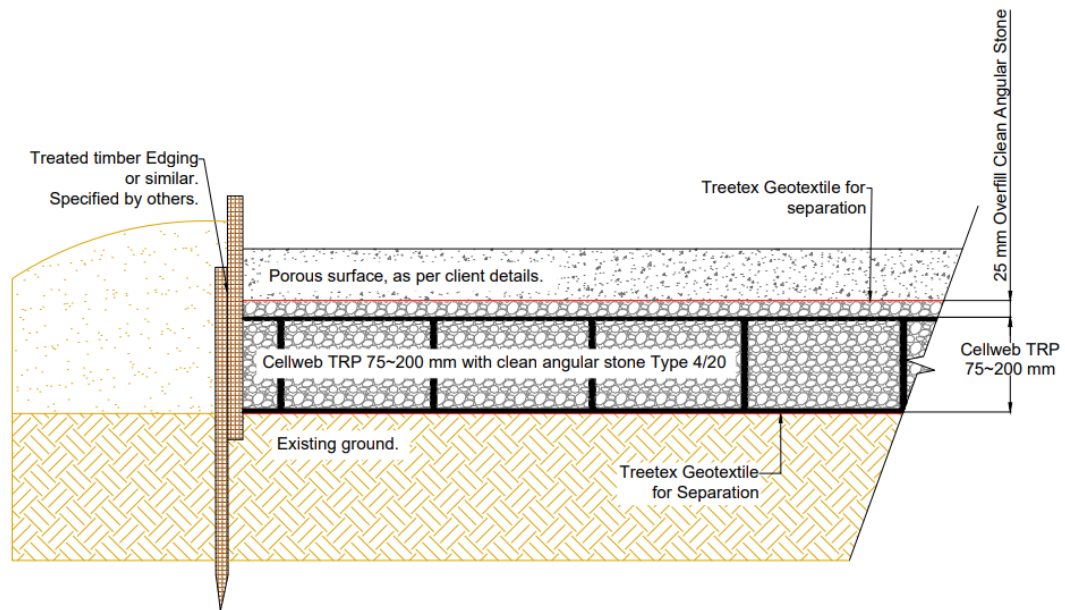


Figure 4 - Indicative no-dig driveway construction using Geosynthetics Cellweb

Where necessary, following completion of the development, topsoil can be used to grade the edge of the surface to meet the adjacent ground level.

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

3.12 GENERAL CONSIDERATIONS

Building foundations should be constructed in accordance with the guidelines and recommendations in HNBC Chapter 4.2 considering the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.

All storage and preparation of materials, parking, skips etc. in relation to the build will be outside of the identified rooting areas of all trees.

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 placed outside of the rooting areas of all trees.

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.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.

Materials will be delivered to site regularly in small quantities in order to keep vehicle delivery sizes small and on-site storage to an absolute minimum.

There will be no open fires on site during the building works.

3.13 LANDSCAPING

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

- 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 trees following completion of the development.
- On completion of the build, 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. Tree Protection Signage
- J. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Tuesday 12th August 2025 from ground level only.
- On the day of the survey the weather was bright and sunny. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 35 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
G001	Leyland cypress (<i>X Cuprocypris leylandii</i>)	Group	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Tight clipped off-site hedge.	C2	Area: 84 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
G002	Chinese juniper x11 (<i>Juniperus chinensis</i>)	Group 11 trees	Height (m): 3.5 11 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Off-site hedge. Poor form. Browning on west side where previously suppressed by dense vegetation.	C1	Area: 38 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low
T001	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 16 Stem Diam(mm): 400 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:6 S:6 W:5	Off-site tree. Ivy clad.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access
T002	Turkey oak (<i>Quercus cerris</i>)	Tree	Height (m): 18 Stem Diam(mm): 400 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8 E:10 S:9 W:8	Off-site tree. Broad crown.	B2	Radius: 4.8m. Area: 72 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: High Inspection Limitations: Access
T003	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 15 Stem Diam(mm): 690 Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:3 S:4 W:4	Mature tree. Crown lifted. Needles dense and even.	B2	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate
T004	Aspen (<i>Populus tremula</i>)	Tree	Height (m): 16 Stem Diam(mm): 390 Crown Clearance (m): 6 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5.5 E:5.5 S:3 W:5.5	Slender tree, high crown.	B2	Radius: 4.7m. Area: 69 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T005	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 14 Stem Diam(mm): 150 Crown Clearance (m): 8 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small tree, slender high crown.	C2	Radius: 1.8m. Area: 10 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T006	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 14 Stem Diam(mm): 320 Crown Clearance (m): 7 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:3 S:2 W:4	Off-site tree, canopy in decline.	C2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Poor Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access
T007	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 14 Stem Diam(mm): 170 Crown Clearance (m): 8 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small tree, slender high crown.	C2	Radius: 1.8m. Area: 10 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access
T008	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 14 Stem Diam(mm): 150 Crown Clearance (m): 8 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small tree, slender high crown.	C2	Radius: 1.8m. Area: 10 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access
T008	Silver birch (<i>Betula pendula</i>)	Tree	Height (m): 14 Stem Diam(mm): 120 Crown Clearance (m): 8 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:5 S:1 W:1	Small tree in dense group. Leaning trunk over Silver Birches garage. Apical Dieback in crown.	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Access
T009	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 8 Stem Diam(mm): 100 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:2 S:1.5 W:1.5	Off-site tree. Slender feathered form.	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T010	Common holly (<i>Ilex aquifolium</i>)	Tree	Height (m): 8 Stem Diam(mm): 90 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Off-site tree. Slender feathered form.	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T011	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 14 Stem Diam(mm): 460 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:4 W:4.5	Off-site tree. Low crown over existing outbuilding.	B1,2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access
T012	English yew (<i>Taxus baccata</i>)	Tree	Height (m): 6.5 Stem Diam(mm): 280 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2.5 W:1	Small off-site tree. No wider amenity value	C2	Radius: 3.4m. Area: 36 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T013	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 17 Stem Diam(mm): 690 Crown Clearance (m): 2 Rem. Contrib.: 40+ Years	N:3 E:4 S:8 W:7	Off-site tree. Kinked trunk. Asymmetrical crown. Deadwood.	B1	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Fair Structural Condition: Sunken Public Amenity Value: Moderate Inspection Limitations: Access
T014	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 17 Stem Diam(mm): 520 Crown Clearance (m): 2 Rem. Contrib.: 40+ Years	N:3 E:3 S:8 W:7	Off-site tree. Crown lifted. Suppressed, oval crown.	B1	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Fair Structural Condition: Sunken Public Amenity Value: Moderate Inspection Limitations: Access
T015	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 17 Stem Diam(mm): 650 Crown Clearance (m): 2 Rem. Contrib.: 40+ Years	N:8 E:6 S:7 W:6	Off-site tree. Suppressed, asymmetrical crown.	B1	Radius: 7.8m. Area: 191 sq m.	Physiological Condition: Fair Structural Condition: Sunken Public Amenity Value: Moderate Inspection Limitations: Access
T016	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 18 Stem Diam(mm): 610 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:4 W:2	Needle density normal. Form usual for species.	B2	Radius: 7.3m. Area: 167 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T017	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 18 Stem Diam(mm): 570 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:7 S:3 W:1	Swept stem, kinked upper trunk. Needle density normal. Form usual for species.	B2	Radius: 6.8m. Area: 145 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T018	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 550 Crown Clearance (m): 9 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Needle density normal. Form usual for species. Collective amenity value.	B2	Radius: 6.6m. Area: 137 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good
T019	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 460 Crown Clearance (m): 10 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:4 S:3 W:0	Swept stem, asymmetrical crown. Needle density normal. Form usual for species. Collective amenity value.	B2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good
T020	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 18 Stem Diam(mm): 380 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Needle density normal. Form usual for species. Collective amenity value.	B2	Radius: 4.6m. Area: 66 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good
T021	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 470 Crown Clearance (m): 13 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:1 S:1 W:3	Needle density normal. Asymmetrical upper crown. Collective amenity value.	B2	Radius: 5.6m. Area: 99 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T022	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 430 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:2.5 W:3	Needle density normal. Form usual for species. Collective amenity value.	B2	Radius: 5.2m. Area: 85 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Good
T023	Norway spruce (<i>Picea abies</i>)	Tree	Height (m): 8 Stem Diam(mm): 90 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2.5 W:2	Small tree, low feathered crown.	C2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Dense vegetation
T024	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 620 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:2 S:5 W:2	Swept stem. Asymmetrical lower trunk. Needle density normal. Collective amenity value.	B2	Radius: 7.4m. Area: 172 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T025	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 460 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	Needle density normal. Collective amenity value.	B2	Radius: 5.5m. Area: 95 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T026	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 530 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:3.5 S:3 W:2	Needle density normal. Collective amenity value.	B2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T027	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 480 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:1 S:3 W:3	Needle density normal. Collective amenity value.	B2	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T028	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 350 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:1 S:1.5 W:1	Needle density normal. Collective amenity value.	B2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T029	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 490 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:2 S:3.5 W:3	Superficial bark wounds on trunk. Needle density normal. Collective amenity value.	B2	Radius: 5.9m. Area: 109 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary
T030	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 520 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:6 S:1.5 W:2	Asymmetrical crown. Needle density normal. Collective amenity value.	B2	Radius: 6.2m. Area: 121 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T031	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 20 Stem Diam(mm): 600 Crown Clearance (m): 12 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:7 S:3 W:2	Superficial bark wounds on trunk. Needle density normal. Collective amenity value.	B2	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good
T032	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 16 Stem Diam(mm): 530 Crown Clearance (m): 8 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:1 S:3 W:3.5	Mature tree, asymmetrical crown.	B2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate
T033	Pedunculate oak (<i>Quercus robur</i>)	Tree	1 stems Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:7 E:8.5 S:6.5 W:5	Mature tree, asymmetrical crown. Superficial damage to buttress roots.	B2	No RPA.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Protection Plan ref: [SILVER BIRCHES TPP 06806 2025](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

INSTALLATION TREE PROTECTION FENCING
& TEMPORARY GROUND PROTECTION



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



STAGE 2 (DEMOLITION & CONSTRUCTION)

DEMOLITION OF EXISTING STRUCTURES



CONSTRUCTION OF NEW CARPORT –
PILED / GROUND SCREW FOUNDATIONS INSTALLED
UNDER ABORICULTURAL SUPERVISION



HAND DIG FOUNDATIONS FOR WALL / REAR STEPS
UNDER ABORICULTURAL SUPERVISION



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



STAGE 3 (POST DEVELOPMENT)

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



LANDSCAPING WORKS

APPENDIX G – CONTACTS

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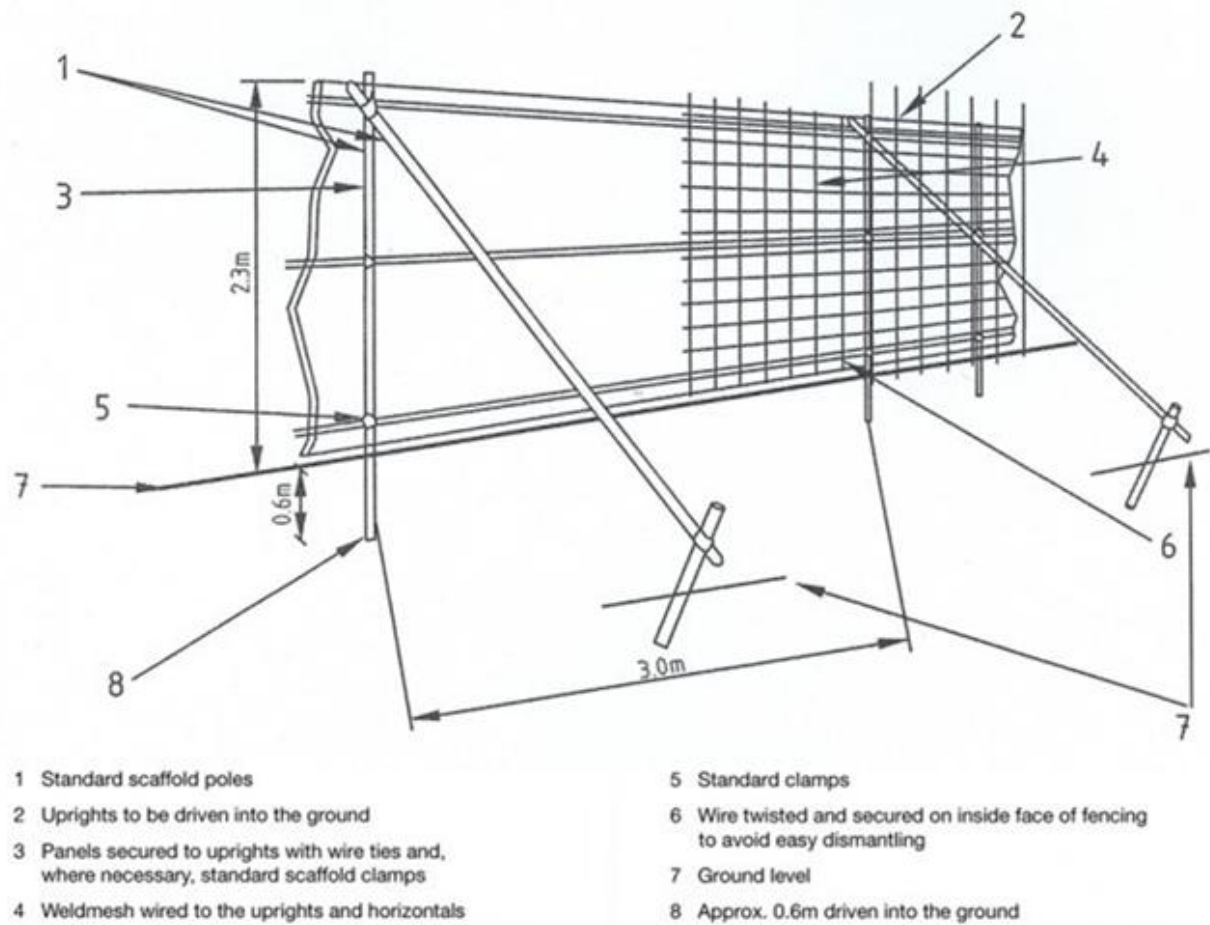
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Local Planning Authority

Wokingham Borough Council

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APPENDIX H - TREE PROTECTION FENCING



APPENDIX I - TREE PROTECTION SIGNAGE



TREE PROTECTION AREA KEEP OUT !

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY.**

APPENDIX J - QUALIFICATIONS

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

I have over 20 years' experience working in the field of Arboriculture and for the past 17 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.