



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

105A - 107A FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG41 2PF

CLIENT: JAYA GHOSH

JUNE 2026

Ref: 07014 / 2026

REPORT BY: SARAH DUCKWORTH

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



Prepared by: Sarah Duckworth

Position: Arboricultural Consultant

Qualifications: DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons),
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1. INTRODUCTION

1.1. Instruction

This Arboricultural Report has been commissioned by Jaya Ghosh, Owner / Occupier of 107A Finchampstead Road. I have been asked to carry out a health and safety assessment of trees growing at front of 105A - 107A Finchampstead Road, Wokingham, Berkshire, RG41 2PF.

The report is to specify any necessary remedial tree works to address identified hazards in individual trees whilst acknowledging and respecting their significance as protected trees to amenity and ecology of the local area.

No arboricultural survey can certify a tree as “safe.” The purpose is to demonstrate a reasonable and proportionate inspection regime under duty-of-care principles, not eliminate all risk.

1.2. Inspection information

The trees were inspected on Thursday 11th June 2026 by Sarah Duckworth, Arboricultural Consultant.

On the day of the survey the weather was dry and sunny. Visibility was good.

Trees were inspected from ground level only. Non-invasive inspection equipment (mallet and metal probe) were used to assess the structural integrity at the base and trunk of individual trees where the visual inspection identified the need.

1.3. Qualifications

Surveyor: Sarah Duckworth

- Royal Forestry Society’s Professional Diploma
- Arboricultural Association’s Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

1.4. Insurance

Sarah Duckworth t/a Duckworths Arboriculture Limited is insured with Hiscox Insurance

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

2. STATUTORY TREE PROTECTION

2.1. Tree Preservation Orders

I have confirmed on the Wokingham Borough Council website that at the time of this report, trees within the survey area are protected by Group Tree Preservation Order ref TPO-1276-2008.

No works should be undertaken to any trees on site without the prior written consent of the Local Planning Authority – Wokingham Borough Council.



Figure 1 - Wokingham Borough Council Tree Preservation Order Map

2.2. Conservation Areas

107A Finchampstead Road is not within a Conservation Area.

3. GENERAL GUIDANCE

3.1. Tree Work Good Practice

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

In order to limit the harm to trees caused by the pruning operations, pruning work on live trees (aside from trees to be felled) should be undertaken in the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

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

You are advised to use a properly qualified and experienced company who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

3.2. Protected Species

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

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

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

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

3.3. Management of Deadwood

Dead and decaying trees are vital components of a properly functioning wooded ecosystem and play a key role in sustaining biodiversity and soil fertility. A balanced and healthy tree ecosystem features deadwood in various locations both on the ground and in the canopy. It is therefore undesirable to remove all areas of dead or decaying wood from the tree groups as this would harm the natural ecosystem. Standing deadwood, dead branches and other defects with ecological value have been retained where it is considered reasonable and safe to do so.

Where trees are removed, it will benefit the local ecology to leave a high stump (ideally 2-3m) as a standing monolith where it is safe and reasonable to do so, a percentage of the wood, (particularly wood that is already decayed) should be stacked and left on site for habitat value where possible (taking care not to restrict access for future surveys).

3.4. Tree Root Damage

It was noted that all trees within the survey have been affected by hard standing and new parking spaces within their rooting areas. Hard surfacing affects trees primarily through soil compaction and direct root severance during installation. Because most tree roots grow in the top 0.5-1m of soil, impervious surfaces create a confined environment that reduces oxygen and water availability, leading to physiological stress and potential structural instability.

Compacted soil destroys soil pores, reducing oxygen and water infiltration, effectively suffocating roots. Without oxygen, roots cannot breathe or absorb nutrients. Root damage also reduces water uptake, limiting photosynthesis and reducing the production of carbohydrates required for new root growth. This can cause physiological stress and decline. Stressed trees are less resilient to pests, diseases, and drought, often showing symptoms like stunted growth, smaller or discolored leaves, and canopy dieback.

I am also aware that more recently (within the last three years) a statutory undertaker excavated a service trench from the road through the trees. Severing roots through trenching for services directly reduces a tree's ability to anchor itself and can make a tree more vulnerable to failing during wind events (windthrow). Severe damage to the root system may not reflect in the canopy for several years.

This visual tree inspection has been undertaken from above ground level only. Any root damage, root decay or fungal infections in severed roots, if present is hidden beneath the driveway and cannot be assessed. Care should be taken for the residents to monitor tree condition between survey dates and in the event of any evident change in tree condition professional advice should be sought.

3.5. Fungal decay

Trees can be colonised by a number of decay-causing fungal pathogens which usually degrade wood around the roots or base of the tree. As many fungi fruit only annually, their presence may not always be apparent in a seasonal tree survey.

Tree owners are advised to monitor the ground where trees may be rooting. Any unusual fungal growths around any tree should be photographed and forwarded to a professional arborist for identification. The fungus growth should be left in situ to mature (for identification purposes).

4. SCOPE & LIMITATIONS

4.1. Scope

The survey was limited to a visual assessment of the health and structural condition of the trees using the principles described within *Diagnosis of Ill Health in Trees* and *Inspecting Trees for Signs of Decay* by R.G. Strouts and T.G. Winter.

The trees were inspected from ground level only. No invasive investigations, decay detection equipment, root excavations or laboratory testing were undertaken unless otherwise stated. Where deemed necessary, non-invasive inspection techniques were employed, including the use of a plastic-headed mallet and metal probe to assist in assessing the condition of the lower stem and buttress root area. Tapping of the stem with a plastic-headed mallet was undertaken to identify any acoustic indications of significant internal decay or hollowing.

The purpose of the inspection was to identify visible defects that may affect the health or structural integrity of trees and to provide recommendations for any remedial works considered necessary to manage foreseeable risks, whilst recognising the contribution of the trees to amenity and ecology of the local area.

It was beyond the scope of this survey to sever and remove ivy or clear dense vegetation. Reasonable effort was made to access the base of each tree, however in some areas, dense vegetation and ivy prevented a full visual inspection of some trees - tree canopies and physiological health were still appraised.

4.2. Limitation Of Assessment

The conclusions and recommendations are based upon the condition of the tree and site circumstances observed at the time of inspection. Should the condition of the tree change, or should it be affected by development, excavation, changes in ground level, root disturbance, severe weather events or other external influences, further inspection may be required.

Trees are living organisms whose condition can change over time and which may fail as a result of factors that are not visible, reasonably detectable, or which arise subsequent to the inspection. Whilst every reasonable effort has been made to identify significant defects and foreseeable risks, no tree inspection can predict or prevent all instances of tree or branch failure. Accordingly, this report should not be interpreted as a guarantee of tree safety or as confirmation that the tree is free from defects.

The recommendations contained within this report seek to reduce the risk associated with tree failure to a level considered reasonable and proportionate based on the information available at the time of inspection and are based on a presumed reinspection within 2 years. However, a residual level of risk will always remain, and the possibility of unforeseen tree or branch failure can never be entirely eliminated.

This report is valid for two years from the survey date. A follow-on inspection is due prior to 11th June 2028.

Trees can never be guaranteed 100% safe. Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.

4.3. Caveats

This report is not a structural engineering report and does not consider the structural integrity of any adjacent buildings, structures or infrastructure. It should not be relied upon for such purposes.

The survey considers defects that may make the failure of all or part of the tree reasonably foreseeable. Recommendations are provided where remedial work is considered necessary to reduce the likelihood of failure to an acceptable level. However, tree failure can never be entirely predicted or prevented, and healthy trees or branches may fail without obvious warning, particularly during adverse weather conditions. Sarah Duckworth (trading as Duckworths Arboriculture Limited) cannot be held liable for any such failures.

This report has been prepared solely for the named client and for the purpose stated. No responsibility is accepted to any third party who may rely upon its contents without the prior written consent of the author.

The extent of the survey was limited to a survey of trees at the front of 105A and 107A Finchampstead Road as requested by the client. Fences present on site have been taken as the presumed site boundary. Neighbouring properties were not entered or included in the survey.

It is the client's responsibility to ensure that this report covers all areas under the brief of the tree inspection and refer any concerns regarding this matter back to the Arboricultural Consultant.

5. TREE SURVEY DATA

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T001	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 15-20 Crown Radius (m): 8N, 7E, 4S, 10W DBH (cm): 78 Life Stage: Mature Life Exp.: 40+ Years	Mature oak. Gravel parking directly at base. Car port built around trunk. Corrugated roof touching trunk but not yet causing damage to bark or trunk. Base clear, bark intact. Broad even root collar. Smooth, regular buttressing. Sound intonation even and satisfactory. No fungal fruiting bodies evident or audible decay. Single stem. Low crown over footpath and drive. Short dead branch stubs in crown. Minor dead twigs throughout canopy but foliage density normal and generally healthy. Elongated low branch on west side of crown towards dwelling extends beyond adjacent crown. Some dieback towards branch tips. Dead branches in crown over highway.	Good	Public Amenity Value: High Wildlife Value: High	Crown lift to create 3m canopy clearance over pavement. Remove 2x slender low pendulous branches under 100mm on west side of crown low over drive. Reduce elongated branch over drive by 2-3m back in line with surrounding crown to reduce weight / exposure and associated risk of stem failure. Remove deadwood Cut back carport roof to create growing space for trunk. Timescale: 11-Dec-2026 (6 Months)	
T002	English yew (<i>Taxus baccata</i>)	Height (m): 5-10 Crown Radius (m): 2N, 1.5E, 3.5S, 3.5W DBH (cm): 25 Stems: 2 Life Stage: Mature Life Exp.: 20+ Years	Twin stem from ground level. Light ivy growth. Emerging epicormic growth on trunks. Heavily suppressed canopy. Dead branches in lower crown. Needles sparse and chlorotic. Tree in decline but with the potential to recover.	Poor	Public Amenity Value: Moderate Wildlife Value: Low	Crown lift to create 3m canopy clearance over pavement Timescale: 11-Jun-2027 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T003	European lime (<i>Tilia x europaea</i>)	Height (m): 15-20 Crown Radius (m): 3.5N, 5.5E, 3S, 4.5W DBH (cm): 48 Life Stage: Mature Life Exp.: 40+ Years	Mature tree within gravel drive. Circle of granite sets around base, haunched with concrete. Restricted future growth. Light ivy growth on trunk. Where accessible no fungal fruiting bodies evident. Fully occluded wound on north side of trunk 300mm wide x 850 high. Sound intonation even. Cut small stumps of epicormic growth at base. Resident advised recent trenching for services carried out by statutory undertakers which may have severed tree roots. Works undertaken within last 3 years. Any impact on tree health from these works are likely to be apparent in tree health by now. Cut roots may affect tree stability which will not be visible in a survey. Currently no sign of rootplate movement or instability. Single stem. 2.5m canopy clearance above ground level. Foliage slightly sparse but within the parameters of normal for a healthy Lime.	Fair	Public Amenity Value: Good Wildlife Value: Good	No works identified	
T004	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 10-15 Crown Radius (m): 3N, 1E, 4S, 7W DBH (cm): 32 Life Stage: Over Mature Life Exp.: <10 years	Slender tree within gravel drive. Tight circle of granite sets around base, haunched with concrete. Restricted future growth. Light ivy growth on trunk. Resident advised recent trenching for services carried out by statutory undertakers which may have severed tree roots. Works undertaken within last 3 years. Single stem. Suppressed, etiolated crown. Shedding flakes of bark on trunk indicate meristem dysfunction / decline. kinked trunk 7m above ground level. Canopy 75% defoliated. Major deadwood over drive. Poor vitality. Tree in terminal decline, not expected to recover.	Poor	Public Amenity Value: Moderate Wildlife Value: Moderate	Fell to ground level Timescale: 11-Dec-2026 (6 Months)	 

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T005	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 10-15 Crown Radius (m): 3.5N, 5.5E, 6S, 4W DBH (cm): 70 Life Stage: Mature Life Exp.: 40+ Years	Mature tree in narrow landscape bed. Rooting area mostly covered by gravel drive. Semi-circle of granite sets around base, haunched with concrete. Mature Yew directly at base. Small girdling root on west side of trunk from Yew. Mature ivy stems on trunk. Where accessible no fungal fruiting bodies evident. Sound intonation even. Resident advised recent trenching for services carried out which may have impacted tree roots. Works undertaken within last 3 years. Any impact on tree health from these works are likely to be apparent in tree health by now. Cut roots may affect tree stability which will not be visible in a survey. Currently no sign of rootplate movement or instability. Single stem. Bud proliferation and epicormic growth on trunk. Low dead branch stump on north side 2.5m long, 4m above ground level end over low occupancy area. Main trunk forks 5m above ground level. Asymmetrical canopy over highway. One short dead branch in crown over road. Apical dieback at tips in very upper crown, otherwise foliage dense and even. Vitality good.	Fair	Public Amenity Value: Good Wildlife Value: Good	Sever ivy. Remove dead branch over road Timescale: 11-Dec-2026 (6 Months)	
T006	English yew (<i>Taxus baccata</i>)	Height (m): 5-10 Crown Radius (m): 2N, 3.5E, 3.5S, 3W DBH (cm): 15 Stems: 2 Life Stage: Mature Life Exp.: 20+ Years	Mature tree in narrow landscape bed. Rooting area mostly covered by gravel drive. Semi-circle of granite sets around base, haunched with concrete. Mature oak directly at base. Swept lower trunk south. Light ivy growth on trunk. Stem forks 1.3m above ground level. Trunks above fork grow more or less vertically. Heavily suppressed, asymmetrical canopy due to proximity of Oak. Needles slightly sparse and chlorotic. Small dead branches in lower crown over low occupancy area. Tree lacks vitality.	Fair	Public Amenity Value: Moderate Wildlife Value: Low	No works identified	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T007	English yew (<i>Taxus baccata</i>)	Height (m): 5-10 Crown Radius (m): 1N, 2.5E, 3S, 3W DBH (cm): 20 Stems: 2 Life Stage: Mature	Mature tree. Rooting area mostly covered by gravel drive. Semi-circle of granite sets around base, haunched with concrete. Light ivy growth on trunk. Base clear, bark intact. No fungal fruiting bodies evident or audible decay. Stem forks 0.5m above ground level. Eastern trunk short, kinked and heavily suppressed, asymmetrical canopy due to proximity of Oak. Needles slightly sparse and chlorotic. Small dead branches in lower crown over low occupancy area. Tree lacks vitality.	Fair	Public Amenity Value: Moderate Wildlife Value: Low	No works identified	
T008	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 10-15 Crown Radius (m): 2N, 3E, 3S, 4.5W DBH (cm): 30 Life Stage: Mature Life Exp.: 40+ Years	Mature tree within tight touching group of 3 trees growing adjacent to the site entrance. Rooting area mostly covered by gravel drive / tarmac. Semi-circle of granite sets around base, haunched with concrete. Light ivy growth and epicormic shoots on trunk. Where accessible, base clear, bark intact. No fungal fruiting bodies evident or audible decay. Swept stem slightly to southwest. Suppressed, Asymmetrical crown due to proximity of adjacent trees. Foliage marginally chlorotic but within the parameters of normal for a healthy Horse chestnut.	Fair	Public Amenity Value: Moderate Wildlife Value: Low	No works identified	 

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T009	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 10-15 Crown Radius (m): 2.5 DBH (cm): 25 Life Stage: Mature Life Exp.: 40+ Years	Middle tree within tight, touching group of 3 trees growing adjacent to the site entrance. Rooting area mostly covered by gravel drive / tarmac. Semi-circle of granite sets around base, haunched with concrete. Light ivy growth on trunk. Trunk in direct contact and occluding round trunk of T008 to a height of 1m above ground level. Where accessible bark intact. No fungal fruiting bodies evident or audible decay. Swept stem slightly to southwest. Suppressed, asymmetrical crown due to proximity of adjacent trees. High slender crown a Suppressed small crown. Limited photosynthetic leaf area. Apical dieback at tips.	Fair	Public Amenity Value: Low Wildlife Value: Low	No works identified	
T010	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 10-15 Crown Radius (m): 1N, 4E, 5.5S, 4.5W DBH (cm): 35 Life Stage: Mature Life Exp.: 40+ Years	End tree within tight, group of 3 trees growing adjacent to the site entrance. Rooting area mostly covered by gravel drive / tarmac. Semi-circle of granite sets around base, haunched with concrete. Prolific ivy growth on trunk. Base and lower trunk partially obscured by ivy and dense vegetation. Where accessible bark intact. No fungal fruiting bodies evident or audible decay. Swept stem slightly to South. Trunk kinked 1.5m above ground level and grows out at a low angle over access drive. Epicormic shoots on trunk and branches. Suppressed, Asymmetrical crown due to proximity of adjacent trees. Foliage sparse and clustered. Short incremental growth. Apical dieback at tips. Dead branches in crown over pavement. 4m canopy clearance over access. Small superficial bark wound on underside of branch.	Fair	Public Amenity Value: Moderate Wildlife Value: Low Inspection Limitations: Ivy and dense vegetation	Remove deadwood Sever ivy Timescale: 11-Dec-2026 (6 Months)	 

6. TREE WORKS IN PRIORITY ORDER

Ref:	Species	what3words (Location Identifier)	Recommendations	Work Timescale
T001	Pedunculate oak	///safety.comb.young	Crown lift to create 3m canopy clearance over pavement. Remove 2x slender low pendulous branches under 100mm on west side of crown low over drive. Reduce elongated branch over drive by 2-3m back in line with surrounding crown to reduce weight / exposure and associated risk of stem failure. Remove deadwood Cut back carport roof to create growing space for trunk.	11-Dec-2026 (6 Months)
T004	Sycamore	///weeks.risky.escape	Fell to ground level	11-Dec-2026 (6 Months)
T005	Pedunculate oak	///hush.critic.shirts	Sever ivy. Remove dead branch over road	11-Dec-2026 (6 Months)
T010	Pedunculate oak	///retire.bars.junior	Remove deadwood Sever ivy	11-Dec-2026 (6 Months)
T002	English yew	///notes.reward.error	Crown lift to create 3m canopy clearance over pavement	11-Jun-2027 (1 Year)

7. SITE PLAN

