

Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

Bird Place
Henley Bridge
Henley on Thames
Oxfordshire
RG9 2LN

September 2025

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1. INSTRUCTIONS

- 1.1 Instructions have been received to carry out an arboricultural report in accordance with British Standard 5837:2012 on land at Bird Place, Henley on Thames (Site Location Plan Appendix 1). This report advises on tree constraints to enable an informative approach to planning decisions.
- 1.2 The trees were inspected July 2025. The weather was dry, and visibility was good.
- 1.3 The tree survey assessment was carried out in accordance with British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction - Recommendations' and good arboricultural practice. This is a basic data collection exercise and a record of the trees condition at the time of surveying.
- 1.4 The following document has been provided by the Client:
 - Topographical Survey (DWG No. 87900) dated April 2025.

2. TREE PROTECTION

- 2.1 A desktop study of information posted on the Wokingham Borough Council (WBC) interactive mapping system (<https://www.wokingham.gov.uk/planning/how-apply-permission/listed-buildings-heritage-and-conservation-areas>) was carried out on the 30th July 2025.
- 2.2 WBC's interactive mapping system indicates that one tree is subject to a Tree Preservation Order (TPO) 1843/2022

TPO Reference No. T1 Sylva's Ref No.'s T9 (Horse Chestnut)
- 2.3 A TPO ***prohibits the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction to protected trees or woodlands unless permission has been granted by the LPA.***
- 2.4 WBC's interactive mapping system also indicates that the site is located within Remenham Henley Bridge Conservation Area.
- 2.5 Trees in a Conservation Area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Anyone who ***cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree*** in a Conservation Area (if that tree is not already protected by a Tree Preservation Order), or causes or permits such work, without giving a section 211 notice (or otherwise contravenes section 211 of the Town and Country Planning Act 1990 is guilty of an offence, unless an exception applies.
- 2.6 The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at or adjacent to the site. These issues are beyond my expertise, and it is strongly recommended that appropriate advice is sought prior to the implementation of any works considered within this report.

3. TREE INSPECTION METHODOLOGY

- 3.1 Trees identified within the above site survey drawing were assessed visually from ground level by a person qualified and experienced in arboriculture.
- 3.2 Whilst this report considers amongst other things, the trees structural condition, it does not form a detailed health and safety inspection. However, where significant defects are visually identified, remedial works may be included within the tree survey schedule. As a baseline, works that would be identified as part of a regular inspection carried out by a prudent landowner i.e., removal of deadwood or remedial works would not be highlighted in this report. However, should development occur it is recommended that the trees are re-inspected following final design and a tree works schedule drawn up. This should consider Health & Safety and facilitative pruning in accordance with the design layout.
- 3.3 For clarity, all trees assessed are identified by a reference number within the Tree Survey Schedules (Appendix 2 & 3) which corresponds with the Tree numbers recorded on the Tree Constraints Plan (Appendix 4).
- 3.4 The tree species and their dimensions are recorded in the Tree Survey Schedule together with the trees age, physiological and structural condition and a category code in accordance with the guidelines set out in the British Standard 5837:2012.
- 3.5 Several trees have dense ivy covering the main stems and or canopies and as a result it has not been possible to undertake an appropriate assessment in the context of the British Standard 5837:2012. In this instance a provisional category grading has been assigned. It is recommended that the ivy is severed, and the category codes re-evaluated once the ivy has died back, and the trees have been re-inspected.
- 3.6 Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height and direction of growth of the first significant branch and the canopy height above ground level, this provides a good guide to the size and outline form of the tree. The estimated life expectancy in context of the species is provided as guidance only. In some instances, an alternative life expectancy has been provided than what is recommended within the British Standard 5837:2012. This alternative life expectancy guideline is based on my experience and the current age and environment that the tree is growing in.
- 3.7 Details of the root protection area around each individual tree is provided within Appendix 3 and illustrated on the Tree Constraints Plan (Appendix 4) to assist in the assessment of the site layout and the likely impact of construction works proposed within close proximity of the trees that are to be retained.

4. ARBORICULTURAL SURVEY

4.1 Fifty-five trees and thirteen groups have been recorded within this assessment. The tree quality is assessed as follows:

U: Trees that are considered to be of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

A: Trees of the highest quality and value and are considered to be of such a condition as to be able to make a substantial contribution (e.g., 40 years +).

B: Trees of moderate to high value and are considered to be of such a condition as to be able to make a significant contribution (e.g., 20 years +).

C: Trees of low quality with an estimated life expectancy of at least 10 years. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Young trees with a stem diameter of less than 150mm should be considered for relocation or replacement through mitigation (e.g., 10 years).

Category A, B & C trees are further divided into the following sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

The British Standard 5837:2012 also recommends recording hedges and shrub masses, however in the context of the standard it is not necessary to assess the quality of these or to provide a category classification.

The numbers of trees falling under each classification within the arboricultural survey are as follows:

4.2 A summary of the trees in each of the four categories is provided below:

BS 5837 (2012) Category	No. of Trees	No. of Groups	No. of Hedges	Tree Number
U	7	1	0	T10, T17, T20, T35, T37, T38, T39, G9
A	0	0	0	
B	29	6	0	T1, T2, T3, T4, T7, T8, T9, T13, T14, T15, T18, T19, T21, T24, T27, T28, T29, T31, T32, T34, T40, T41, T42, T44, T46, T47, T48, T52, T54, G3, G5, G7, G11, G12, G13
C	19	6	0	T5, T6, T11, T12, T16, T22, T23, T25, T26, T30, T33, T36, T36a, T43, T45, T49, T50, T51, T53, G1, G2, G4, G6, G8, G10

5. DISCUSSION

- 5.1 The site is located to the south of Henley Bridge and east of the River Thames. The existing access is via the north off White Hill, with a second access present which is currently not in regular use. The existing property is located to the north of the site with generous grounds to the south. A formal garden area is located directly south of the dwelling with a dense tree screen adjacent to White Hill. An area of woodland outside the scope of the survey is located further south. The survey area is roughly rectangular in shape and flat.
- 5.2 Seven trees and one group have landscape values of less than 10 years in accordance with BS5837:2012. Trees assessed as category 'U' trees are of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.
- 4.3 Category 'U' trees are not considered within this report as there is an expectation these trees would be removed under good arboricultural management regardless of development occurring.
- 5.4 The BS5837:2012 recommends that the root protection areas (RPA's) for trees should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.
- 5.5 The arboricultural survey has identified that existing site constraints have influenced the root protection areas of trees across the site. As such the rooting area of these trees have been adjusted. The modified RPA's has considered the expected morphology and disposition of roots, site topography, including levels, drainage and the likely tolerance of the trees to root disturbance based on factors such as age, condition and past management (BS5837:2012 Section 4.6.3).
- 5.6 To summarise trees assessed as category 'A' trees are considered as trees of high quality with an estimated life expectancy of at least 40 years; Category 'B' trees of moderate quality with an estimated life expectancy of at least 20 years with Category 'C' trees considered as low quality with a life expectancy of at least 10 years (or young trees with a stem diameter of less than 150mm).

6. DISCUSSION

- 6.1 With regard to development the BS5837:2012 recommends that the default position should be that structures are located outside the root protection areas (RPA) of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s). In addition, the BS5837:2012 further states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development.
- 6.2 General observations note that the category 'B' trees and groups surveyed are pleasant features of the site and as such it is recommended that the design takes the constraints of the trees into consideration. In addition, post development concerns, such as future growth and fear and apprehension of the proximity of these trees should also be assessed during the design stage.
- 6.3 The trees, group and hedges that have been recorded as Category 'C' trees indicate their landscape value is reduced when compared to the category 'B' trees. Notwithstanding this consideration for the retention of these groups and areas should be given to provide continued screening and tree cover to the site.
- 6.4 To assist further with the design process it is recommended that the following is taken into consideration: the existing root protection areas of trees to be retained; continued future growth requirements of retained trees; juxtaposition with buildings & amenity spaces and the routing of new services. Provision to ensure that there are suitable areas for mitigating tree planting should also be explored. Please note this list is not exhaustive.
- 6.5 It is anticipated that Wokingham Borough will require the submission of an arboricultural implications assessment (AIA) to accompany any future applications for development at the site. The AIA should consider the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of retained trees. Such activities might include the removal of existing structures/hard surfacing; installation of new hard surfacing; installation of services and location and dimensions of proposed excavation or changes in ground level. In addition to the impact of the permanent work account should be taken of the buildability of a scheme in terms of access, adequate working space and provision the storage of materials.

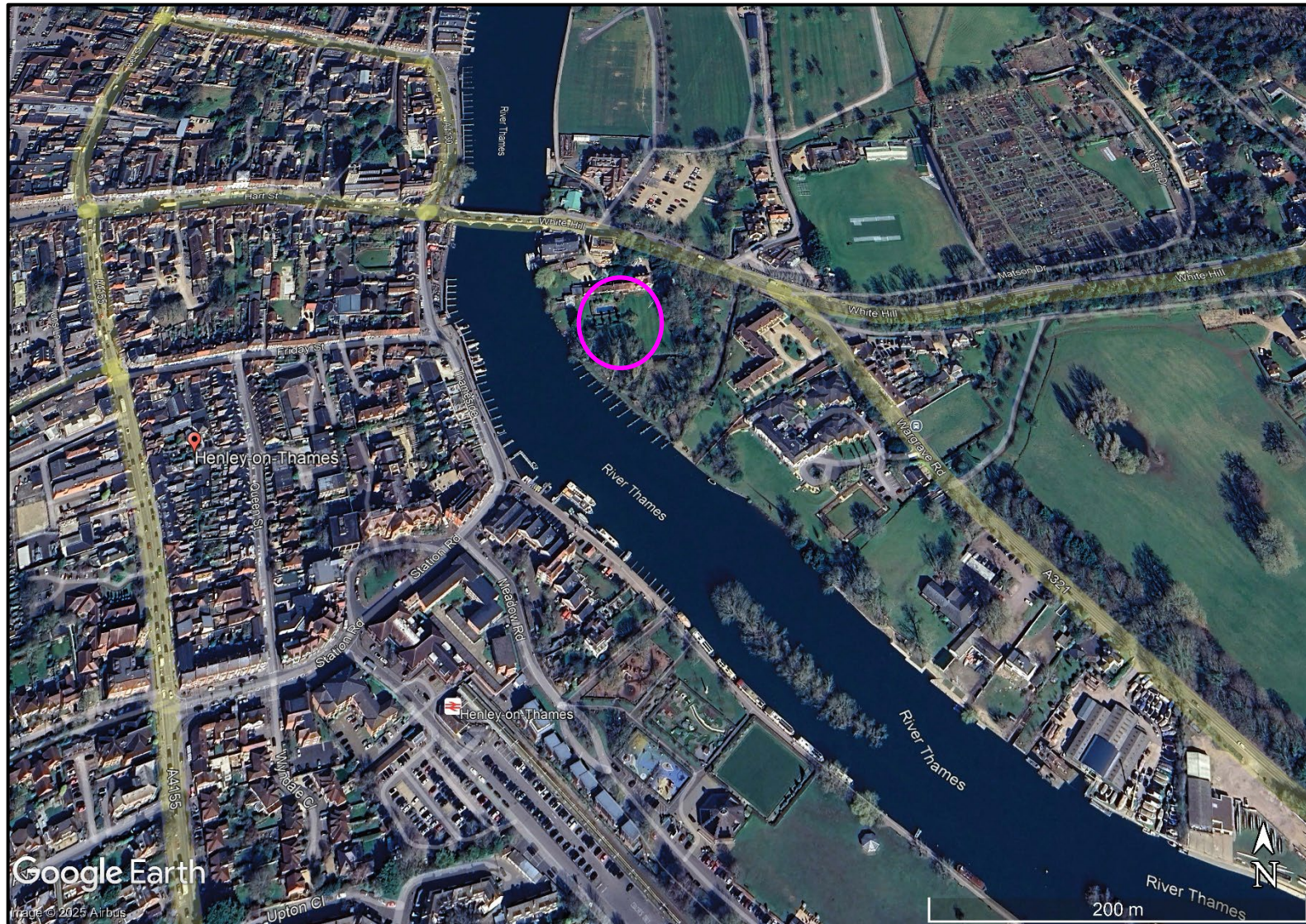
7. INFORMATIVE

Ivy

- 7.1 Ivy growth is not a threat to tree health; however, ivy can obscure defects within a tree's structure. Where possible ivy as removed to assess trees, however it was beyond the scope of this report to sever all the ivy stems and/or remove ivy to allow for a full inspection to be carried out. The dense ivy growth that is present on trees has obscured the ability to carry out a full detailed inspection and, on this occasion, it is considered appropriate to sever/remove the ivy so that a detailed visual tree assessment of the condition of the trees can be carried out.
- 7.2 Ivy growth must be cut using sharp handheld equipment such as secateurs or pruning saws. Ivy should be severed at a height of between ground level and 1m above ground level leaving an ivy free band around the trees stem. In some cases, ivy can then be removed by hand or alternatively the ivy can be left to dieback whereby it will fall from the tree.

SITE LOCATION PLAN

SITE LOCATION PLAN



TREE SURVEY DATA

KEY TO TREE SCHEDULE

Tree No: Relates to individual trees, groups, hedges and woodlands as identified within the Tree Survey Schedule and Tree Constraints Plan

'T' prefixes have been used to identify individual trees.
'G' prefixes have been used to identify groups of trees.
'H' prefixes have been used to identify hedgerows.
'W' prefixes have been used to identify woodlands.

Species: Common name

Height: Estimated height expressed in meters

ST: Stem diameter of the main trunk taken at 1.5m above ground level or in accordance with Annex C BS5837:2012.

Height in M of Canopy: Information of the first significant branch and direction of growth in order to inform on ground clearance.

Abbreviations: #: Estimated
Ave: Average
A.G.L: Above ground level
SULE: Safe Useful Life Expectancy

Branch Spread: Estimated crown radius expressed in meters, taken for each cardinal compass point.

Age Class: Y Young - Less than one third of natural life expectancy
MM Middle aged - One to two thirds of natural life expectancy
M Mature - More than two thirds of natural life expectancy
OM Over mature
NP Newly Planted

Physiological Condition: G Good
F Fair
P Poor
D Dead

Notes:

Root Protection Area: This is a layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority (detailed in paragraph 3.7 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

Young trees with a stem diameter of less than 150mm: Whilst the presence of young trees of good form and vitality is generally desirable (i.e those which have the potential to develop into quality mature specimens), they need not necessarily be a significant constraint on the site's potential (detailed in paragraph 4.5.10 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition Criteria (including subcategories where appropriate) Identification on plan

Trees unsuitable for retention (see Note)

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 are 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	Dark Red
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1 Mainly arboricultural qualities

2 Mainly landscape qualities

3 Mainly cultural values, including conservation

Trees to be considered 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)	Light Green
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 remediable 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 necessary 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 visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees 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	Grey

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
											Preliminary Recommendations		
T1	Yew <i>Taxus baccata</i>	9	380	3	3.25	2	3	GL	MM	F	Growing adjacent to the existing driveway. Difference in level between site and neighbouring development. Northern canopy crown lifted. Long term should not be regarded as a significant constraint due to form. <i>No work</i>	20 to 40	B2
T2	Yew <i>Taxus baccata</i>	5.5	470	1.75	3.5	2	2.25	GL	MM	F	One of 2 yews growing in close proximity to one another and adjacent to the existing driveway. Previously topped. Sided up on drive side. Treat as a group feature. Not regarded as a significant constraint. <i>No work</i>	20 to 40	B2
T3	Yew <i>Taxus baccata</i>	5.5	250	1	2.5	3	3	GL	MM	F	One of 2 yews growing in close proximity to one another and adjacent to the existing driveway. Previously topped. Treat as a group feature. Not regarded as a significant constraint. <i>No work</i>	20 to 40	B2
T4	Yew <i>Taxus baccata</i>	8.5	630	3.5	3.75	4	4	1.75	M	F	Young mature specimen growing within proximity to the existing property. Canopy in direct contact. <i>Prune from building/structure/tree by 1.5m</i>	20 to 40	B2
T5	Yew <i>Taxus baccata</i>	9	380	2.5	2	3.5	3.25	GL	MM	F	Growing adjacent to the existing driveway. Difference in level between site and neighbouring development. Dieback in canopy on east side. Leans west. Not a constraint. <i>No work</i>	10 to 20	C2
T6	Horse Chestnut <i>Aesculus hippocastanum</i>	14	410	1.25	5	5	2.5	1	MM	F	Leans east. Adjacent to drive. Bleeding canker present. Not regarded as a constraint. <i>Sever/remove ivy</i>	10 to 20	C2
T7	Holly <i>Ilex aquifolium</i>	13	400	2	4	3.75	3.75	2.5	M	F	Close proximity to elevated drive on the development to the west. Leans east. <i>No work</i>	20 to 40	B2
T8	Yew <i>Taxus baccata</i>	8	360	1.75	1.75	3.25	2.75	2	MM	F	Close proximity to elevated drive on the development to the west. Not regarded as a significant constraint due to age. <i>No work</i>	20 to 40	B2
T9	Horse Chestnut <i>Aesculus hippocastanum</i>	16	1250	8	8	8	7	2	M	F	Adjacent to the northern boundary. Historically topped - east co dom 6m agl, west co dom 8m agl. Ivy in east co dom. Broad spreading. <i>Sever/remove ivy</i>	20 to 40	B2
T10	Horse Chestnut <i>Aesculus hippocastanum</i>	6	870	0	0	0	0	N/A	M	D	6m dead stump. Could be retained as a wildlife feature. <i>No work</i>	<10	U
T11	Holly <i>Ilex aquifolium</i>	7	150	2.25	2.25	0	1.5	N/A	Y	F	Adjacent to boundary wall. Not a constraint. <i>No work</i>	10 to 20	C2
T12	Yew <i>Taxus baccata</i>	6	230	2	2.25	2	1.75	2	Y	F	Adjacent to disused entrance gates. Not a constraint. <i>No work</i>	10 to 20	C2

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W				Preliminary Recommendations		
T13	Yew <i>Taxus baccata</i>	7	260	3	1.75	2.75	3	2	MM	F	One of 2 yews growing adjacent to the northern boundary wall. Provides useful boundary screening. <i>Sever/remove ivy</i>	20 to 40	B2
T14	Yew <i>Taxus baccata</i>	8	365	4	4	4	3.75	2	MM	F	One of 2 yews growing adjacent to the northern boundary wall. Provides useful boundary screening. <i>Crown cleaning</i>	20 to 40	B2
T15	Holly <i>Ilex aquifolium</i>	13	400	1.75	3	3	3	4	M	F	Growing towards the northern boundary in a clump of laurel. <i>No work</i>	20 to 40	B2
T16	Judas Tree <i>Cercis siliquastrum</i>	7	325	0	2	3.25	2	1.75	M	F	Growing on the edge of the driveway. Has been reduced. Decay in upper limbs. Low end of category. Leans south. Not a constraint. <i>No work</i>	10 to 20	C2
T17	Yew <i>Taxus baccata</i>	6	450	0	0	0	0	N/A	MM	D	Dead yew stump. Could be retained for wildlife purposes. <i>No work</i>	<10	U
T18	Yew <i>Taxus baccata</i>	11	600	3	3	5	5	2	M	F	Young mature specimen growing adjacent to the existing drive. <i>No work</i>	20 to 40	B2
T19	Yew <i>Taxus baccata</i>	11	570	5.5	5	4	5	2	M	F	Young mature specimen growing adjacent to the existing drive. <i>No work</i>	20 to 40	B2
T20	Hornbeam <i>Carpinus betulus</i>	4	650	0	0	0	0	N/A	M	D	Dead hornbeam stump. Could be retained for wildlife purposes. <i>No work</i>	<10	U
T21	Yew <i>Taxus baccata</i>	9	260	2	2.25	4	4	2	MM	F	Young mature specimen growing adjacent to the existing drive. Younger specimen than adjacent yews. Long term should not be regarded as a significant constraint. <i>No work</i>	20 to 40	B2
T22	Robinia <i>Robinia pseudoacacia</i>	9	500	5	4	6	5	2	MM	F	Tree leans for 5.5m over existing drive before upright growth habit. Downgraded due to form. Not a constraint. <i>No work</i>	10 to 20	C2
T23	Sycamore <i>Acer pseudoplatanus</i>	10	380#	3.75	3.75	3.75	3.75	N/A	MM	F	Growing adjacent to the northern boundary. Previously topped at an internal low wall height - 1m agl. Not a constraint. Stem estimated. <i>No work</i>	10 to 20	C2
T24	Sycamore <i>Acer pseudoplatanus</i>	15	500#	6	6	5	5.5	N/A	MM	F	Growing in an unmanaged area. Adjacent to the northern boundary. Stem estimated due to location. <i>No work</i>	20 to 40	B2
T25	Leyland Cypress <i>X Cupressocyparis leylandii</i>	10	270	2.75	2.5	3.25	3.25	GL	MM	F	Growing in an unmanaged area. Not a constraint. <i>No work</i>	10 to 20	C2
T26	Yew <i>Taxus baccata</i>	5	170	3	1	3	3.5	GL	Y	F	Growing on the edge of an area of existing hard standing. Not a constraint. <i>No work</i>	10 to 20	C2

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W				Preliminary Recommendations		
T27	Yew <i>Taxus baccata</i>	9	250	1	1	3.5	4	2	MM	F	One of 3 young middle mature specimens growing in proximity to the house. Collective merit. Long term should not be regarded as a significant constraint due to age. No work	20 to 40	B2
T28	Yew <i>Taxus baccata</i>	11	430	2	5	5	5	2	MM	F	One of 3 young middle mature specimens growing in proximity to the house. Collective merit. Long term should not be regarded as a significant constraint due to age. No work	20 to 40	B2
T29	Yew <i>Taxus baccata</i>	11	230	4	4	2.25	2.5	2	MM	F	One of 3 young middle mature specimens growing in proximity to the house. Collective merit. Long term should not be regarded as a significant constraint due to age. No work	20 to 40	B2
T30	Horse Chestnut <i>Aesculus hippocastanum</i>	11	460	1.5	4.5	7.5	5	2	MM	F	Growing adjacent to an internal boundary wall. Has been previously topped. Not regarded as a constant. No work	10 to 20	C2
T31	Yew <i>Taxus baccata</i>	12	300	4	4	4.25	2	GL	MM	F	Growing adjacent to an internal boundary wall. No work	20 to 40	B2
T32	Hornbeam <i>Carpinus betulus</i>	23	600#	5.5	6	1.5	2	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Close spacings. 5m from T31. Biased canopy growth north. Low end of category. Stem estimated. No work	10 to 20	C2
T33	Sycamore <i>Acer pseudoplatanus</i>	12	170	2	9	0	0	5	Y	F	Self seeded tree growing in hornbeam group. Not a constraint. No work	10 to 20	C2
T34	Hornbeam <i>Carpinus betulus</i>	26	900#	5	6	4.5	6.5	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Tree has suffered from low branch failure. Dead ivy stems on main stem. Cavity on east side from a previous branch removal. Inspect. Low end of category. Stem estimated. Inspect Tree Condition	10 to 20	C2
T35	Hornbeam <i>Carpinus betulus</i>	25	900#	3	10	2	10	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Close spacings. Significant decay on main stem and eastern main scaffold limb. Ganoderma present. Downgraded as a result. Remove. Low end of category. Stem estimated. Inspect Tree Condition	<10	U
T36	Hornbeam <i>Carpinus betulus</i>	24	900#	5	10	4	5	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Close spacings. Stem estimated. No work	<10	C2

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
											Preliminary Recommendations		
T36a	Hornbeam <i>Carpinus betulus</i>	16	400	2	2	5	2	N/A	MM	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Close spacings. Stem estimated. No work	10 to 20	C2
T37	Hornbeam <i>Carpinus betulus</i>	25	900#	1.5	12	5	2	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Colonised by Giant Polypore. No work	<10	U
T38	Hornbeam <i>Carpinus betulus</i>	25	1100#	3	5	6	9	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Close spacings. Colonised by Honey Fungus. Broad spreading. Stem estimated. No work	<10	U
T39	Hornbeam <i>Carpinus betulus</i>	10	800#	0	4	11	4.5	5	M	F	Component of a group of mature hornbeam growing in a row adjacent to an internal boundary wall. Tree has failed since July survey Fell	<10	U
T40	Goat Willow <i>Salix caprea</i>	14	300	4	4	4	4	N/A	MM	F	Growing in a ditch on edge of survey area. Not regarded as a significant constraint. No work	20 to 40	B2
T41	Goat Willow <i>Salix caprea</i>	13	420	5	5	3	5	GL	MM	F	Self seeded specimen growing on the edge of a ditch. Not regarded as a significant constraint. No work	20 to 40	B2
T42	Ash <i>Fraxinus excelsior</i>	16	604.1523	3	3	7	3.25	5	MM	F	Young middle mature specimen. x2 at base. No sign of ash Dieback. No work	20 to 40	B2
T43	Bay <i>Laurus nobilis</i>	14	395.2847	4.75	4.75	3.75	3	GL	M	F	Multi stem specimen growing in the rear garden area. Not a constraint. No work	10 to 20	C2
T44	Horse Chestnut <i>Aesculus hippocastanum</i>	16	750	7	6	6.5	7	2	M	F	Growing in the rear garden area. Previously reduced. Dense ivy Sever/remove ivy	20 to 40	B2
T45	Alder <i>Alnus glutinosa</i>	9	330	4.5	2	4	4	GL	MM	F	Growing on the mouth of an inlet. Limited SULE due to location. No work	10 to 20	C2
T46	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	15	500	4	4.75	4.5	4	2	MM	F	Growing in the rear garden area. Species out of keeping with river setting. Long term should not be regarded as a significant constraint. No work	20 to 40	B2
T47	Leyland Cypress <i>X Cupressocyparis leylandii</i>	9	420	3.25	3.25	3.25	3.25	GL	MM	F	Growing in the rear garden area. Species out of keeping with river setting. Long term should not be regarded as a significant constraint. No work	20 to 40	B2
T48	Ash <i>Fraxinus excelsior</i>	12	225	2.75	3	2.5	2.75	1	MM	F	Young middle mature specimen. Long term should not be regarded as a significant constraint due to age. No work	20 to 40	B2

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
											Preliminary Recommendations		
T49	Hornbeam <i>Carpinus betulus</i>	8	190	2.5	2.5	2	4	GL	Y	F	Trained against a boundary wall. Lower branches along wall. Canopy dimensions above wall recorded. Not a constraint No work	10 to 20	C2
T50	Yew <i>Taxus baccata</i>	8	169.7056	2	2.75	3	3	GL	Y	F	Trained against a boundary wall. Lower branches along wall. Canopy dimensions above wall recorded. Not a constraint No work	10 to 20	C2
T51	Plum <i>Prunus domestica</i>	8	220	3.75	1.5	2	2	2	MM	F	Part of a row of plum. Only tree still alive. Not a constraint. Average dimensions recorded. No work	10 to 20	C2
T52	Mulberry <i>Morus nigra</i>	8	190	3.5	3.25	3	3	2	Y	F	Growing within proximity to the existing property. Long term should not be regarded as a significant constraint due to age. No work	20 to 40	B2
T53	Cupressus <i>Cupressus macrocarpa</i>	6	200	1.25	1.25	1.25	1.25	4	Y	F	High pruned. Growing adjacent to the swimming pool. Not a constraint. No work	10 to 20	C2
T54	Magnolia <i>Magnolia sp</i>	8.5	420	5	6.5	4.75	5.25	1	M	F	Growing in the rear garden. Pleasant feature. No work	20 to 40	B2
G1	Sycamore <i>Acer pseudoplatanus</i>	Ave 9	Ave 140	2.25	2.25	2.25	2.25	N/A	Y	F	Mainly self seeded young sycamore with occasional young goat willow and yew. Unmanaged area. Not a constraint. Average dimensions recorded. No work	10 to 20	C2
G2	Sycamore <i>Acer pseudoplatanus</i>	Ave 14	Ave 300	4	4	4	4	N/A	MM	F	Mainly self seeded young middle mature sycamore with occasional ash. Growing in unmanaged area with historical spoil/bund over rooting area. Have previously been topped. Not a constraint. Average dimensions recorded. Sever/remove ivy	10 to 20	C2
G3	Yew <i>Taxus baccata</i>	Ave 10	Ave 400	4	4	4	4	1.5	MM	F	Group of yew trees growing adjacent to an internal boundary wall. Average dimensions recorded. No work	20 to 40	B2
G4	Mixed species	Ave 7	Ave 200	2.5	2.5	2.5	2.5	N/A	Y	F	Young mixed species including ash, alder, sycamore. Growing out of a brick retaining wall. Not a constraint. No work	10 to 20	C2
G5	Alder <i>Alnus glutinosa</i>	Ave 15	Ave 350	5	4	4	4	2	M	F	Group of young mature alders growing adjacent to a river channel. Average dimensions recorded. Sever/remove ivy	20 to 40	B2
G6	Ash <i>Fraxinus excelsior</i>	Ave 20	Ave 600	6	4	4	4	4	M	F	Group of ash trees with indicators of ash Dieback. Downgraded as a result. Average dimensions recorded. No work	10 to 20	C2

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
G7	Horse Chestnut <i>Aesculus hippocastanum</i>	Ave 16	Ave 450	5	4	4	4	2	M	F	Group of X3 horse chestnut trees adjacent to a river channel. Average dimensions recorded. <i>Sever/remove ivy</i>	20 to 40	B2
G8	Ash <i>Fraxinus excelsior</i>	Ave 14	Ave 400	4	4	4	4	GL	MM	F	Growing out of the bank of the River Thames. Limited SULE due to location. Not a constraint. Average dimensions recorded. <i>No work</i>	10 to 20	C2
G9	Plum <i>Prunus domestica</i>	Ave 8	Ave 220	1.5	1.5	1.5	1.5	N/A	MM	D	Group of dead plums. <i>Fell</i>	<10	U
G10	Plum <i>Prunus domestica</i>	Ave 8.5	Ave 90	2	1	1	1.5	N/A	Y	F	Growing adjacent to the boundary wall. Below average form. Low end of category. Average dimensions recorded. <i>No work</i>	10 to 20	C2
G11	Irish Yew <i>Taxus baccata</i> 'Fastigiata'	Ave 6	Ave 200	1.5	1.5	1.5	1.5	GL	MM	F	Part of formal planting around the existing pool. Average dimensions recorded. <i>No work</i>	20 to 40	B2
G12	Irish Yew <i>Taxus baccata</i> 'Fastigiata'	Ave 4.5	Ave 150	1.25	1.25	1.25	1.25	GL	Y	F	Part of formal planting around the existing pool. Average dimensions recorded. Younger planting than G11. <i>No work</i>	20 to 40	B2
G13	Mixed species	Ave 11	Ave 300	3	3	3	3	N/A	MM	F	Young middle mature specimens growing on third party land. Average dimensions recorded. <i>No work</i>	20 to 40	B2

ROOT PROTECTION AREAS

ROOT PROTECTION AREA

TREE NO.	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS MEAN STEM DIA (mm)	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M ²)	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)					
T1	Yew	1	380							4.56	65	20 to 40	B2
T2	Yew	1	470							5.64	100	20 to 40	B2
T3	Yew	1	250							3.00	28	20 to 40	B2
T4	Yew	1	630							7.56	180	20 to 40	B2
T5	Yew	1	380							4.56	65	10 to 20	C2
T6	Horse Chestnut	1	410							4.92	76	10 to 20	C2
T7	Holly	1	400							4.80	72	20 to 40	B2
T8	Yew	1	360							4.32	59	20 to 40	B2
T9	Horse Chestnut	2		980	860					15.00	707	20 to 40	B2
T10	Horse Chestnut	1	870							10.44	342	<10	U
T11	Holly	1	150							1.80	10	10 to 20	C2
T12	Yew	1	230							2.76	24	10 to 20	C2
T13	Yew	1	260							3.12	31	20 to 40	B2
T14	Yew	1	365							4.38	60	20 to 40	B2
T15	Holly	1	400							4.80	72	20 to 40	B2
T16	Judas Tree	1	325							3.90	48	10 to 20	C2
T17	Yew	1	450							5.40	92	<10	U
T18	Yew	1	600							7.20	163	20 to 40	B2
T19	Yew	1	570							6.84	147	20 to 40	B2
T20	Hornbeam	1	650							7.80	191	<10	U
T21	Yew	1	260							3.12	31	20 to 40	B2
T22	Robinia	1	500							6.00	113	10 to 20	C2
T23	Sycamore	1	380							4.56	65	10 to 20	C2
T24	Sycamore	1	500							6.00	113	20 to 40	B2
T25	Leyland Cypress	1	270							3.24	33	10 to 20	C2
T26	Yew	1	170							2.04	13	10 to 20	C2
T27	Yew	1	250							3.00	28	20 to 40	B2
T28	Yew	1	430							5.16	84	20 to 40	B2
T29	Yew	1	230							2.76	24	20 to 40	B2
T30	Horse Chestnut	1	460							5.52	96	10 to 20	C2
T31	Yew	1	300							3.60	41	20 to 40	B2
T32	Hornbeam	1	600							7.20	163	20 to 40	B2
T33	Sycamore	1	170							2.04	13	10 to 20	C2
T34	Hornbeam	1	900							10.80	366	20 to 40	B2
T35	Hornbeam	1	900							10.80	366	<10	U
T36	Hornbeam	1	900							10.80	366	10 to 20	C2

ROOT PROTECTION AREA

TREE NO.	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS MEAN STEM DIA (mm)	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M ²)	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)					
T36a	Hornbeam	1	400							4.80	72	10 to 20	C2
T37	Hornbeam	1	900							10.8	366	<10	U
T38	Hornbeam	1	1100							13.2	547	<10	U
T39	Hornbeam	1	800							9.60	290	<10	U
T40	Goat Willow	1	300							3.60	41	20 to 40	B2
T41	Goat Willow	1	420							5.04	80	20 to 40	B2
T42	Ash	2		290	530					7.25	165	20 to 40	B2
T43	Bay	10							125	4.74	71	10 to 20	C2
T44	Horse Chestnut	1	750							9.00	255	20 to 40	B2
T45	Alder	1	330							3.96	49	10 to 20	C2
T46	Lawson Cypress	1	500							6.00	113	20 to 40	B2
T47	Leyland Cypress	1	420							5.04	80	20 to 40	B2
T48	Ash	1	225							2.70	23	20 to 40	B2
T49	Hornbeam	1	190							2.28	16	10 to 20	C2
T50	Yew	2		120	120					2.04	13	10 to 20	C2
T51	Plum	1	220							2.64	22	10 to 20	C2
T52	Mulberry	1	190							2.28	16	20 to 40	B2
T53	Cupressus	1	200							2.40	18	10 to 20	C2
T54	Magnolia	1	420							5.04	80	20 to 40	B2
G1	Sycamore	1	140							1.68	9	10 to 20	C2
G2	Sycamore	1	300							3.60	41	10 to 20	C2
G3	Yew	1	400							4.80	72	20 to 40	B2
G4	Mixed species	1	200							2.40	18	10 to 20	C2
G5	Alder	1	350							4.20	55	20 to 40	B2
G6	Ash	1	600							7.20	163	10 to 20	C2
G7	Horse Chestnut	1	450							5.40	92	20 to 40	B2
G8	Ash	1	400							4.80	72	10 to 20	C2
G9	Plum	1	220							2.64	22	<10	U
G10	Plum	1	90							1.08	4	10 to 20	C2
G11	Irish Yew	1	200							2.40	18	20 to 40	B2
G12	Irish Yew	1	150							1.80	10	20 to 40	B2
G13	Mixed species	1	300							3.60	41	20 to 40	B2

TREE CONSTRAINTS PLAN



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Site: Bird Place, Henley Bridge, Henley-On-Thames, RG9 2LN

1:250 at A1

Drawing Title: Tree Constraints Plan

September 2025
Rev A

Key:

● Category A

● Category B

● Category C

● Category U

Category

●

Root Protection Area

Crown Spread

Tree Number

NOTE: Tree/group numbers marked with an * have approximate locations.

NOTE: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

PHOTOGRAPHS



Photograph 1

View of the rear elevation of the existing property



Photograph 2

View of the existing swimming pool



Photograph 3

View towards the eastern boundary.



Photograph 4

View of the River Thames frontage (from the west bank of the River Thames)

QUALIFICATIONS

QUALIFICATIONS

Fiona Bradshaw

MicFor; RFS Dip Arb;F. Arbor.A; Tech Cert (Arbor.A)

I have over 26 years' experience of arboriculture and I am the principal consultant at Sylva Consultancy. I hold the Royal Forestry Society's Professional Diploma in Arboriculture and the Arboricultural Associations Technicians Certificate. I am a Fellow member of the Arboricultural Association and a professional member of the Institute of Chartered Foresters, of which I am also a registered Consultant.

I have the benefit of both a local authority and private practice background and I am frequently instructed to provide advice and assistance relating to trees and the planning process. I am also experienced at compiling expert reports, providing evidence and also appearing as an expert witness at Public Inquires.

I am committed to my continued professional development which is reflected in my regular attendance of seminars and workshops.