

Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

Bird Place
Henley Bridge
Henley on Thames
Oxfordshire
RG9 2LN

September 2025

Ref: 25156

Prepared by Fiona Bradshaw MlCFor; Dip.Arb (RFS); F. Arbor.A; Tech Arbor.A

Issued: 18th September 2025



Fiona Bradshaw
MlCFor (Arb); Dip. Arb (RFS); F.Arbor A; Tech Arbor.A
Mobile: 07976 596517

Sylva Consultancy is a trading name of Sylva Trees Ltd.
Registered in England, Company No. 06787424.
Registered Office: The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH'.



PHONE 01865 872945
EMAIL mail@sylvaconsultancy.co.uk
WEBSITE www.sylvaconsultancy.co.uk

CONTENTS

1.	Introduction	3
2.	Tree Legislation	3
3.	Arboricultural Survey	4
4.	Principal Arboricultural Implications	5
5.	Summary	7

APPENDICES

1.	Site Location Plan	9
2.	Arboricultural Impact Assessment Plan	10
3.	Qualifications	11

1. INTRODUCTION

1.1 Instructions

- 1.1.1 Instructions have been received to undertake an arboricultural impact assessment on land at Bird Place, Henley-on-Thames (Site Location Plan Appendix 1).
- 1.1.2 This arboricultural impact assessment has been prepared to assess the likely impact and effect regarding the proposal carry out internal refurbishment work with the erection of a single storey rear extension with basement. This appraisal assesses the impact of the proposal in relation to the trees surveyed and discusses mitigation measures that may have to be adopted.

1.2 Arboricultural Survey

- 1.2.1 During July 2025 a tree survey 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. The tree survey data can be viewed within Sylva Consultancy's Arboricultural Report dated August 2025 which has been forwarded to the client.

2. TREE LEGISLATION

- 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 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.

3. ARBORICULTURAL SURVEY

3.1 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:

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

4. PRINCIPAL ARBORICULTURAL IMPLICATIONS

4.1 Introduction

- 4.1.1 Consideration is given to the significance of the trees identified in the arboricultural tree survey, the constraints that they are likely to pose to any development that may occur, post development implications (if any) and work requirements to trees for reasons of sound arboricultural management in order to facilitate the development (BS5837:2012 Section 5.4).
- 4.1.2 All tree numbers referred to in this document relate to the tree numbers annotated on the tree constraints plan and arboricultural impact assessment plan (Appendix 5).

4.2 Site Description

- 4.2.1 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.

4.3 Trees

- 4.3.1 The majority of the trees surveyed are located to the north and east of the existing dwelling.
- 4.3.2 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 the site. Please refer to the information provided by Morph Ecological Consultants Limited for further information regarding the ecological requirements.

4.4 Overview

- 4.4.1 The appended arboricultural impact plan illustrates the proposals in relation to the tree stock. In addition to pre-development concerns, post development concerns such as debris and concerns of the trees' proximity and juxtaposition to the proposal have also been considered during the design process.
- 4.4.2 An assessment of the design on the tree stock reveal that one category 'B' tree and one category 'C' tree require removal to implement the scheme.
- 4.4.3 The scheme has undergone a careful design process to ensure an efficient use of the site, whilst safeguarding the continued contribution to the greening of the immediate landscape. On the bases of the appraisal, it is considered that the arboricultural impact of the scheme on the tree stock will not result in an adverse impact on the character and appearance of the site or wider landscape.

4.5 Impact of the proposal on the tree stock

Overview

- 4.5.1 Trees T10 (Horse Chestnut), T17 (Yew), T20, T35, T37, T38 & T39 (Hornbeam x5), and group G9 (Plum) 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.
- 4.5.2 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.
- 4.5.3 Whilst trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development. Furthermore, BS 5837:2012 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature *"need not necessarily be a significant constraint on the site's potential"*.
- 4.5.4 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.
- 4.5.5 The arboricultural survey has identified that existing site constraints have influenced the root protection areas of trees T1 & T2. 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).

4.6 Proposed Development

- 4.6.1 The scheme comprises of internal refurbishment work with the erection of a single storey rear extension with basement.
- 4.6.2 One category 'C' tree (T53, cypress sp) will be removed to implement the scheme. The British Standard 5837:2012 documents that category 'C' trees are assessed as being either of low quality, limited merit, low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameter below 150mm; or a combination of these. As such this tree should not be considered as a significant constraint to the development of the site.
- 4.6.3 In addition the scheme requires the removal of one Category 'B' tree (T52, mulberry). The tree survey identifies that the tree has been graded as a young specimen and as such should not be regarded as a significant constraint due to the tree's age as such it is concluded that the tree removal is warranted, subject to appropriate mitigating tree planting.

4.7 Proposed Landscaping

- 4.7.1 A landscape plan will be developed that will provide an enhanced environment and which will complement the development of the site. New tree planting is proposed whereby suitable species for the site and for climate change will be chosen.

4.8 Construction

- 4.8.1 Careful consideration has been given regarding the buildability of the proposals. The arboricultural impact plan illustrates that sufficient room exists to locate the site compound and contractor parking outside the RPA's of the retained trees.
- 4.8.2 Fence protection is required for the retained trees. The fencing will comprise of Heras fencing and will be based on Figure 3 'Default Specification for Protective Barrier' as recommended within the British Standard 5837:2012. Where appropriate the fencing will be braced to withstand impacts.
- 4.8.3 Ground protection measures are also required to facilitate access for the works. It is recommended that the ground protection comprises of Duradek Mats or other similar product that is fit for purpose.
- 4.8.4 A tree pruning works schedule to facilitate the proposal has not yet been finalised, however it is not anticipated that tree pruning will be required. In event pruning works to trees are required it is judged that trees can be pruned to acceptable standards in accordance with British Standard 3998:2010 'Tree Works - Recommendations'.
- 4.8.5 New service runs have not yet been finalised; however, it is not anticipated new services will be required. In the unlikely event new services fall within the RPA's of retained trees all proposed service installations will be carried out in accordance with the guidelines set out in NJUG Volume 4 and in accordance with the recommendations at Section 7.7 of the British Standard 5837:2012.

5. SUMMARY

5.1 Conclusions

- 5.1.1 The British Standard 5837:2012 states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many unsuitable trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development. To facilitate the proposal one category 'B' tree and one category 'C' tree will be removed.
- 5.1.2 Consideration for both the direct impact and indirect impact of a development with respect to retained trees needs to be assessed. With respect to the retained tree stock, it is considered that their successful integration into the layout can be achieved.
- 5.1.3 Careful planning of site operations must be carried out to avoid any adverse impact to the retained trees. To safeguard the trees through the development it is advised that a site-specific Arboricultural Method Statement is drawn up and implemented.

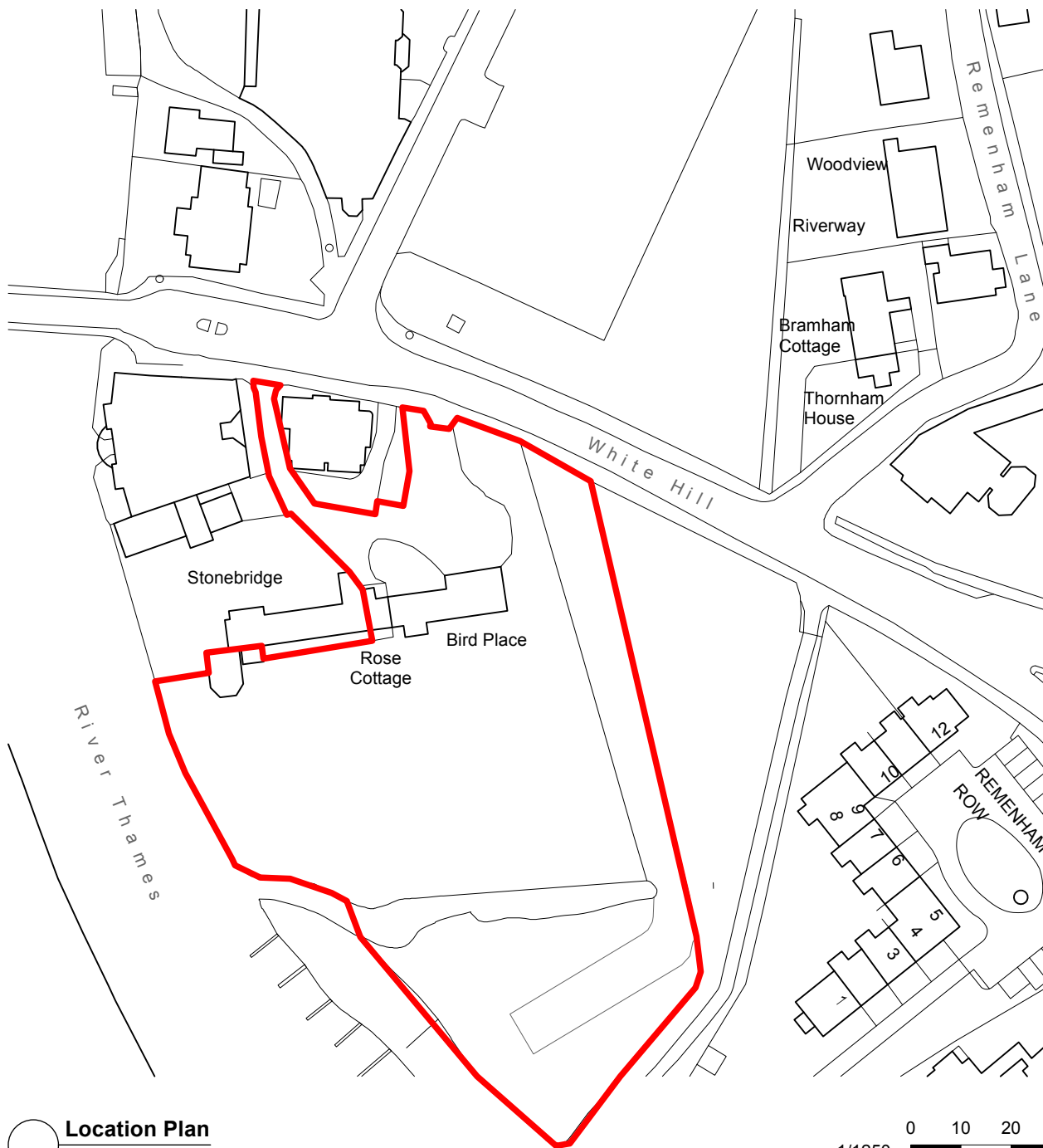
5.2 Post development tree management.

5.2.1 Section 8.8.2 of the British Standard 5837:2012 recommends post development aftercare of trees following the completion of development works. It is recommended the following is considered with regard to post development inspection of retained trees:

1. Trees that grow on a site prior to development may, if adversely affected, be in decline over a period of several years before they die. This varies due to age, species, condition prior to development, extent of damage during development, soil conditions and climate. It is recommended that regular inspections are undertaken.
2. Where trees are protected by planning controls, it is recommended that the Local Planning Authority is informed, and necessary agreements obtained prior to any remedial works.
3. Following completion of a development it is recommended that the arboricultural consultant inspects the trees for signs of intolerance to the change of conditions and the effect of the development. There may be a need for additional tree works to those originally specified.

APPENDIX 1

SITE LOCATION PLAN



Location Plan
Scale 1:1250

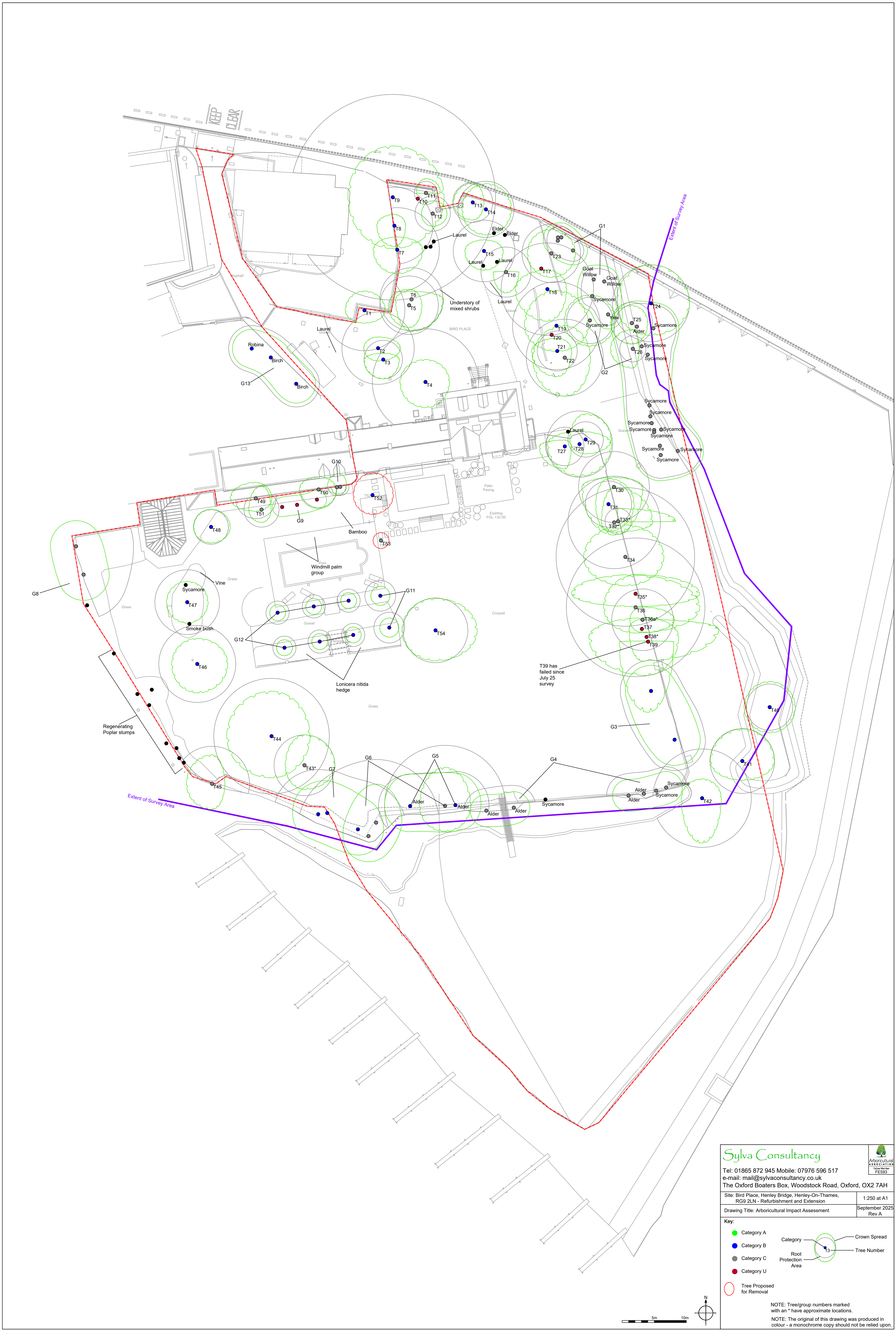
1/1250 0 10 20 30 40 50 m



PR2 20/08/2025 Updated drawings
PR1 18/08/2025 Preliminary PA issue

Rev	Date	Note
Client		
Mr & Mrs Fawsitt		
Project Title		
Bird Place		
Project Address		
Henley Bridge, Henley-On-Thames RG9 2LN		
Drawing No.	Rev. No.	
PA-01	PR2	
Drawing Title		
Location Plan		
Scale		
1:1250 @ A4		
Drawn by: GG Checked by: PS Project ID: SC013		
Shack Group Ltd West Witheridge Fourth House, Penn Road, Knotty Green HP9 2TW +44 (0) 1494 258 181 hello@shackgroup.com www.shackgroup.com		

ARBORICULTURAL IMPACT ASSESSMENT PLAN



Sylva Consultancy

Tel: 01865 872 945 Mobile: 07976 596 517
e-mail: mail@sylvaconsultancy.co.uk
The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH

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

1:250 at A1

Drawing Title: Arboricultural Impact Assessment

September 2025
Rev A

Key:

Category A

Category B

Category C

Category U

Tree Proposed for Removal

Category

Tree Number

Crown Spread

Root Protection Area

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.

APPENDIX 3

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.