



Arbor-Eco Consultancy

**PRE-DEVELOPMENT ARBORICULTURAL SURVEY
AND
FEASIBILITY STUDY**

At:

**29 DENTON ROAD,
WOKINGHAM**

For:

SOLVE PLANNING LTD

Author:

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No reproduction or reissue of this report is permitted in any form.
It should be noted that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.*

Report Number: MB251107-01

Issued: January 2026

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EXECUTIVE SUMMARY

The trees have been surveyed and inspected in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

- The trees are the subject of a Tree Preservation Order (see Section 4 and Appendix 2 for more details).
- The trees have been the subject of cyclical pruning to maintain a small crown. All of the trees have been impacted by the current property and existing hard surfacing within their rooting areas.
- In the absence of a topographical survey drawing, the trees have been plotted on the plan indicatively. The exact locations of the trees should be carried out by a land surveyor.
- It is understood that the proposed development will utilise the existing property footprint and no works encroaching the trees is anticipated.
- In an email from both the landowner (Mr Henry Butterworth) and the Planning Consultant (Rebecca Oattes of Solve Planning Ltd) it has been declared that no construction activity, material or traffic will occur within the footprint of any trees RPA.
- It has been deemed by the landowner and Planning Consultant that no further reports are required from Arbor-Eco Consultancy to support this application.

This declaration should not be considered that the planning application would be approved as this is the decision of the Local Authority.

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1. INTRODUCTION

1.1 PROJECT BRIEF

Solve Planning Ltd, hereafter referred to as the client, commissioned Arbor-Eco Consultancy to undertake an Arboricultural Survey of trees growing on land at 29 Denton Road within the administrative boundary of Wokingham Borough Council and in the county of Berkshire.

Additionally, an Arboricultural Assessment of Impact (AAI) has been provided and this element of the report will address any impacts that the proposed change of use of the ground floor reverting from D1 use class (clinic) back to a residential dwelling.

It is understood that the site will be the subject of a Planning Application for the change of use to improve the living space and for the enjoyment of the family.

It is worthy of note that the proposed change of use will not have a detrimental effect on the trees within the curtilage of the site as the disruption will be minimal and no external changes to the building is proposed.

The purpose of this report is to:

- Record the current condition of the trees found on the site and categorise them using criteria outlined in BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations".
- Provide guidance detailing arboricultural constraints to the proposed development and factors to be considered during the final phase of development.
- Detail the impacts and conflicts with adjacent trees on site and advise on mitigation and remediation methods.

It is noteworthy to mention that the tree locations have been indicatively plotted in the absence of a Topographical Survey Drawing.

1.2 SITE DESCRIPTION

The site was located within an urban setting towards the centre of the town of Wokingham. The site was dominated by the existing building, areas of hard surfacing and amenity grassland utilised as garden space.

The property is orientated with a front aspect in an L-shape facing both north and north-east. The site was bound to the north and west by Denton Road and Sturges Road minor roads respectively. The eastern boundary was delineated by a further property off Denton Road, minor road. The southern boundary was demarcated by a property off Sturges Road, minor road. The site is centred at Ordnance Survey Grid Reference SU 81352 68486.

The trees were growing towards the periphery of the property towards the northern and western boundaries of the site. The tree provided good visual separation from neighbouring properties and the highway.

The topography of the study area was generally flat.

The location of the trees surveyed can be found on Arbor-Eco Consultancy, Drawing Number MB251107-01-01 within Section 6 of this report.

1.3 LIMITATIONS AND CONSTRAINTS

A topographical survey drawing has not been provided and therefore all tree locations are indicatively plotted.

The site is accessed immediately from Denton Road. The trees have been managed by cyclical pruning work maintaining a statutory height over the footway and highway in accordance with the Highways Act 1980, Section 154.

The ground was heavily compacted due to the areas around the rooting zone being used for car parking to the south and the highway and footway to the north.

1.4 DRAWINGS

The Arbor-Eco Consultancy, Tree Constraints Plan, MB251107-01-01, has been provided to guide the architect into producing a suitable solution without harming the trees in their respective categories of importance. See Section 5 for more details.

1.5 OCCUPIERS' LIABILITIES ACT 1957 AND 1984

An occupier of premises owes the same duty, the "common duty of care", to all his visitors whether by invite or otherwise. The common duty of care is a duty to take such care as in all the circumstances of the case is reasonable to see that the 'visitor' will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there or for purposes other than that which they have been invited (trespassers).

2. ARBORICULTURAL SURVEY METHODOLOGY

2.1 DESK STUDY

A desk study was undertaken to identify if any of the trees present within or in close proximity to the site are covered by Tree Preservation Orders (TPOs) or if the site is situated within a Conservation Area. This involved consultation with the local authority.

2.2 CONDITION STATUS

To determine the status of the trees within the site a full arboricultural survey has been undertaken, assessing the species and status of all trees present. This survey has been carried out in accordance with British Standard 5837:2012 Trees in Relation to design, demolition and construction – Recommendations.

All trees have been given a unique reference number. Individual trees above 75 mm (diameter measured at 1.5 m above ground level) have had their position confirmed on a survey drawing. The trees were visually assessed and a schedule prepared listing tree number, species, stem diameter at 1.5 m above ground level (or in accordance with Annex C of BS5837:2012), tree height, crown spread (cardinal points), crown clearance (cardinal points), height of first branch and growth direction, age class and estimated remaining years. Any specific observations or recommendations with regard to management were also noted. Groups of trees and hedgerows have had their specific dimensions (as per individual tree) averaged and recorded as such. All these observations and measurements are summarised in Section 3.3.

Each tree was assessed and assigned to one of the following categories:

- Category A: Those trees of high quality and value with an estimated remaining life expectancy of at least 40 years.
- Category B: Those trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- Category C: Those trees of low quality and value with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150 mm.
- Category U: Trees 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.
- Categories A, B and C have further sub-categories with regards to the reasons for tree retention: 1:
 1. Mainly arboricultural qualities
 2. Mainly landscape qualities
 3. Mainly cultural values, including conservation.

2.3 ROOT PROTECTION AREA (RPA)

In order to avoid damage to the roots or rooting environment of retained trees, the RPA has been calculated for each of the Category A, B and C trees. This is a minimum area around a tree which is deemed to contain sufficient roots and rooting volume to maintain the trees viability. Protection of the roots and soil structure in this area should be treated as a priority.

These figures have been calculated utilising the formulas within Section 4.6 and Annex D of British Standard 5837:2012.

3. RESULTS

3.1 DESK STUDY

A desk study was undertaken to identify if any of the trees present within or in close proximity to the site are covered by Tree Preservation Orders (TPOs) or if the site is situated within a Conservation Area. This involved consultation with the local council. See Section 4.

3.2 WEATHER CONDITIONS

The survey was completed on 18th January 2026. The weather conditions at the time of the survey are shown in Table 3.1.

Conditions	Result
Temperature (°C)	11
Cloud Cover (%)	15
Precipitation (%)	19
Wind Speed	F2

Table 3.1: Weather Conditions at Time of Survey

3.3 SURVEY RESULTS

The full results of the Arboricultural Assessment are detailed in Table 3.3.

Tree No.	Species	No. Stems	Diam (mm)	H't (m)	Ht 1 st Branch (m)	Branch Spread (m)				Crown Clearance (m)				Age	Phys Cond	Struc Cond	Est. Remain Contrib (Years)	Cat	Comments	Preliminary Management Recommendations
						N	E	S	W	N	E	S	W							
1	Lime	1	565	9.0	2.0 S	5.0	4.0	4.0	4.0	2.0	2.0	2.0	2.0	EM	G	F	20+	B1,2	- Pollarded ca.3 years ago. - Heavily compacted root plate due to gravel driveway and footway. - Historic damage to buttress. - Rocks piled at base of tree, and disrupting hard surfacing.	No work at time of survey
2	Apple	1	130	5.0	1.0 W	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	EM	G	G	10+	C2	- Ornamental planting. - Previous light pruning work to avoid overhead services and footway.	No work at time of survey
3	Yew	1	495	10.0	2.0 S	5.0	5.0	4.0	3.0	2.0	2.0	2.0	2.0	EM	G	G	20+	B1,2,3	Asymmetrical crown due to historic pruning.	No work at time of survey
4	Lime	1	450	9.0	3.0 E	4.0	4.0	4.0	4.0	2.0	2.0	2.0	2.0	EM	F	F	20+	B1,2	- Pollarded ca.3 years ago. - Heavily compacted root plate due to gravel driveway and footway.	No work at time of survey
5	Hawthorn	1	255	5.0	2.0 S	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	EM	G	G	10+	C2,3	- Small historic pruning wounds. - Minor deadwood. - Ivy at base. - Part of ornamental shrub border	No work at time of survey
6	Laburnum	2	130 180	4.0	2.0 W	2.0	1.0	3.0	1.0	2.0	2.0	2.0	2.0	EM	F	P	<10	U	- Bifurcated at ground level. - Ivy at base, previously cut and reestablishing. - Minor deadwood, and dieback in crown of larger diameter stem.	No work at time of survey
Key <u>Age Class</u> Y: Young = tree within first third of average life expectancy EM: Early mature = tree within second third of average life expectancy M: Mature = tree within final third of average life expectancy OM: Over mature = tree beyond average life expectancy V: Veteran <u>Physiological Condition</u> G: Good = no health problems F: Fair = symptoms of ill health that may be remedied P: Poor = poor health D: Dead <u>Structural Condition</u> G: Good = no structural defects F: Fair = remedial structural defects P: Poor = significant structural defects D: Dead 000: Estimated measurement due to access restrictions RPA: Root Protection Area Int: Interim category due to access restrictions Major deadwood: branches in excess of 50 mm diameter Minor deadwood: branches/twigs less than 50 mm diameter Trees subject to TPO																				

Table 3.3: Results of Arboricultural Survey

3.4 ROOT PROTECTION AREA (RPA)

Table 3.4 provides details of the Root Protection Area (RPA) of all trees surveyed. This table also gives an approximate root protection radius for these trees.

Tree No.	Species	Diam (mm)	Approx. Root Protection Radius (m)	RPA (m ²)
1	Common Lime	570	6.9	150
2	Apple	130	1.8	10
3	Yew	500	6.0	113
4	Common Lime	450	5.4	92
5	Hawthorn	260	3.3	34
6	Laburnum	230	3.0	28

Table 3.4: RPA and Approximate Root Protection Radius of the Trees Surveyed

4. DISCUSSION AND CONCLUSIONS

4.1 DESK STUDY

Examination of Wokingham Borough Council (2026) Interactive Mapping (<https://wokingham.sharepoint.com/sites/TPODocuments>) accessed on 18th January 2026, indicates that the site is covered by a Group Tree Preservation Order (G1) comprising two Lime trees, one Yew tree and one Hawthorn tree. TPO 0795 1996 G1 covers these trees surveyed. The TPO also includes a neighbouring Hornbeam tree.

Tree Preservation Order

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application. If works are not included within the planning application, a separate TPO application will be required to be submitted to the Local Authority for permission to undertake any works (approximately an 8-week process).

Apart from limited exceptions, permission must be sought from the local planning authority by submitting a standard application form. The form is available from the Local Authority Planning Portal. It is important that the information on the form makes clear what the proposed work is and provides adequate information to support the case.

The authority's consent is not required for carrying out work on trees subject to an Order so far as such work is necessary to implement a full planning permission. For example, the Order is overridden if a tree has to be removed to make way for a new building for which full planning permission has been granted. Conditions or information attached to the permission may clarify what work is exempt.

All of the trees are the subject of a Tree Preservation Order and neglecting this fact can attract a criminal record, fines (up to £20,000 per tree) and in extreme cases a court judgement made against a developer. In addition, under Section 171E of the Town and Country Planning Act 1990, the local authority also has the powers to issue a temporary stop notice to cease activity.

Further examination of Wokingham Borough Council (2026) Interactive Mapping (<https://wokingham.sharepoint.com/sites/TPODocuments>) accessed on 18th January 2026, indicates that the site is not situated within a Conservation Area.

5. RECOMMENDATIONS

5.1 It has been declared by Mr Henry Butterworth that no further reports or arboricultural consultancy is required to support this application.

5.2 SITE SPECIFIC WORK

The following site-specific recommendations are made:

- Submit a Planning Application for tree works to trees that are the subject of a TPO.
- Carry out tree works recommended within Table 3.3.
- Tree works to be carried out in accordance with BS3998:2010 Tree works – Recommendations.
- Where possible all trees suitable for retention should be retained and protected as part of any proposed development.
- Any proposed new planting should consist of native and wildlife attracting species with a robust five-year management plan to assist with the development proposal and to offer mitigation for any tree loss.

5.2 CONTACT DETAILS

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Arboricultural Officer Wokingham Borough Council
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5.3 DISCLAIMER

The contents of this report are the responsibility of Arbor-Eco Consultancy. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Furthermore, the report does not automatically assume that the decision from the Local Authority will be positive as the final decision is with the Planning Department.

Arbor-Eco Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

5.4 VALIDITY OF DATA

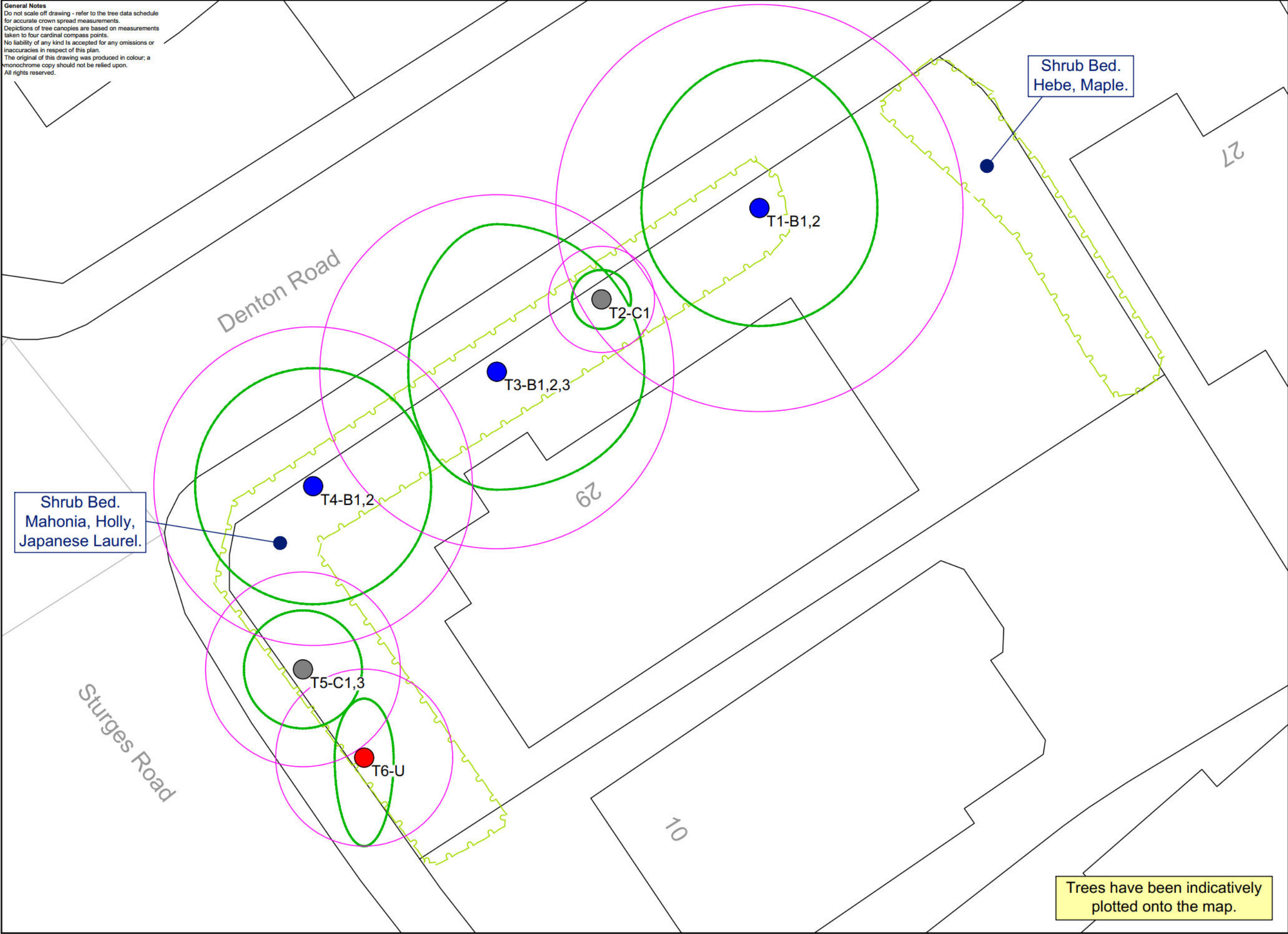
The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified and experienced arboriculturist to assess any changes to the trees, groups and woodlands on site and to inform a review of the conclusions and recommendations made.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

6. DRAWINGS

Tree Constraints Plan - Drawing Number MB251107-01-01.

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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Key

Trees
Showing Canopy extents, category colour and tag number (with category).

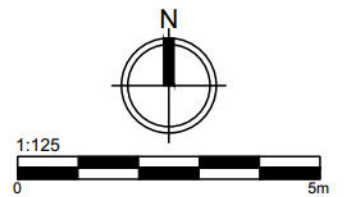
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



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Project
29 Denton Road, Wokingham.

Drawing Title
Tree Constraints Plan

Scale 1:125 - A3	Date 17/01/2026	DB CS	CB MB
Drawing Number MB251107-01-01	Rev A		

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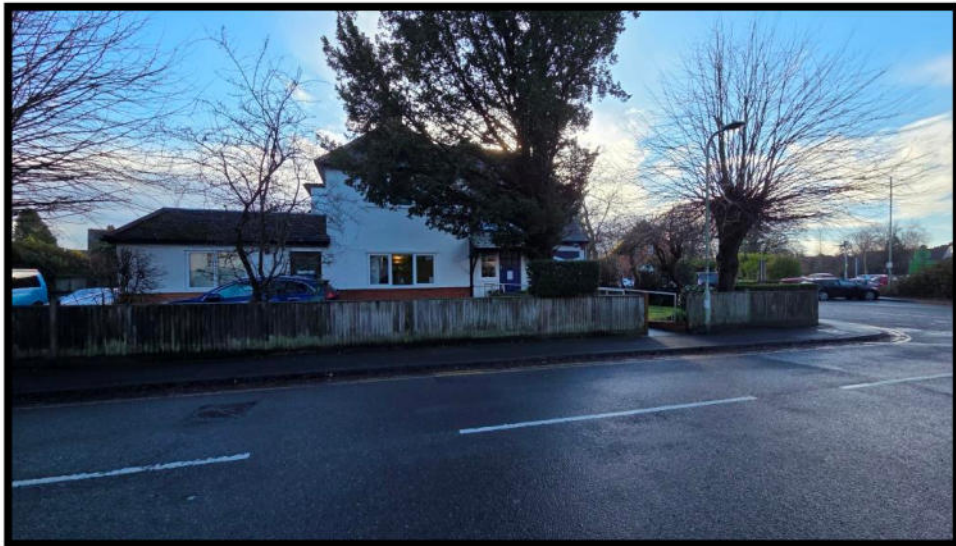
APPENDICES

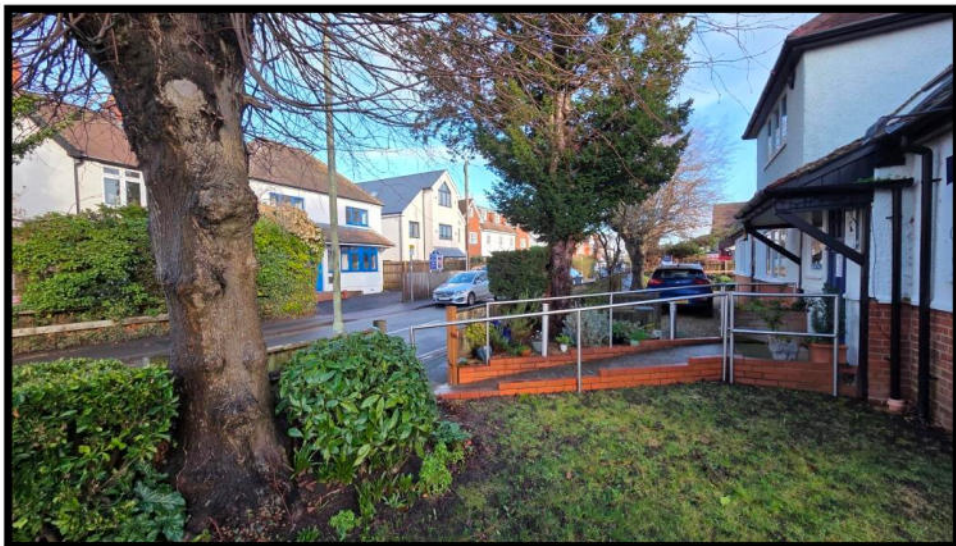
Appendix 1: Photographic Montage.

Appendix 2: Tree Preservation Order (copy courtesy of Wokingham Council).

Appendix 1: Photographic Montage.



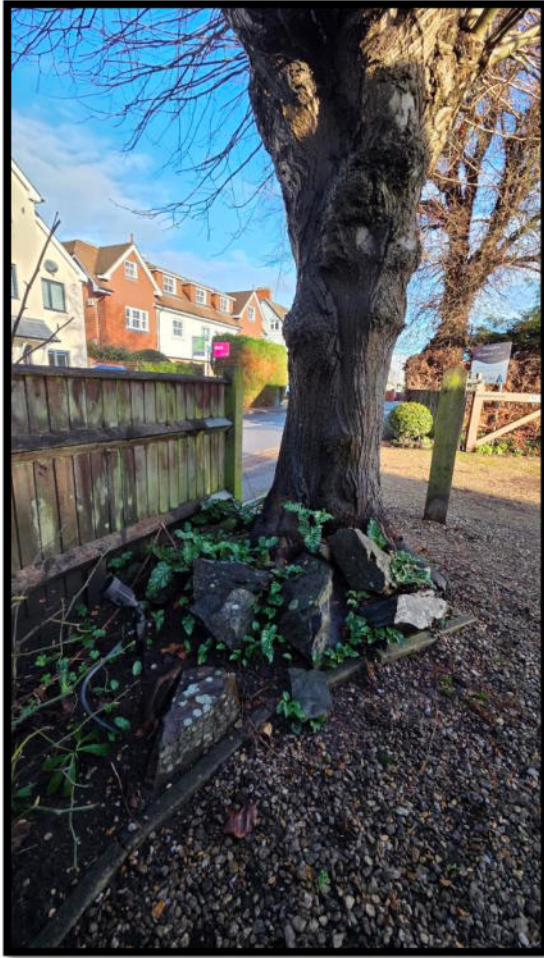






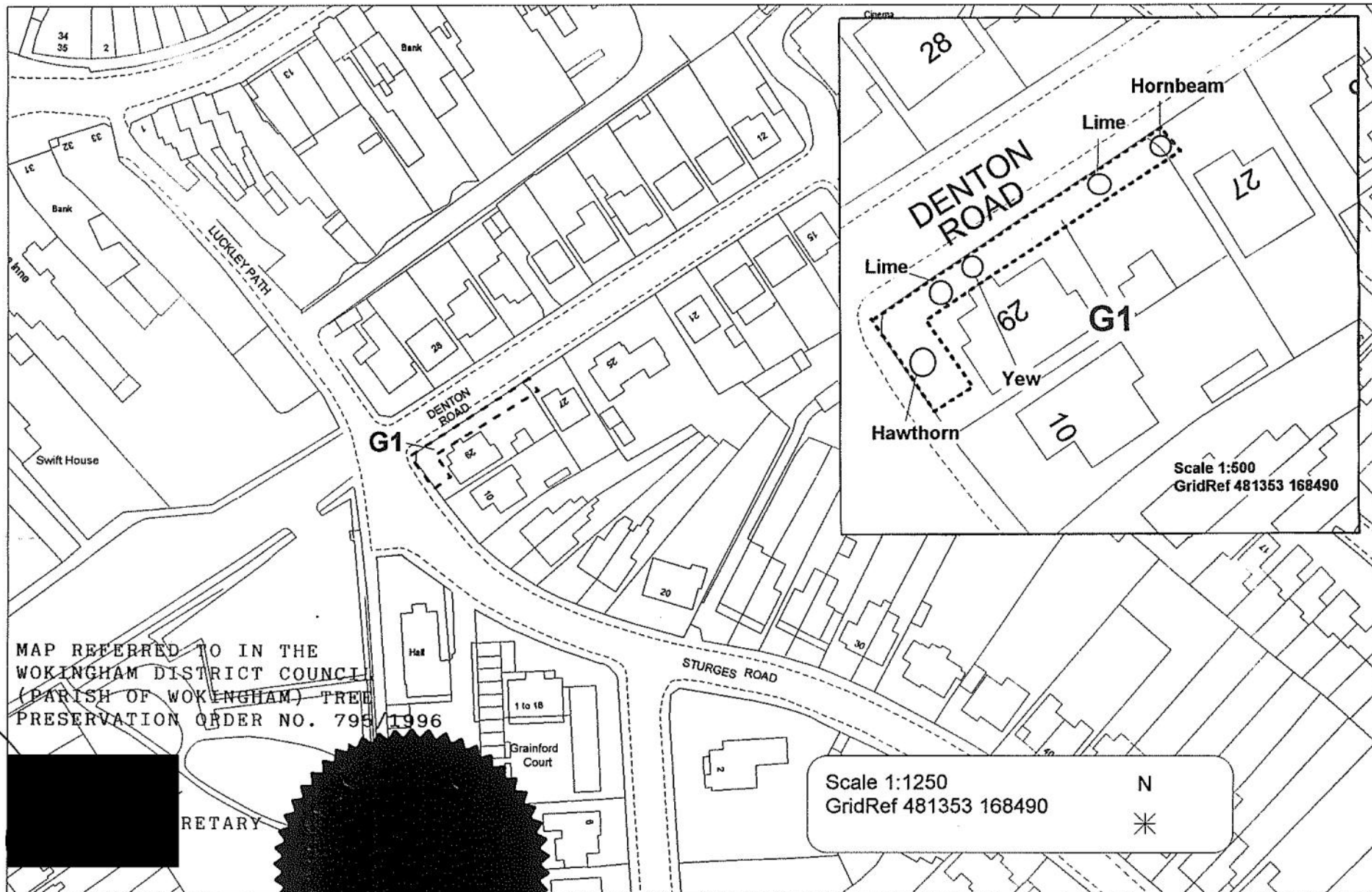


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Appendix 2: Tree Preservation Order (copy courtesy of Wokingham Council).



PROTECTING TREES ON SITE

ESSENTIAL RULES FOR OPERATIVES & ROOT PROTECTION

BS 5837:2012

COMPLIANCE STANDARD

THE PRIORITY PROTECTION ZONE (ROOT PROTECTION AREA - RPA)

Layout tool to maintain tree viability. Soil Structure is Sacred - Protect roots & soil structure!

CALCULATING THE RPA:
Circle radius = 12
x Tree Stem Diameter

FIVE ESSENTIAL RULES FOR SITE OPERATIVES

1. No Mechanical Trenching in RPAs



Use trenchless technology or approved hand-digging only to prevent root severance.

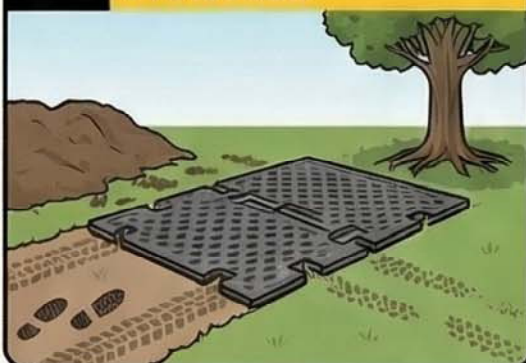
2. Respect the Construction Exclusion Zone (CEZ)



Absolute prohibition of pedestrian or vehicle access and material storage within the CEZ.



3. Mandatory Ground Protection



Use inter-linked ground protection boards if temporary access inside an RPA is authorised.

4. Keep Contaminants Away



Do not store fuel, mix concrete, or wash out mixers near protected trees.

5. Shield Exposed Roots



Immediately protect any temporarily exposed roots with damp hessian to prevent desiccation.

LEGAL NOTICE & STANDARDS



CRIMINAL OFFENCE WARNING



Unauthorised damage to trees protected by Tree Preservation Orders (TPO) is a criminal offence.

Compliance Standard All works must adhere to BS 5837:2012 and NJUG Volume 4 guidelines.