



DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

12 CHESTNUT AVENUE
WOKINGHAM
BERKSHIRE
RG41 3HX

CLIENT: CAROLE APPLEBY

MARCH 2025

Ref: 06652 / 2025

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File ref: 06652/2025
Date Issued: 3rd March 2025

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural Report has been commissioned by Carole Appleby, owner / occupier of 12 Chestnut Avenue, Wokingham, Berkshire, RG41 3HX.

I have been asked to provide a report on the condition of one Leyland Cypress (T2) growing within the front garden of the property and to give advice on the future management of the tree in light of a recent branch failure.

I have been asked to assess the need for any remedial tree works to address identified hazards from the tree whilst acknowledging and respecting its significance to amenity and ecology of the local area and the restrictions placed by the Tree Preservation Order.

1.2 INSPECTION INFORMATION

The tree was inspected on Thursday 13th February 2025.

On the day of the survey, the weather was clear. Visibility was satisfactory.

For the purposes of this survey all dimensions of the tree and its associated parts are measured using a laser measure or clinometer where possible. Where access is restricted, measurements have been visually estimated unless otherwise stated.

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

For your peace of mind, 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 the tree is protected as T2 of TPO 1085-2005. In the TPO the tree is identified as being one of a pair of Monterey Cypress growing at the front of the property, however on closer inspection of the foliage, I have confirmed the species to be Leyland Cypress.

No works should be undertaken to protected trees without the prior written consent of the Local Planning Authority – exemptions apply.

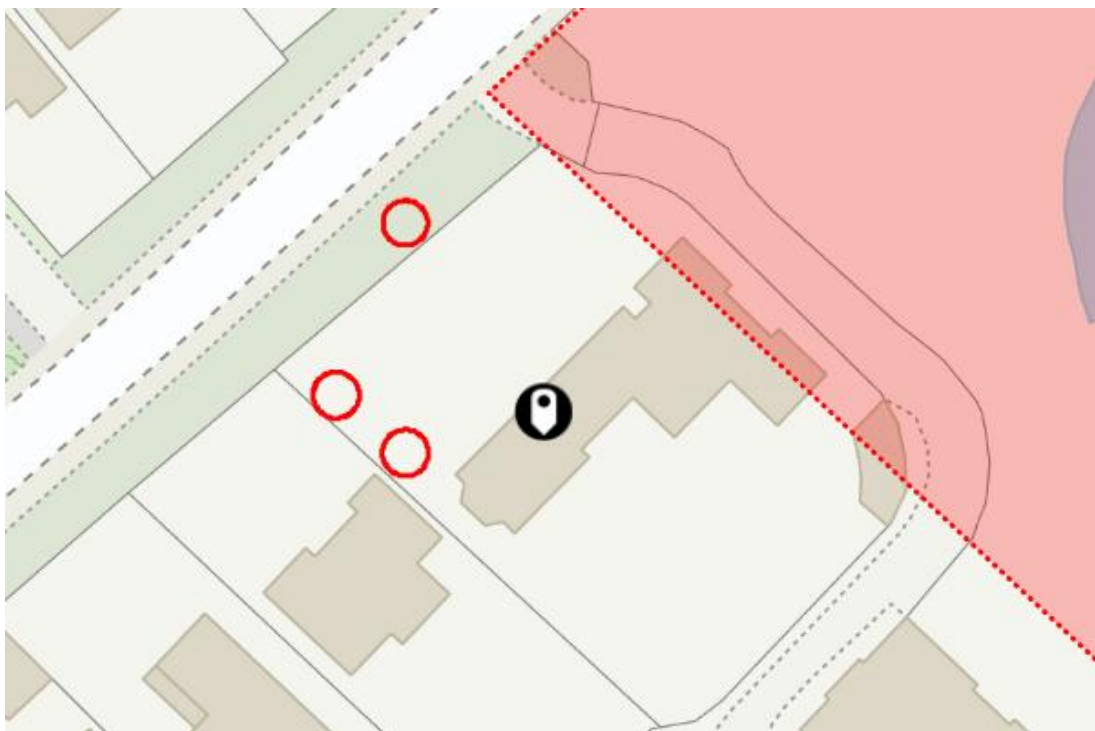


Figure 1 – Wokingham Borough Council TPO Map

2.2 CONSERVATION AREAS

12 Chestnut Avenue is not within a Conservation Area.

3. GENERAL GUIDANCE

3.1 TREE WORK GOOD PRACTICE

Where possible, recommended tree works should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

To limit the harm to deciduous trees, 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.

When undertaking tree work, 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. Tree work where birds are nesting is highly likely to damage nests or cause them to be deserted.

4. LIMITATIONS

4.1 SCOPE

T2 (Leyland Cypress) has been looked at in detail using the 'Diagnosis of Ill Health in trees' and Inspecting Trees for Signs of Decay' methodologies described by R.G. Strouts and T.G. Winter¹.

My visual assessment is a non-invasive method of examining the health and structural condition of a tree. Non-invasive inspection equipment (plastic-headed mallet and metal probe) were used to make an assessment of the structural integrity at the base and trunk of the tree where the visual inspection identified the need. The lower trunk of the tree was tapped with a plastic-headed mallet to check for acoustic indication of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks.

The report is to identify visible defects on the tree and to specify any necessary remedial tree works which may be required to address identified hazards from the tree whilst acknowledging and respecting its significance to the local area as a Veteran status tree.

The report refers to the condition of tree(s) and an assessment of the site on the days the evaluation was undertaken. The tree was assessed from ground level only and was not climbed.

4.2 CAVEATS

The extent of the survey was limited to a visual inspection of 1x Leyland Cypress as viewed from ground level only.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

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.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

The survey looks for defects which may make the failure of all or part of the tree foreseeable. The report then makes recommendations for remedial works which would reduce the probability of failure where the hazard presented poses an unacceptable risk to persons or property. The report is valid for normal weather conditions only. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworth's Arboriculture Limited) cannot be held liable for any such failures.

¹ R.G Strouts & T.G. Winter, 'Diagnosis of Ill Health in Trees' Published for the Office of the Deputy Prime Minister, under license from the Controller of her Majesty's Stationery Office, Crown Copyright 1994.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the tree and surrounding ground conditions at the time of my visit. If the condition of the tree evidently changes or where tree(s) are subject to development or ground works within their rooting areas or extreme weather conditions, further inspection may be required.

This report is valid for two years from the survey date. Further inspection is recommended prior to 13th February 2027.

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.



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5. ARBORICULTURAL INSPECTION DATA

Tree Ownership			Site Address					
Carole Appleby			12 Chestnut Avenue, Wokingham, Berkshire, RG41 3HX					
Tree Number	T2		Tree Species	Leyland Cypress (<i>Cupressus x leylandii</i>)			Age	Mature
Stem diameter @1.5m:	560mm	Height:	17m	Canopy spread	N: 4m	E: 2.2m	S: 5.5m	W: 5.5m

SITUATION:

T2 (Leyland Cypress) is a mature tree growing to the front of 12 Chestnut Avenue, on the southeast boundary and 1m from side elevation of the neighbouring property which is a single storey integrated garage.

The tree is growing 2.6m from a large, full canopied Monterey Pine (T1) which is protected under the same Tree Preservation Order.

The rooting area of the tree includes residential buildings and compacted ground / parking areas.

BASE:

There is a slightly raised soil area around the base of the tree.

Gradual root flare. Base clear, bark intact. Hammer test even and satisfactory. No fungal fruiting bodies or audible decay.

STEM & UNIONS:

Single stem on lower trunk which breaks into multi-stem form approximately 1m above ground level. Multi-stem form usual for this tree species.

Ivy growth partially obscures forks and lower trunk.

Mature low branches, one smaller split branch on northern side.

T2 has recently suffered a significant branch breakage which required emergency works to remove broken hanging branches from the tree's canopy. The falling branch has left a large wound within the canopy of the tree. A large wound remains on the trunk and bark has been stripped off for approximately 3m below the wound site.

I have been advised that a second branch also broke from the southwest side of the crown over the neighbouring residential property and has been removed.

CANOPY:

Very asymmetrical, suppressed crown. Dense branching. Weak form but in a sheltered location. Foliage density slightly sparse due to the recent branch breakouts. Low branches in direct contact with neighbouring residential property.

DISCUSSION: T2 is a poorly formed conifer with a multi-stem form and very asymmetrical crown having been suppressed throughout its growing life by the adjacent larger crown of T1 (Monterey Cypress). Many species of mature conifers are prone to shed branches, and the multi-stem form of the tree is common for mature Leylandii and an inherently weaker structure.

In this location, T2 (Leyland Cypress) is a poor form tree of limited visual amenity value. However, the tree is important in that it forms part of the shared single canopy with T1 (Monterey Cypress). Removing T2 would leave several etiolated branches of T1 exposed to new wind loading and vulnerable to branch failure. The Leyland Cypress (T2) currently has a small crown consisting of multiple small branches and represents a low risk. My recommendation therefore is that the tree be retained, and that minor works are carried out to smaller branches to clear the neighbouring property.

Recommended Tree Works: - Selectively reduce and remove secondary and tertiary branches to create 0.5-1m clearance of branches to the neighbour's garage. - Crown clean removing any deadwood, split or broken branches	Priority	Within 6 months
	Re-inspection due	24 Months
	Date	13 th February 2025

6. GALLERY



Photo 1) Distance view of T2 (Leyland Cypress) as seen from Chestnut Avenue



Photo 2) View of T2 (Leyland Cypress) taken from the front of 12 Chestnut Avenue



Photo 3) Branches close to neighbouring residential property.



Photo 4) Wound and bark damage following recent branch failure



Photo 5) Suppressed asymmetrical canopy of T2 (Leyland Cypress)

7. SITE PLAN

