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Arboricultural Report

Including a tree survey, impact assessment and method statement
for a car port at

Heathlands Cottage, Heathlands Road, Wokingham,
RG40 3AY

Reference: MW.2301.HRW.CP.AIA
Client: Mr J Brant
Date: 18 February 2026
Revision: -



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Executive Summary

Trees are a consideration in this planning application for a car port. Therefore, this report has been drafted to provide the information required to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).

Included are a BS5837:2012 compliant tree survey, an arboricultural impact assessment, and a tree protection strategy that includes a method statement and tree protection plan.

No trees are to be removed to facilitate the proposals.

The original planning consent allowed for the removal of the existing garage and the construction of two parking bays in this area on top of the original slab base.

It is proposed that the supporting posts be fixed to the existing slab. If this is not structurally practical, then excavation for them may be required. If so, this will be carried out by hand in accordance with the method statement section of this document.

All other construction will occur on top of the existing slab base.

Ground protection will be provided around the structure, and the understorey will be cut back to facilitate the necessary construction access.

Provided the protection strategy is implemented as outlined, this application has a low arboricultural impact, varies little from the consent and is thus acceptable.



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1. Instructions and Terms of Reference

- 1.1. In February 2026, I was instructed by Mr J Brant to produce this report to accompany a planning application for a car port at Heathlands Cottage, Heathlands Road, Wokingham, RG40 3AY.
- 1.2. This application is for a slight variation on the consented scheme. My original assessment that accompanied that scheme was MW.2301.HRDC.AIA.RevA (15.02.2024).
- 1.3. Following the recommendations of the British Standard¹, this report includes the necessary information to enable the local planning authority to meet the duty placed upon them by section 197 of the Town and Country Planning Act (as amended, 2021).
- 1.4. It demonstrates that the proposal's impact, both direct and indirect, has been assessed, and mitigation, compensation, and tree protection have been proposed where appropriate.
- 1.5. Correctly implementing the tree protection specified in this report is critical for ensuring the retained trees are successfully protected throughout construction.
- 1.6. The assessment considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.
- 1.7. A tree's root protection area (RPA) represents a minimum area in m² that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Proposed: 22602-1 01 Proposed Floor Plan and Elevations .pdf

¹BS5837:2012 Trees in relation to design, demolition and construction

2. Statutory & Other Relevant Constraints

- 2.1. According to Wokingham Borough Council's online service², some trees are covered by an Area TPO 442/1989. These are shown on the appended plan.

Tree Preservation Orders

- 2.2. A Tree Preservation Order (TPO) is issued by a local planning authority to protect specific trees, groups of trees, or woodlands for the sake of public amenity. A TPO prohibits actions such as cutting down, topping, lopping, uprooting, or causing intentional damage or destruction to the trees without obtaining written consent from the local planning authority. If consent is granted, it may come with conditions that must be adhered to. This process is regulated by the Town and Country Planning Act 1990.

3. Survey Scope & Methodology

- 3.1. Tree survey data can be found on the appended plan and was verified in 2026. Since the original survey, one horse chestnut, previously numbered tree 05, has been subsequently removed as it had died. That is the only fundamental change.
- 3.2. The tree survey has been carried out following the recommendations of The British Standard and the trees are assessed objectively and without reference to any site layout proposals. Categories are based on each tree's health and condition, together with an assessment of its life expectancy if its surroundings were to be unchanged.
- 3.3. The reference numbers of surveyed trees and groups of trees are shown on the tree reference plan, which is appended to this report and based on the supplied survey drawing. Stem locations within groups may be estimated, and indicative of canopy only.
- 3.4. The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment³ (VTA) method.
- 3.5. Where trees are located on neighbouring land, an estimated appraisal of their quality and dimensions has been made.
- 3.6. Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- 3.7. Tree heights were measured with a clinometer or estimated in relation to those measured.
- 3.8. Trunk diameters are measured at 1.5m above ground level, where this is not possible, then Figure C.1 of the British Standard is followed.

² <https://wokingham.maps.arcgis.com>

³ Mattheck, C. & Breloer, H., 1998. The Body Language of Trees: A Handbook for Failure Analysis. London: H.M.S.O.

- 3.9. Tree canopies were markedly asymmetrical, and were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).
- 3.10. All estimated dimensions are noted in the data.

4. Arboricultural Impact Assessment

Proposal

- 4.1. It is proposed to build a carport where two parking bays were previously consented, the layout of which can be seen on the appended plan.

Tree Removals

- 4.2. No trees need to be removed to facilitate this proposal.

Tree Surgery

- 4.3. It is proposed to cut back three trees and any understorey to clear the new car port by 2m. This work is listed on the appended plan

Construction Impact

- 4.4. The original planning consent allowed for the removal of the existing garage and the construction of two parking bays in this area using the existing slab base.
- 4.5. This application is to build a car port above the base.
- 4.6. It is proposed that the supporting posts be fixed to the existing slab. If this is not structurally practical, then excavation for them may be required. If so, this will be carried out by hand in accordance with the method statement section of this document.
- 4.7. All other construction will occur on top of the existing slab base.
- 4.8. Ground protection will be provided around the structure, and the understorey will be cut back to facilitate the necessary construction access.

Supervision & Monitoring

- 4.9. Some sites require more arboricultural involvement during the construction process than others. This is typically commensurate with the pressure on retained trees and the complexity of the tree protection strategy.
- 4.10. It is my opinion that regular monitoring visits would not be necessary for this project.

Barrier Type

- 4.11. As the proposed construction work is comparatively 'low impact', the default British Standard tree protection specification seems somewhat onerous. Therefore, it is my opinion that an adequate level of protection can be provided with a lesser specification.
- 4.12. Alternative specifications can be found in Appendix i. TPF 2 or TPF 3 are proposed.

Service & Utility Provisions

- 4.13. Any electrical feeds will be routed to the front west corner of the structure, avoiding Root Protection Areas.

Summary

- 4.14. This application is for a minor change to an already consented scheme, and if carried out as per the details outlined within this document, has a low arboricultural impact.
- 4.15. Should the council wish to see more onerous tree protection methods, this can be ensured via an appropriately worded planning condition and should not be the basis for a reason for refusal.

5. Arboricultural Method Statement

- 5.1. The tree protection on this site is subject to implementation as detailed in the following sections.
- 5.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.
- 5.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.
- 5.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.
- 5.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.
- 5.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Phasing

- 5.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

1	Tree removals/surgery
2	Installation of protection barriers & ground protection
3	Confirmation that tree protection measures are installed to be sent to LPA
4	Demolition & site clearance phase
5	If required: excavation for supporting posts in RPAs: under arboricultural supervision
6	Construction Phase
7	Removal of tree protection measures upon completion of work

Table 1: Timing of operations in relation to trees

- 5.9. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

Pre-start Confirmation

5.10. The most important step in the tree protection process: confirmation that the tree protection barriers are in place must be forwarded to the LPA before any external work starts. This may be a photographic record sent via email.

Construction Exclusion Zone (CEZ)

5.11. The CEZ is a root-sensitive area where construction activities are to be excluded. The default method of doing so is through the installation of tree protection barriers. If construction access is required in the CEZ then ground protection can be used to facilitate this.

5.12. Everyone engaged in the construction process is responsible for respecting the tree protection measures and observing the necessary precautions within and adjacent to them.

5.13. Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access (unless ground protection is installed);
- No fire lighting.

5.14. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

5.15. Variations from the above may be specified in the following sections of this method statement.

This is only acceptable where detailed and will typically be subject to supervision by the arboriculturist.

Protection Barriers

5.16. Barriers must be fit to exclude construction activity and appropriate to the degree and proximity of work around the retained tree(s). Barriers shall be maintained to ensure that they remain rigid and complete.

5.17. See Appendix i for barrier specifications.

5.18. On this project, types TPF 2 or TPF 3 are to be used.

Ground Protection

5.19. If required to facilitate access within the CEZ (or as shown on the appended tree protection plan), ground protection is to be installed. If not already included on the tree protection plan, it must be approved in writing by the local planning authority before implementation. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.



GP1: Tree protection barriers and scaffold ground protection



GP2: Tree protection barriers & trackmat ground protection

5.20. Stages of ground protection installation:

1. If required, dismantle barriers and re-erect them to protect any newly exposed CEZ not to be covered by ground protection;
2. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees;
3. Lay woven geotextile over the existing ground surface by hand;
4. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
5. Cover compressible layer with side butting scaffold boards, plywood boards of proprietary trackway/trackmats;
6. Confirm surface is acceptable for use with the project arboriculturist;
7. Area ready for construction access;
8. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
9. The boarding will be left in place until the construction works are finished.

5.21. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

5.22. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.

5.23. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

Site Induction

5.24. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

5.25. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Tree Surgery

5.26. Tree surgery work is listed in the schedule on the appended plan, along with all trees to be removed.

5.27. All work will be carried out under BS3998⁴ industry best practice and in line with any works already agreed upon with the council.

5.28. The statutory protection^{5 6} will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

⁴ BS3998:2010- *Recommendations for Tree Work*. London: British Standards Institute

⁵ *Wildlife and Countryside Act*. (1981) London: HMSO.

⁶ *Conservation of Habitats and Species Regulations (2017)* London: HMSO.

5.29. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

5.30. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

Garage Demolition

5.31. All barriers and ground protection are to be installed as per the approved Tree Protection Plan before commencement on site.

5.32. Sensitive demolition must only occur under supervision from the project arboriculturist

5.33. Stages of demolition within tree protection areas;

1. No plant machinery is to be sited on any exposed rooting area or soft ground;
2. Structure to be folded in on itself, or pulled away from trees;
3. Removal of debris by hand or with plant machinery not located on any exposed rooting area;
4. Retain slab.

Post Foundations in RPA

5.34. If it is not possible to fix the supporting posts to the existing slab, then excavation for their foundations will be carried out as follows:

5.35. Stages of excavation:

1. Contact arboriculturist to supervise works;
2. Using hand breaker, break out the existing slab in the four corners;
3. Using hand tools, excavate to the necessary depth
4. If roots are found, clear by hand around them;
5. Roots smaller than 25mm in diameter may be cleanly severed with bypass secateurs, loppers or pull cut saw at right angles to the root. Avoid tearing or ripping the root;
6. If roots found are greater than 25mm in diameter, then wrap with damp hessian to provide at least a 50% diameter increase and keep moist.
7. Keep hessian moist until the foundation is ready to be cast.
8. Remove the hessian covering and sleeve with a poly pipe of a diameter sufficient to cover the hessian (cut longitudinally along it and work it over the root taking care not to damage the bark). Pipe plastic to be impermeable with a slit facing down to protect the root bark from cement contamination.

9. If root mass/shape is incompatible with the above poly-pipe solution, then a non-permeable flexible barrier must be used. Bubble-wrap type insulation may be appropriate.
10. Cast foundation as required and/or insert post around roots, moving them as necessary.
11. Once posts are installed, continue with construction above the existing slab.

6. Limitations of Use and Copyright.

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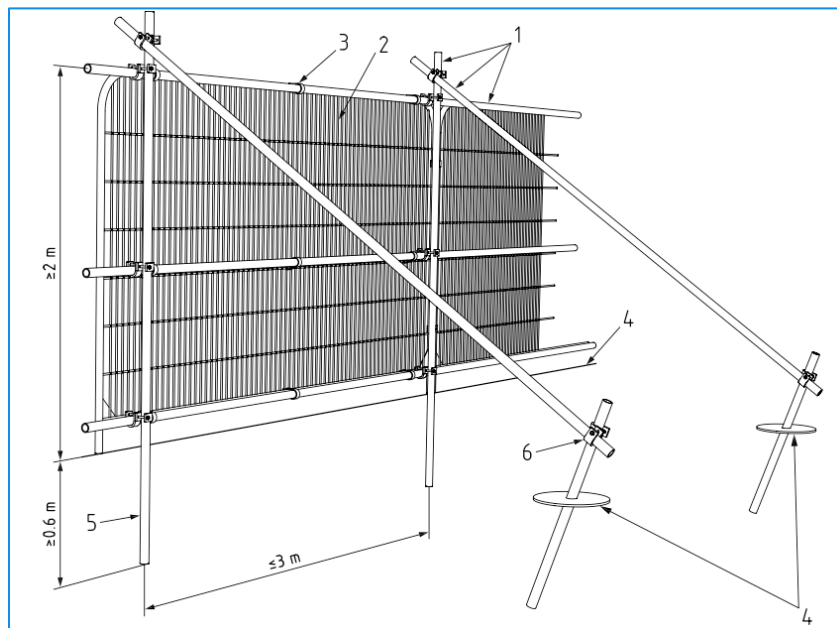


Appendix



i.

Tree Protection Barriers



1 Standard scaffold poles

2 Heavy gauge 2 m tall galvanised tube and welded mesh infill panels

3 panels secured to up rights and cross members with wire-ties

4 ground level

5 uprights driven into the ground until secure (minimum depth 0.6 m)

6 Standard scaffold clamps

TPF1: Default specification for protective barrier (Fig 2 from BS5837:2012)



TPF 2: Alternative fencing option: scaffold uprights with backstay



TPF 3: Alternative fencing option: on boots with backstay



TPF 4: Plastic barrier for low intensity areas of construction



TPF 5: Chain-link for low intensity areas on large projects

ii.

Tree Categories Explained

BS5837:2012 Table 1 -Cascade chart for tree quality assessment			
Category and definition	Criteria (including subcategories where appropriate)		
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>		
	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)
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
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 150mm	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



iii.

Protection Plan



See the following page

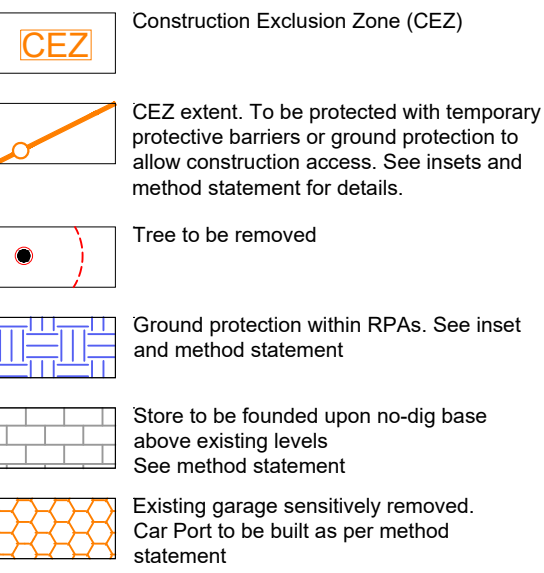
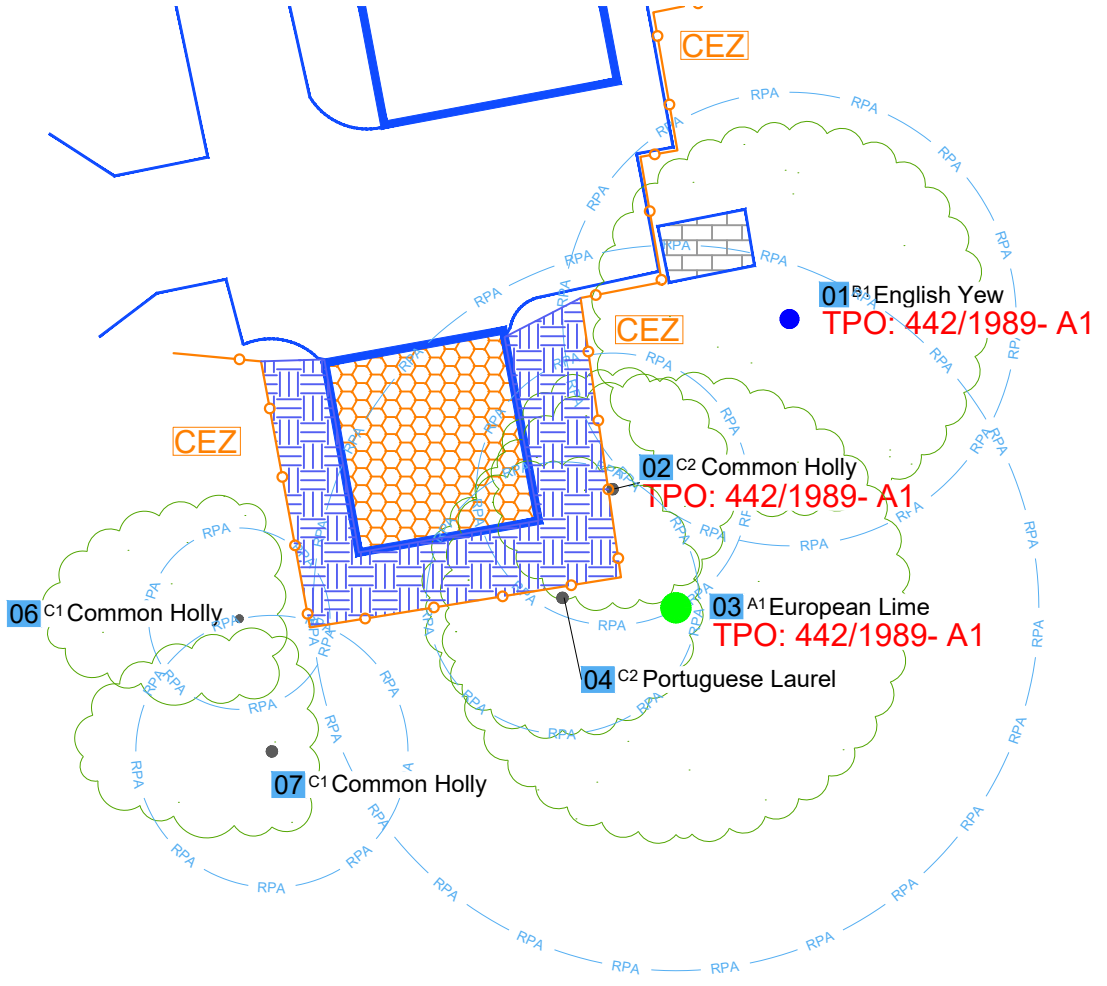
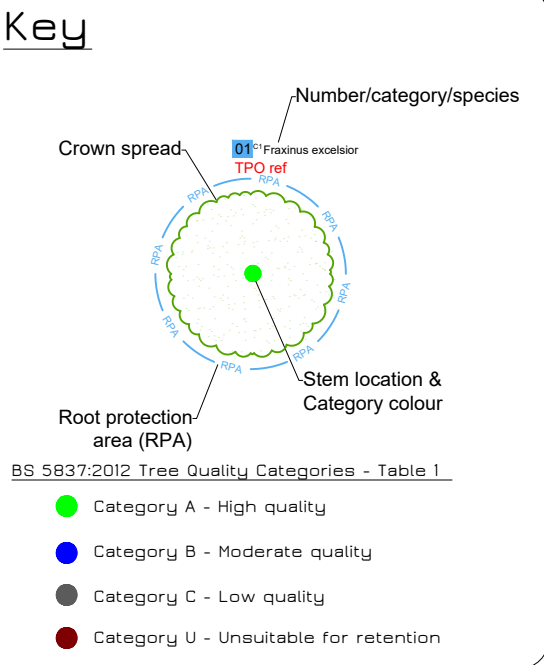
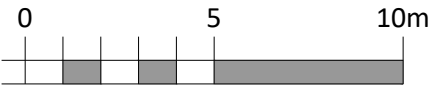
BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Canopy NESW	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	No.	BS Cat
01	Taxus baccata	English Yew	11m	400mm; 200mm; 200mm; 100mm	5 N 5 E 5 S 5 W	2m	Mature	Fair overall physiological and structural condition.		40 Years	25/1/2023	1	B1
02	Ilex aquifolium	Common Holly	11m	300mm	3 N 3 E 3 S 3 W	0.5m	Mature	Fair overall physiological and structural condition.	Cut back to clear new car port by 2m	20 Years	25/1/2023	1	C2
03	Tilia x europaea	European Lime	30m	800#mm	6 N 6 E 6 S 6 W	3m	Mature	Large mature specimen. Typical dents epicormic growth at base restricts access for stem measurement. Ivy on stem.	Sever ivy at base and cut back to clear new car port by 2m	40 Years	25/1/2023	1	A1
04	Prunus lusitana	Portuguese Laurel	3.5m	300mm	3.5 N 3.5 E 3.5 S 3.5 W	1m	Mature	Small and stunted.	Cut back to clear new car port by 2m	10 Years	25/1/2023	1	C2
06	Ilex aquifolium	Common Holly	11m	200#mm	3 N 1 E 2 S 5 W	2m	Mature	Off site holly tree. Leaving over highway. Heavily ivy clad.		0 Years	25/1/2023	1	C1
07	Ilex aquifolium	Common Holly	11m	300#mm	3 N 1 E 2 S 5 W	2m	Mature	Off site holly tree. Leaving over highway.		0 Years	25/1/2023	1	C1
												Total -6	

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
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denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).



NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
- Tree canopies, where markedly asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

Base plan/site survey reference:
5429-01.pdf

Statutory Tree Protection
Tree Protection Orders: Yes- see plan

Conservation Area: NO

Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset

