Merewood
Arboricultural Consultancy Services

Arboricultural ASSOCIATION
Professional Member
No. PRO 1047

Arboricultural Implications Assessment for a proposed development at Meadowside 83 London Road Twyford RG10 9EL

Client: Emma McCormack
Meadowside
83 London Road
Twyford
RG10 9EL

Prepared by
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Date
29/08/2025



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1.0 Introduction

1.1 Instruction

1.1.1 I am instructed by Emma McCormack to undertake an Arboricultural Survey at Meadowside, 83 London End, Twyford. I am also instructed to assess the likely impact of development proposals and produce an Arboricultural Method Statement detailing how trees shall be protected from the proposed construction activity.

1.1.2 The proposals are for side and rear extensions and alterations to the existing house.

1.2 The Site

1.2.1 Meadowside is a detached house with a dual entrance driveway fronting London End, that includes a detached garage, a swimming pool and an outbuilding. The property has a front garden given over partly to parking and a rear garden.

1.2.2 The property is located to the northeast of Twyford village centre and to the northeast of Reading.

1.2.3 The site is bordered by London End to the southwest and by other residential properties on all other sides. London End is a main road leading away from the village centre towards Maidenhead. The surrounding area is typified by medium low density residential housing and local shops.

1.2.4 The topography of the site is more or less level.

1.2.5 It has been established that the property is situated within the Twyford Conservation Area. Under the provisions of the Town and Country Planning Act 1990 (Tree Regulations 2012) Section 211, any tree in excess of 75mm diameter (measured 1.5m from ground level), is protected. Prior to working any such tree in a Conservation Area (including pruning or felling), it is necessary to give a six week notice of intent to carry out the work to the Local Planning Authority (check carried out on Wokingham District Council website 29/08/25).

1.3 Survey date

1.3.1 The trees at Meadowside, 83 London End, Twyford were surveyed on Wednesday, July 23rd, 2025.

1.4 Scope and Purpose of the report

1.4.1 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard B.S. 5837:2012

'Trees in relation to design, demolition and construction - Recommendations' (hereafter referred to as B.S. 5837). The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.

1.4.2 The purpose of this report therefore is therefore to firstly present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.

1.4.3 The report is designed to support a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development

1.5 Documents referred to

1.5.1 The tree survey and this report have been prepared with reference to the following documents:
The proposed site layout plan
The schedule of tree constraints (appendix 1)
The plan of tree constraints
The arboricultural method statement (dated 29/08/25)

2.0 Results

2.1 Results summary

2.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.

2.1.2 The survey has revealed that of the 18 trees and two groups of trees surveyed 0 are category 'A' 4 are category 'B'; 9 are category 'C' plus 2 category 'C' groups and 5 are category 'U' trees.

3.0 Arboricultural Impact Assessment

3.1 Overview of typical construction site activity

Development activity	Potential impact	Consequence	Mitigation
Delivery of materials to the site Plant machinery accessing the site	Soil compaction and erosion	Root damage and die back limiting the ability of the tree to take up water and nutrients	Create construction exclusion zones (CEZ's) by the erection of barrier fencing Use ground protection mats
Storage of materials on the site	Leachate from chemical based products contaminating soil	Roots die back and soil becomes contaminated inhibiting future root recovery	Provide a dedicated area for the storage of materials following delivery away from root protection areas.
Distribution of materials about the site	Damage to branches or bark due to careless handling	Wounding of the bark can lead to infection from wood decay pathogens	Erect barrier fencing that takes account of branch spread as well as roots
Mixing of cement, plaster, etc.	Leachate from chemical based products contaminating soil	Roots die back and soil becomes contaminated inhibiting future root recovery	Provide a dedicated area for mortar mixing (etc.) with a suitably thick plastic (impermeable) membrane to prevent chemicals leaching. Provide a spare reservoir of water close by to wash away spillages
Contractor parking	Soil compaction and erosion	Root damage and die back limiting the ability of the tree to take up water and nutrients	Provide dedicated area for contractor parking away from RPA's

3.2 Proposed tree works

3.2.1 The proposed development will not result in the removal of any trees nor will any trees need to be pruned to facilitate the development.

3.3 Changes to soil levels

3.3.1 There are no changes to soil levels proposed across the site.

3.4 The Impact of Movement around the Site

3.4.1 The impact assessment plan shows that there is space down the sides of the house the site for the movement of plant machinery, in order to access the working areas. In order to help control the movement of all machinery and other building site activity, robust protective fencing will be put into place to protect the root areas of the trees.

The installation of protective fencing is addressed by the Arboricultural Method Statement at section 3.2

3.4.2 The areas around the building works at the front (existing driveway) and down

the west side of the house will be further protected using ground protection measures to help to protect the soil from compaction and erosion both of which can upset the natural balance of soil air and soil water, affecting the fine roots of the tree.

3.4.3 The tree protection plan – (appendix 1) shows the position of the ground protection measures do be put into place prior to any other works taking place on site.

3.4.4 The areas illustrated will be covered by ground protection matting (such as Ground Guards – MultiMatts Euro Trak), suited to supporting the weight of construction traffic (recommended load bearing 5t – maximum 10t).

3.4.5 The separate mats are joined together using joiner kits to lock the panels together and will be reinforced using a layer of woodchips to provide cushioning under the mats themselves (see AMS).

Fig. 3 Ground Guards – MultiMatts Euro Trak is ideal for the ground protection required here.

The installation of ground protection is addressed by the Arboricultural Method Statement at section 3.3

3.5 The Impact of Excavations

3.5.1 The proposed excavations create a very slight encroachment onto the RPA of the yew tree(T10). This amounts to 2m^2 out of a total area measuring 152.2m^2, or just 1.5%.

3.5.2 It is considered that such a small encroachment would not be detrimental to the tree.

3.6 The Impact of Construction Site Activities

3.6.1 The main site working area will be established on the existing working area in front of the house, including the existing driveway, a consolidated surface that has been in use for many years.

3.6.2 Deliveries will be made by means of the existing entrances. The in-out capacity facilitates deliveries and materials storage.

3.6.3 Materials are to be set down at the front of the house where they can either remain in situ until needed, moved to a more appropriate area or be brought under cover if necessary.

3.6.4 The existing garage can be used for the storage of cement and plaster bags hazardous chemicals and petrochemical products and will also provide a suitable area for mortar mixing in line with COSHH regulations to ensure there is no detrimental effect on trees.

The mixing of cement and cleaning of tools is addressed by the Arboricultural Method Statement at section 3.6

3.7 Issues to be addressed by the Method Statement

3.7.1 The Method Statement will address the following issues

- Installation of protective fencing and ground protection
- Building site activities
- Cement mixing

3.8 Summary

3.8.1 The proposals will not affect any significant trees, which have been fully taken into account with the proposals. The use of protective fencing and ground protection will ensure the trees are retained and unaffected by construction site activity.

Simon Hawkins Dip Arb L6 (ABC), ND Arb, MArborA

Appendix 1 - Tree Survey Methodology

1. The ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.
2. The purpose of this report is to modify the recommendation found in the tree constraints schedule for the future use of this site. Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.
3. Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice as recommended by the National Trees Safety Group guidance 'Common Sense Risk Management for Trees'.
4. Trees have been divided into one of four categories based on Table 1 of B.S.5837, '*Cascade chart for tree quality assessment'*. For a tree to qualify under any given category it should fall within the scope of that category's definition.

Category U - Red	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.
Category A - Green	**Those trees of the highest quality and value**: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B - Blue	**Trees of moderate to high quality and value**: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
Category C - Grey	**Trees of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm
Subcategory 1 concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.	
Subcategory 2 concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.	
Subcategory 3 concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.	

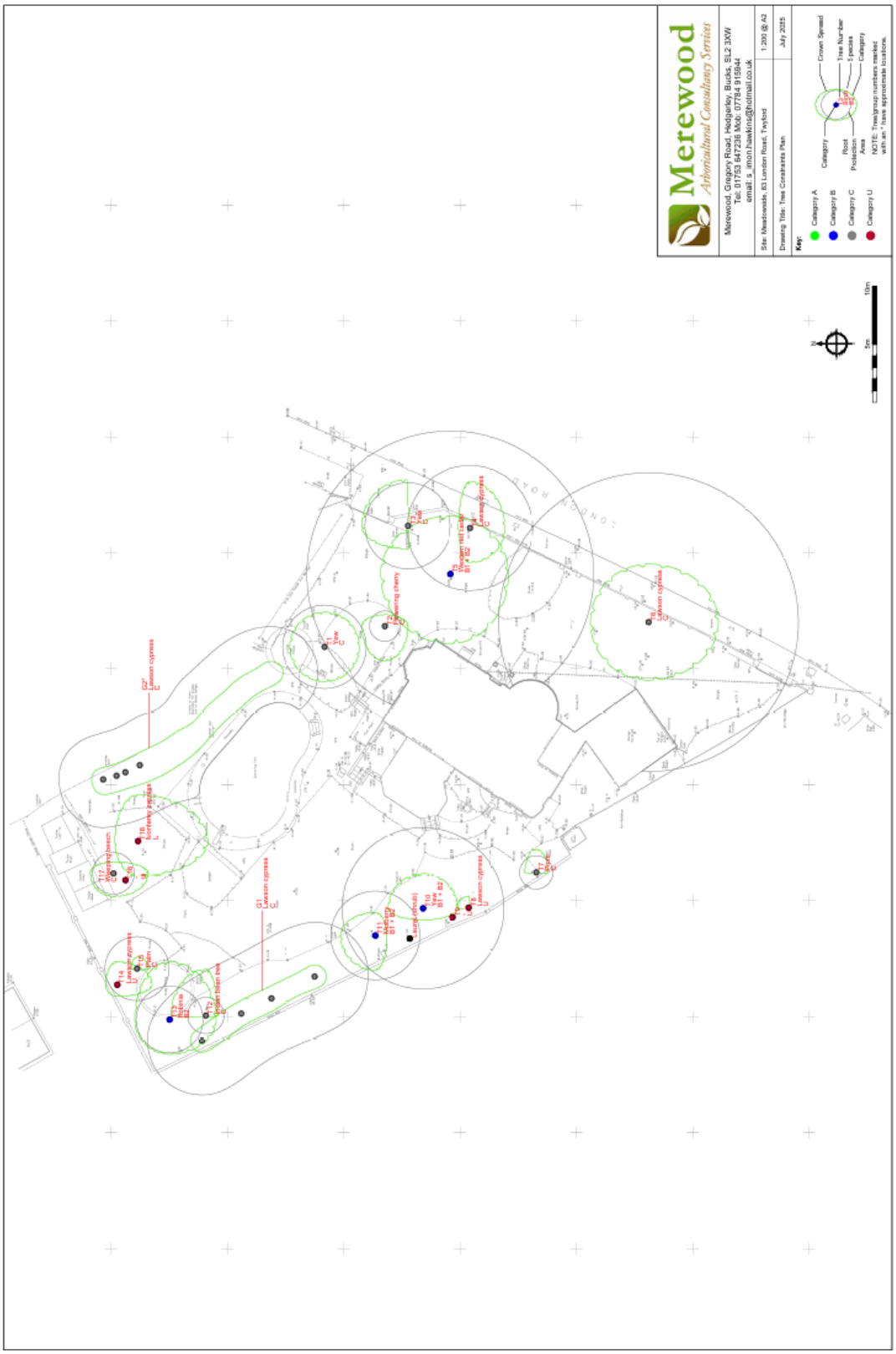
5. RPA's of single stemmed trees are calculated according to the following formula:
   RPA radius = 12 x stem diameter (measured at 1.5m above ground level)
6. Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12 (ref B.S. 5837:2012 para 4.6.1). Where access is restricted an estimate of the stem diameter is provided and this is indicated in the appropriate column.

Appendix 2
Schedule of tree constraints

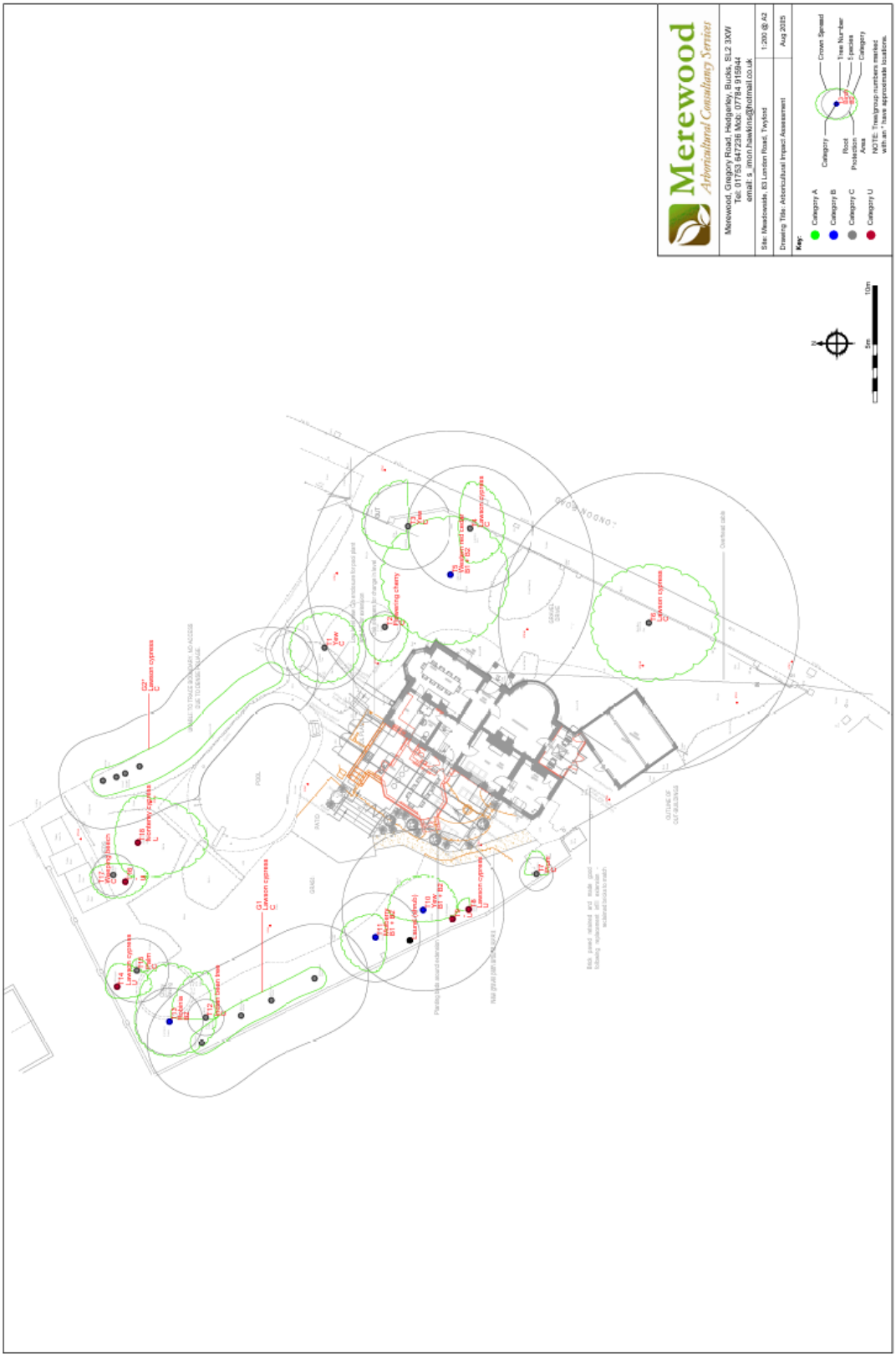
Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T1	Yew	6	9 x 100	3	3	3	3	G	G	M		40+	C
T2	Flowering cherry	3	110	2	2	1	3	F	F	M		20 - 40	C
T3	Yew	8	310	4	0	4	2	F	F	M		40+	C
T4	Lawson cypress	13	450	1	3	4	3	P	P	M	Upper crown dead. Remaining crown sparse and browning	10 - 20	C
T5	Western red cedar	13	780 590	6	5	5	6	G	G	M		40+	B1 + B2
T6	Lawson cypress	13	1020	5	6	5	5	F	F	M	Areas of necrosis around the crown	20 - 40	C
T7	Plum	3	120	1	1	2	0	G	F	M		40+	C
T8	Lawson cypress	4	380	1	0	1	0	P	P	M		<10	U
T9	-	-	-	-	-	-	-	-	-	-	Dead	-	U
T10	Yew	8	580	3	3	3	1	G	G	M		40+	B1 + B2
T11	Mulberry	8	320	3	1	2	3	G	G	M		40+	B1 + B2
T12	Indian bean tree	4	130	3	1	4	0	G	F	M/A		40+	C

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T13	Robinia	6	240	3	4	5	3	G	G	M		40+	B2
T14	Lawson cypress	5	270	1	3	2	1	P	P	M	Heavily lopped with areas of necrosis around the crown	<10	U
T15	Palm	4	230	0.5	1	1	0	G	F	M	Previously lopped with some regrowth	20 - 40	C
T16	-	-	-	-	-	-	-	-	-	-	Dead	-	U
T17	Weeping beech	3	150	2	3	1	2	F	G	Y	Showing signs of drought stress	40+	C
T18	Monterey cypress	8	730	2	6	4	3	P	P	M	Smothered by ivy and largely dead	<10	U
G1	Lawson cypress	4	390	1	1	1	1	G	G	M	Screen planting	40+	C
G2	Lawson cypress	4	320	1	1	1	1	G	G	M	Screen planting	40+	C

Appendix 3
Plan of Tree Constraints



Appendix 4
Impact Assessment Plan



Appendix 5
Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.

- I hold the Level 6 Professional Diploma in Arboriculture. This is the highest level of award in the industry.

- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.

- I hold the LANTRA award for professional tree inspections

- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.

- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.

- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.

- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of a Tree Preservations Order.