



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT &
METHOD STATEMENT

OLD LOUMA COTTAGE
HOLLYBUSH RIDE
FINCHAMPSTEAD
BERKSHIRE
RG40 3QR

CLIENT: ROSEMARY SMART

SEPTEMBER 2023

Ref: AIA/AMS 06110 / 2022 0.2

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NOTES

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0.2	20/09/2023	SCD	SCD	6.1 Updated	ISSUE

EXECUTIVE SUMMARY

This application is written in support of a planning proposal for the proposed change of use of the existing annex known as Old Louma Cottage, to a self-contained residential dwelling. The building structure is already present. The application includes the installation of a new driveway to serve the dwelling. This report provides detailed and site-specific information on the steps which will be undertaken to prevent harm to trees during the installation of the driveway.

Trees on site have been surveyed in accordance with the guidelines and recommendations from BS:5837 'Trees in Relation to Design, Demolition and Construction'. The survey has identified a number of high quality, mature, forest-style trees growing on and adjacent to the property which enhance the amenity of the property and Hollybush Ride.

The current scheme has been designed with Arboricultural input from the start to ensure any impact on trees is kept to a minimum. The route of the proposed new access drive has been located to keep the encroachment into the rooting areas of adjacent trees to an absolute minimum.

The Arboricultural Method Statement which accompanies this report details the measures which will be undertaken to prevent damage to the retained trees where they may be at risk during the course of the installation of the driveway.

The proposed driveway will be of a no-dig construction installed onto a geo-cellular subbase. Provided the methodology specified within the Arboricultural Method Statement is followed during these building works I am satisfied that this new driveway will not compromise the long-term health of the surrounding trees.

A robust scheme of tree and landscape planting will complement and enhance the existing tree cover. This will include planting large, forest-style tree species in keeping with the character of the area.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE	6
1.3	DOCUMENTS	6
1.4	CAVEATS	6
2.	ARBORICULTURAL IMPACT ASSESSMENT.....	7
2.1	INTRODUCTION.....	7
2.2	PLANNING CONSTRAINTS.....	7
2.3	WOKINGHAM PLANNING POLICY	8
2.4	SOIL.....	9
2.5	TREES APPRAISAL.....	10
2.6	APPLICATION ASSESSMENT.....	11
2.7	CONCLUSIONS	13
3.	ARBORICULTURAL METHOD STATEMENT (AMS)	14
3.1	INTRODUCTION.....	14
3.2	SITE SUPERVISION AND MONITORING.....	14
3.3	ON SITE TREE SUPERVISOR	15
3.4	TREE WORKS.....	15
3.5	TREE WORKS BEST PRACTICE.....	15
3.6	PROTECTED SPECIES	16
3.7	TREE PROTECTION FENCING.....	16
3.8	CONSTRUCTION EXCLUSION ZONE.....	16
3.9	NO-DIG DRIVEWAY CONSTRUCTION	17
3.10	GENERAL CONSIDERATIONS.....	18
3.11	UNFORESEEN CIRCUMSTANCES.....	18
	APPENDICES.....	19
	APPENDIX A – PHASING OF WORKS.....	20
	APPENDIX B - PLANS.....	21
	APPENDIX C – TREE PROTECTION FENCING	22
	APPENDIX D - CONTACTS.....	23
	APPENDIX E - QUALIFICATIONS	24

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing within the garden of Brooklands and Old Louma Cottage, Hollybush Ride.

The report considers the proposed new access which is to be created from Hollybush Ride leading up to Old Louma Cottage to serve the property as an self-contained residential dwelling.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 06110/2023 dated July 2023).

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

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.

1.3 DOCUMENTS

The position of trees on the tree plan have been taken from a topographical survey provided by the client. Trees not included in the topographical survey have been plotted by the Arboricultural Surveyor with the assistance of GPS. The tree plan should not therefore, be taken as exact, but is a fair representation of the location of the trees in relation to the property and any proposed building works.

The Tree Protection Plan which accompanies this report is illustrative and should only be used for dealing with tree issues.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 18th September 2023 and will expire on 18th September 2025.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed new access drive on the surrounding trees and where necessary recommend solutions or mitigation to protect the trees as appropriate.

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 PLANNING CONSTRAINTS

I have confirmed on the Wokingham Borough Council that trees to the rear of Brooklands and within the curtilage of Old Louma Cottage are protected within Woodland 1 of Tree Preservation Order 874/1994. This order protects all trees which were present, and which have grown since the Order was served in 1994.

No works should be undertaken to the protected trees on site without the prior written consent of the Local Planning Authority.

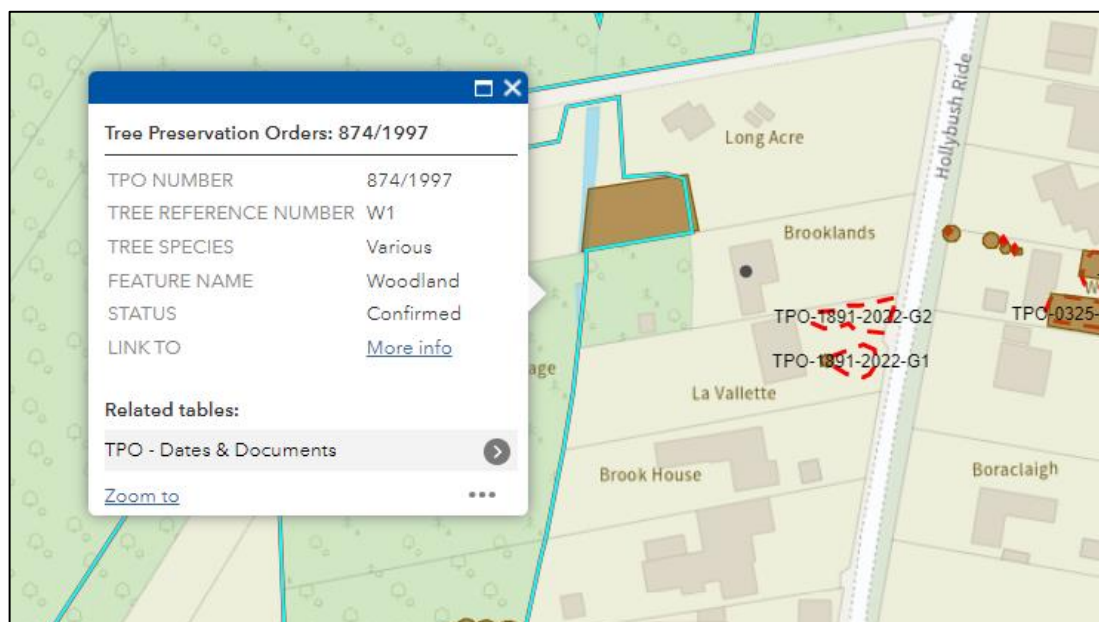


Figure 1 – Wokingham Borough Council Tree Preservation Order Map

CONSERVATION AREA

Brooklands and Old Louma Cottage are not within a conservation area.

ANCIENT TREES / WOODLAND

Brooklands and Old Louma Cottage are not within Designated Ancient Woodland or an Ancient Woodland Buffer Zone. There are no identified ancient or veteran trees on site.

2.3 WOKINGHAM PLANNING POLICY

Policy CC03: Green Infrastructure, Trees and Landscaping

1. *Green Routes and Green Route Enhancement Areas are defined on the Policies Map.*
2. *Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:*
 - a. *Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development*
 - b. *Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways*
 - c. *Promote the integration of the scheme with any adjoining public open space or countryside*
 - d. *Protect and retain existing trees, hedges and other landscape features*
 - e. *Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.*
3. *Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.*
4. *Development proposals within the River Valley areas shall improve or contribute toward:*
 - a. *The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use*
 - b. *The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook*
 - c. *Opportunities for improvements to green infrastructure to help minimise flood risk*

Also of note:

Policy CP1 – Sustainable Development of the Wokingham Core Strategy seeks to maintain the high quality of the environment.

Policy CP3 – General principles for development of the Core Strategy recognises the importance of sites both to maintain or enhance the ability of a site to support fauna or flora including protected species and policy

Proposals should comply with Policy TB23: Biodiversity and Development and be consistent with the Borough Design Guide SPD (2012):

Green infrastructure networks include the natural and managed green areas in urban and rural settings. Green infrastructure networks include countryside; open spaces; river valleys, corridors and wetlands; Sites of Urban Landscape Value (SULVs); Sustainable Urban Drainage Systems (SuDS); landscape features; 'green' corridors, including ecological corridors; Suitable Alternative Natural Greenspace (SANG); allotments; amenity areas within developments; green routes and green route enhancement areas; country parks and public rights of way, including footpaths, cycleways and bridleways.

Green infrastructure can achieve a number of objectives, including:

- I. *Contributing significantly to the quality of life by creating a sense of place and wellbeing*
- II. *Providing health benefits by enabling access to opportunities for recreation*

- III. *Providing opportunities for sustainable transport and access, such as through the provision of public rights of way*
- IV. *Combating climate change*
- V. *Minimising flood risk, as recognised in the National Planning Policy Framework*
- VI. *Creating an ecological network that encourages the movement of wildlife along green corridors.*

Landscaping, tree planting, hedges and the protection of trees, woodlands and hedges in both the short and long term will be promoted and secured through the planning process and Tree Preservation Orders (TPOs).

Proposals must be supported by a landscaping scheme. This must demonstrate which features are to be retained and how they will be retained. The landscaping scheme must also provide information on the additional tree and landscaping required to enhance the visual quality of the development and to integrate it into the locality.

Conditions and/or planning obligations will be used to secure implementation of landscaping schemes and the replacement and protection of trees, hedgerows or other natural features.

2.4 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50 000 scale map records, the bedrock geology for Old Louma Cottage is Windlesham Formation consisting of sand, silt and clay. Windlesham Formation is part of the Bracklesham Group which can also include shrinkable clays¹.

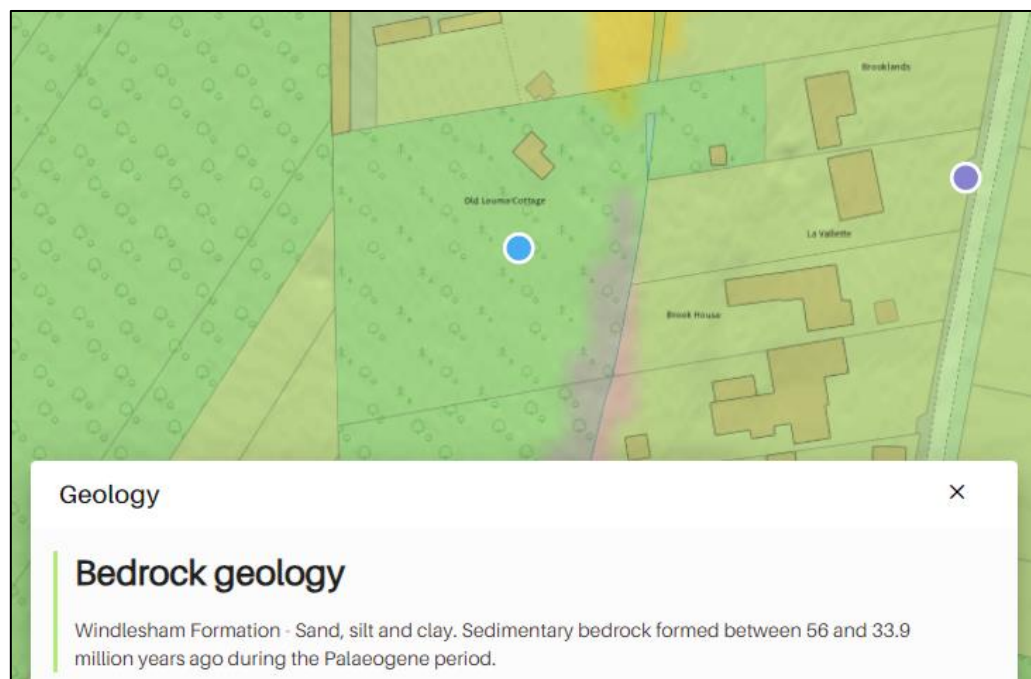


Figure 2 - British Geological Map

¹ P.G. Biddle (1998) Tree Root Damage to Buildings - Volume 1 Causes, Diagnosis and Remedy. Published Willowmead Publishing Limited. Fig. 4.3, Principal Geological Strata Pg. 39

2.5 TREES APPRAISAL

Total Number of individual trees surveyed:	104
Total Number of tree groups surveyed:	4
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	43
Number of category 'C' trees / groups:	54
Number of category 'U' trees:	11

Figure 3 - Tree quality summary

There are a number of mature, forest-style trees growing to the front and rear of Brooklands and Old Louma Cottage.

Trees to the front of Brooklands are high amenity trees and visible from Hollybush Ride. Hollybush Ride is an unadopted road but also a designated public byway which is open to all traffic. The road therefore has a reasonable degree of passing traffic from residents and leisure users – walkers and cyclists etc.



Photo 1 – Site entrance from Hollybush Ride

Trees to the rear are screened in wider views from Hollybush Ride by the residential dwelling of Brooklands and tree canopy cover to the front, therefore their wider public visual amenity value is reduced. However, all the larger forest trees are intrinsic to the wooded character of Hollybush Ride and contribute to the the collective amenity value provided by trees to the local area..

T044 – SCOTS PINE

T044 is a large, slender Scots pine which has a weak fork in the upper crown with a significant area of included bark which undermines the stability of the tree as a whole. Although it would be possible to construct the driveway with this tree in situ, the tree poses a threat to residents in the garden of Brooklands and users of the proposed driveway to Old Louma Cottage. My recommendation is that this tree is removed prior to the driveway installation and that replacement planting be carried out on site on completion of the works. .



Photo 2 – T044 Scots Pine, recommended for removal due to structural defect / weak fork in upper crown.

2.6 APPLICATION ASSESSMENT

Old Louma Cottage is an existing property, set well back from the adjacent byway and largely screened in views from the byway by Brooklands and the existing mature tree canopy cover which is to be retained.

The new access driveway to the existing property has been designed as a single-width roadway in order to keep new areas of hard surfacing to an absolute minimum. The route will use the existing driveway for Brooklands to enter the property avoiding the need for further ground works within the rooting areas of trees adjacent to Hollybush ride. The access road forks off the main drive and runs along the eastern boundary past Brooklands and towards Old Louma Cottage to the rear.



Photo 3 – Existing gated access to Old Louma Cottage.



Photo 4 – Access to Old Louma Cottage.

Unavoidably, the driveway must cross over the identified Root Protection Areas of a number of adjacent trees. However, the proposed route of the driveway is generally flat and slopes gently to the bottom of the garden of Brooklands before climbing slightly to the front of Old Louma Cottage. This topography will enable a no-dig surface to be installed onto a cellular confinement subbase to avoid excavating tree roots.

On completion of the driveway installation, additional tree planting is proposed to reinforce existing tree canopy cover and ensure privacy for the new dwelling. The underplanting of young trees amongst the existing mature canopy cover will create a diverse tree group of mixed ages and therefore support the long-term sustainable tree cover within the site.

2.7 CONCLUSIONS

This report considers the installation of a new driveway to Old Louma Cottage in support of the proposed change of use from an annex to a self-contained residential dwelling. The dwelling structure is already present.

The location of the proposed access drive has been sympathetically designed around the arboricultural constraints of the site. This application seeks to retain all trees in recognition of their collective landscape amenity value.

One mature Scots pine is recommended for removal due to the weak form of the tree. The removal of this tree will be mitigated with a robust scheme of tree and landscape planting. The proposed young trees are of a species in keeping with the wider tree canopy character and will ensure sustainable long-term tree cover for the site.

Retained trees will be protected in accordance with the guidance and recommendations in BS:5837 (2012) - Trees in Relation to Design, Demolition and Construction.

The proposed new access drive will be installed onto a Geosynthetics (or similar) cellular confinement subbase. This porous surface will enable tree roots to continue to grow and thrive under the driveway on completion of the landscaping works.

This report demonstrates that the trees growing on and adjacent to Old Louma Cottage have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction'). Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable in arboricultural terms.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees during the proposed installation of a new driveway at Old Louma Cottage, Hollybush Ride which is situated to the rear of Brooklands.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved, and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place within during the build.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The appointed Arboricultural Consultant will monitor site activity during the installation of no-dig hard surfacing for the driveway.

The appointed Arboricultural Consultant will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of works.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the installation team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- To ensure a commitment from all parties to the healthy retention of the trees. These details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

3.4 TREE WORKS

The following facilitative tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
G044	Scots pine	Fell and remove stump	C2

Figure 4. Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing access road onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

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 and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TREE PROTECTION FENCING

Following the initial tree works, no further works in relation to the build will be undertaken, including excavation or deliveries, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix C).

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development.

At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed Arboricultural Consultant will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection fencing and temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN THE CONSTRUCTION EXCLUSION ZONE AT ANY TIME DURING THE COURSE OF THE BUILD.

3.9 NO-DIG DRIVEWAY CONSTRUCTION

Existing turf within the footprint of the proposed new access driveway can be scraped back by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application.

When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application.

Any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

The open cells will be filled with clean, open graded aggregate particles between 5 and 45mm, (no fines Type 1 Roadstone of a non-marine source) working toward Old Louma Cottage and using the filled cells as a platform.

Once the Geo-textile grid has been installed it can be topped with an aesthetic porous surface (tarmac /gravel).

Where necessary, following completion of the hard landscaping, quality topsoil can be used to grade the edge of the driveway and parking areas to meet the adjacent ground levels.

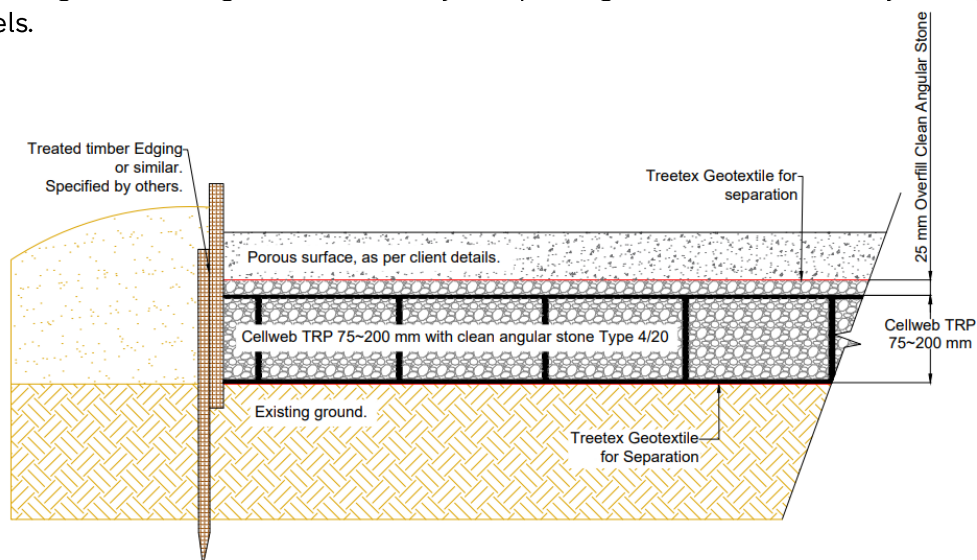


Figure 5 - Indicative no-dig driveway construction using Geosynthetics Cellweb

3.10 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane within the identified storage areas and well away from the Trees Root Protection Areas.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

There will be no open fires on site during the building works.

3.11 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

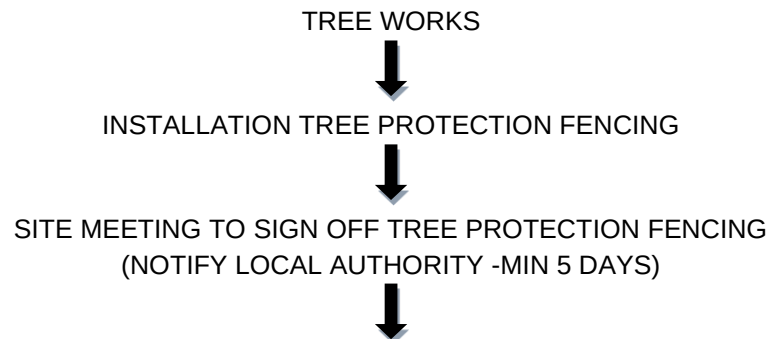
THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Phasing of works
- B. Tree Plans
- C. Tree Protection Fencing
- D. Contacts
- E. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



STAGE 2 (DEMOLITION & CONSTRUCTION)



STAGE 3 (POST DEVELOPMENT)



APPENDIX B - PLANS

Attached as separate pdf documents.

Tree Constraints Plan:

- Ref: Old Louma Cottage TCP 06110 2023

Tree Protection Plan:

- Ref: Old Louma Cottage TPP 06110 2023

APPENDIX C – TREE PROTECTION FENCING

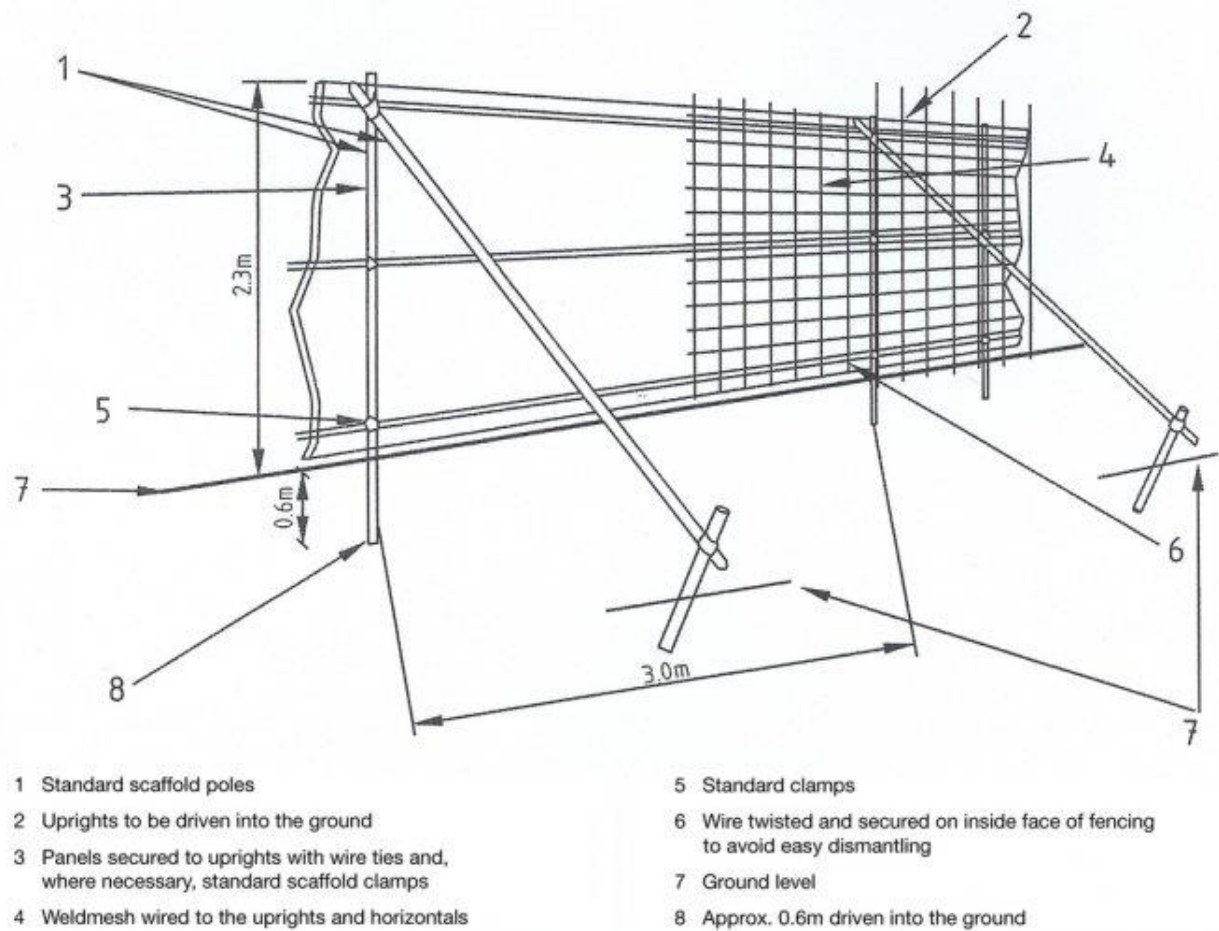


Figure 2. – Protective fencing for RPA

APPENDIX D - CONTACTS

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APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award commendation.

I also hold the Arboricultural Association's Technicians Certificate (with Distinction) and am a LANTRA qualified Professional Tree Inspector.

I am a Professional Member of both the Arboricultural Association and the Consulting Arborist Society (CAS).