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Arboricultural Report

**71 Dorset Way
Wokingham
RG41 3AL**

October 2025



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1.0 Introduction

1.1 Guy Watson is the principal consulting Arboriculturist for Certhia Consulting Limited. He is a Chartered Forester (Arboriculture), a Chartered Environmentalist, holds the Professional Diploma in Arboriculture (as awarded by the Royal Forestry Society) and is a Fellow of the Arboricultural Association.

2.0 Brief

2.1 Certhia Consulting Limited has been instructed by Keiran Goodchild and Paige Morrison to assess the tree cover affecting the proposed construction of a replacement garage at 71 Dorset Way, Wokingham. This report builds upon the data from a tree survey undertaken according to BS5837:2012, 'Trees in relation to design, demolition and construction – Recommendations'. The purpose of the survey is to assess existing trees in relation to potential construction in order to:

1. Record their principal attributes (species, height, crown spread, stem diameter, etc.).
2. Determine their quality and value in order to
3. Identify their retention priorities, and to
4. Determine root protection areas as detailed in the British Standard.

The survey indicates which trees will become material planning considerations and facilitates the mapping of the constraints which will be imposed by those trees identified for retention.

3.0 Documents and Information Provided

3.1 Certhia Consulting Limited has been issued with a site plan showing the proposed location of the works in relation to the existing building and superimposed upon the topographical survey.

4.0 Limitations

4.1 All rights of this report are reserved. No part of it may be reproduced or transmitted in any form or by any means without our express permission. This report is intended for the sole use of the addressee and in relation to this site only. It may not be sold, lent, hired out or divulged to any third party unless directly involved in the site without the express consent of Certhia Consulting Limited.

5.0 Site Visit

5.1 A site visit was undertaken on 29 April 2025 to collect survey information.



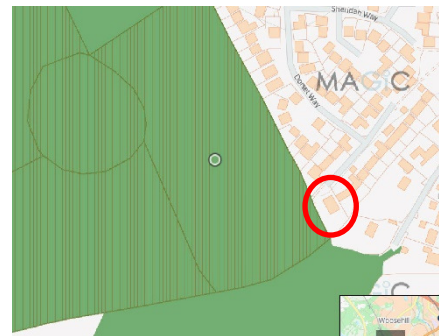
6.0 Survey Methodology

6.1 This report was produced following a ground level survey only. No soil samples were taken, and this report does not consider any potential influence the trees may have on adjacent structures. Internal investigations to determine decay extent are limited to basic sounding and probing only. No invasive diagnostic tools were employed.

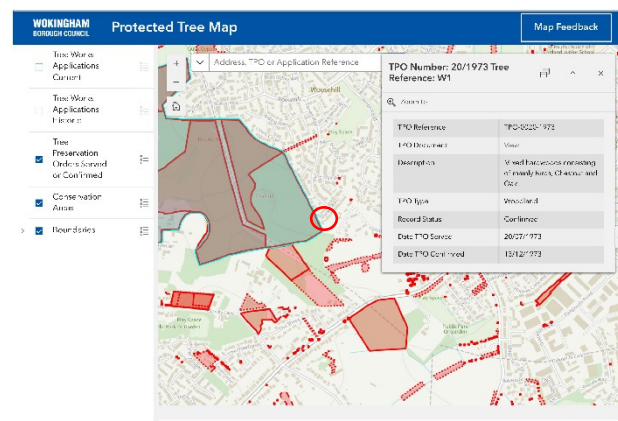
6.2 All dimensions are measured as far as reasonably practicable. All Survey methodology follows that prescribed in the British Standard, where applicable.

7.0 Site Description and Tree Location

7.1 The site comprises a detached property on the end of a 'no through road' as part of an estate of similar buildings. It sits adjacent a woodland area of Fox Hill Woods to the west, part of which is designated Ancient Semi Natural Woodland [ASNW], shown hatched green from the Magic mapping system. 71 Dorset Way is shown circled red (*see* right).



7.2 This area is also covered by a Woodland Tree Preservation Order confirmed in December 1973 (*see* below right). 71 Dorset Way is shown circled red.



7.3 The site is a typical domestic garden with small trees and shrubs, bamboo and one Spruce, possibly a Christmas tree planted out. There are no trees within the curtilage that would be deemed important in the wider amenity context.

7.4 The woodland is mixed deciduous woodland, with an historic ditch behind the fence line boundary. To the west of the ditch the woodland is predominantly Sweet Chestnut, Birch and Hazel on the edge. The Chestnut have in all cases been managed with one being cut off to a stump 5m tall with limited regrowth.



8.0 Constraints Mapping

8.1 Retained trees will result in constraints being placed on the land. The most important is the Root Protection Area (RPA). This is detailed in the tree survey schedule as both an area and radial dimension for all trees, whether they are intended to be retained or not (*see* Appendix 1).

8.2 Root protection area

8.2.1 The ground area, calculated in m², which should be protected during construction, to safeguard sufficient roots and resources for the sustained health and viability of any trees retained.

8.2.2 This area is found by multiplying the stem diameter of the tree concerned by a factor of twelve (or following the formulaic methodology for multi-stem trees within the British Standard) and is based on a circle, or rhomboid, with the tree at its centre. It is possible for a competent arboriculturist to offset that area where previous land use, development, or simply rooting conditions are likely to preclude root development.

8.2.3 Protection for tree roots will be based upon the root protection area for retained trees. This will be provided by suitable fencing prior to the start of work on site. It may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retained trees. This is known as the Construction Exclusion Zone. No works or activities likely to affect the retained trees should be carried out in this zone without further arboricultural advice. This includes services, drainage, soakaways and hard landscaping, drives and parking areas.

8.3 Other Constraints

8.3.1 The above-ground area occupied by the crown of the tree, plus allowances for working space and, if appropriate, for future growth, will also impose constraints on site planning. The extent of this constraint is determined by considering the existing and future crown spread of the tree(s), bearing in mind that this may be modified by arboriculturally acceptable pruning. Further matters relating to the above-ground portions of the tree include shading, seasonal debris and perceived safety issues. Site planning must take into account these concerns and adequate separation given to the buildings to prevent future problems arising. Design strategies such as orientation and room layout will help alleviate these issues.

8.4 Tree Constraints Plan

8.4.1 Trees on site have been graded according to Table 1 of the British Standard, and are described as follows:



8.4.2 Category U

In accordance with the advice of BS5837:2012, those 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.

8.4.3 Category C

In general, C grade trees are those of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter under 150mm. These are further categorised as “unremarkable trees of limited merit” or “trees present in groups or woodlands.... trees offering low or only temporary/transient landscape benefits” and with no cultural value.

8.4.4 Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Further categorised as “trees of impaired condition, significant but remediable defects.... unsuitable for retention beyond 40 years or lacking the special quality” of Category A trees; and/or “trees present in numbers, usually growing as groups ... such that they attract a higher collective rating than they might as individuals.”

8.4.5 Category A

Trees of high quality with an estimated remaining life expectancy of at least 40 years. “Particularly good examples of their species, especially if rare or unusual, essential components of groups or formal or semi-formal features” and “trees, groups or woodlands of particular visual importance” and with significant cultural values.

8.4.6 Clause 5.1.1 of the British Standard states: “The constraints imposed by trees, both above and below ground ... should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.”



9.0 Discussion

- 9.1 There are no trees in the garden that would be considered planning considerations let alone constraints. There is only one tree of any appreciable size, the Spruce adjacent the boundary, and this is a young, small, specimen that has no wider public amenity importance but is to be retained in the current scheme.
- 9.2 The trees along the edge of the woodland appear to all have RPAs that extend into the curtilage. However as these are based upon trunk diameter this is misleading for [T5] a Sweet Chestnut as, while the tree has a large trunk, it has been topped historically at 5m and has significant dysfunction up the stem. There is very limited growth on the topping point and no epicormic on the stem. It is highly likely that this tree will decline to death over the next few years. Therefore it should not be counted for the purposes of constraint mapping.
- 9.3 The garage building is not to be constructed within the RPA of any existing trees.
- 9.4 It is proposed to replace the existing garage, shed and parking area adjacent the western boundary with a new double garage. This will necessitate the initial removal of the boundary hedge. It is proposed to replace this after construction to maintain the green boundary. The associated clipped shrubs will also be removed, none of these have diameters above that required for formal consideration as per British Standard 5837.
- 9.5 Individually there are no trees of note that would be affected by the proposals. However, consideration must be given to the fact that the site abuts an Ancient Semi Natural Woodland area. This means that the standing advice prepared by Natural England and the Forestry Commission published 14 January 2022 must be reviewed. This document is a material planning consideration for Local Authorities when making planning decisions that may affect ancient woodland or trees or veteran trees. In this case there are no ancient or veteran trees affected.
- 9.6 This advice states “you (the LPA) should refuse planning permission if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless...there are wholly exceptional reasons and a suitable compensation strategy exists”. Quite clearly there will be no “loss” here as the site is an existing domestic curtilage and the proposals will not exceed those boundaries into the woodland area. It is clear that the new building areas are outside any of the defendable RPAs of the adjacent trees and therefore cannot be seen to damage or destroy them, parts of them, roots or understorey, soil structure or changing to any degree water relations into or out of the wood over that which already exists.



9.7 Detrimental impacts, the deterioration noted above, include but are not restricted to:

- breaking up or destroying connections between woodlands, or ancient trees or veteran trees, affecting protected species,
- reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat,
- reducing the resilience of the woodland or trees and making them more vulnerable to change,
- increasing the amount of dust, light, water, air and soil pollution,
- increasing disturbance to wildlife such as noise from additional people and traffic,
- increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas
- increasing damaging activities like fly-tipping and the impact of domestic pets
- increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration
- changing the landscape character of the area.

9.8 None of the above can be applied to this application as the existing property - and the numerous other properties to all other sides - already exist. There will be no increase in impact from that which already occurs or can occur given the existing use of the site.

9.9 There is an existing abrupt transition from the high-density built form of Dorset Way to the woodland of Fox Hill Woods. However, the trees above the cul-de-sac of this part of Dorset Way stand above the dwellings and the single storey garage of number 62 Dorset Way. The garage will be set at the lower level of the existing block paving and its pyramidal roof form will compliment that of 62 Dorset Way and reduce any impact to as low as possible. The existing garage, fencing and parking area of the domestic curtilage will be replaced by materials sympathetic to Dorset Way and be less incongruous as a result. The tree cover above the new garage will not be visually affected, retaining the widest open view of the trees above the end of Dorset Way.

9.10 The only potential impact will be directly from the construction process and this must be carefully controlled to prevent any incursion into the woodland area. This includes disturbance of the soils from direct compaction related issues, trampling, vehicle incursions etc.; the leaching of noxious or toxic chemicals, liquids or solids into or onto the woodland soils, or anywhere else that they may leach or permeate into the woodland soils. The control of waste to prevent litter of other materials blowing into or being left in the woodland must also be considered.



9.11 In order to protect the RPAs and woodland from the potential impacts of construction a scheme of tree protection is proposed (*see* Appendix 2). This will be based upon the RPAs of the trees and existing ground use and conditions.

9.12 The standing advice refers to “buffer zones” being incorporated into the design to manage some of these issues, with a minimum of 15m from the boundary of the woodland. In this case the pre-existing boundary is extant. The existing house is within 15m of the boundary. Ancillary structures exist within 15m of the boundary. The use of the domestic curtilage is already set along with normal domestic use and enjoyment. The construction of this garage will replace existing structures and incorporate an area currently used for car parking. This proposal will not change, let alone increase, any impact on the adjacent woodland. A buffer zone is wholly inappropriate in this case due to current permitted use.

10.0 Conclusion

10.1 The construction of the extension and replacement garage will be outside any RPAs of qualifying trees.

10.2 The proposals will not result in the loss or deterioration of the Ancient Semi Natural Woodland. The existing use of the site as domestic curtilage negates the need to consider the 15m buffer zone.

10.3 Tree protection measures will be employed to prevent the spread of construction related activities into the RPA of adjacent trees.

11.0 Other Considerations

11.1 Statutory Controls

11.1.1 The trees in the woodland are subject to a Tree Preservation Order. No pruning of living sections of the tree can be carried out unless an application and approval is granted by the Local Planning Authority, Wokingham Borough Council. An exception can be made for any works that directly affect the implementation of any detailed planning consent.

11.1.2 Under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 1990 birds' nests are protected and should not be disturbed. Bats and their roosts, whether occupied or not, are also protected. It is an offence to carry out any works that may harm nesting birds or cause them to desert their nests; or disturb bats or their roosts.

11.1.3 It is outside the scope of this report to consider these issues in any detail and you are advised to carry out necessary investigations prior to carrying out any works



Appendix 1

Tree Survey Data

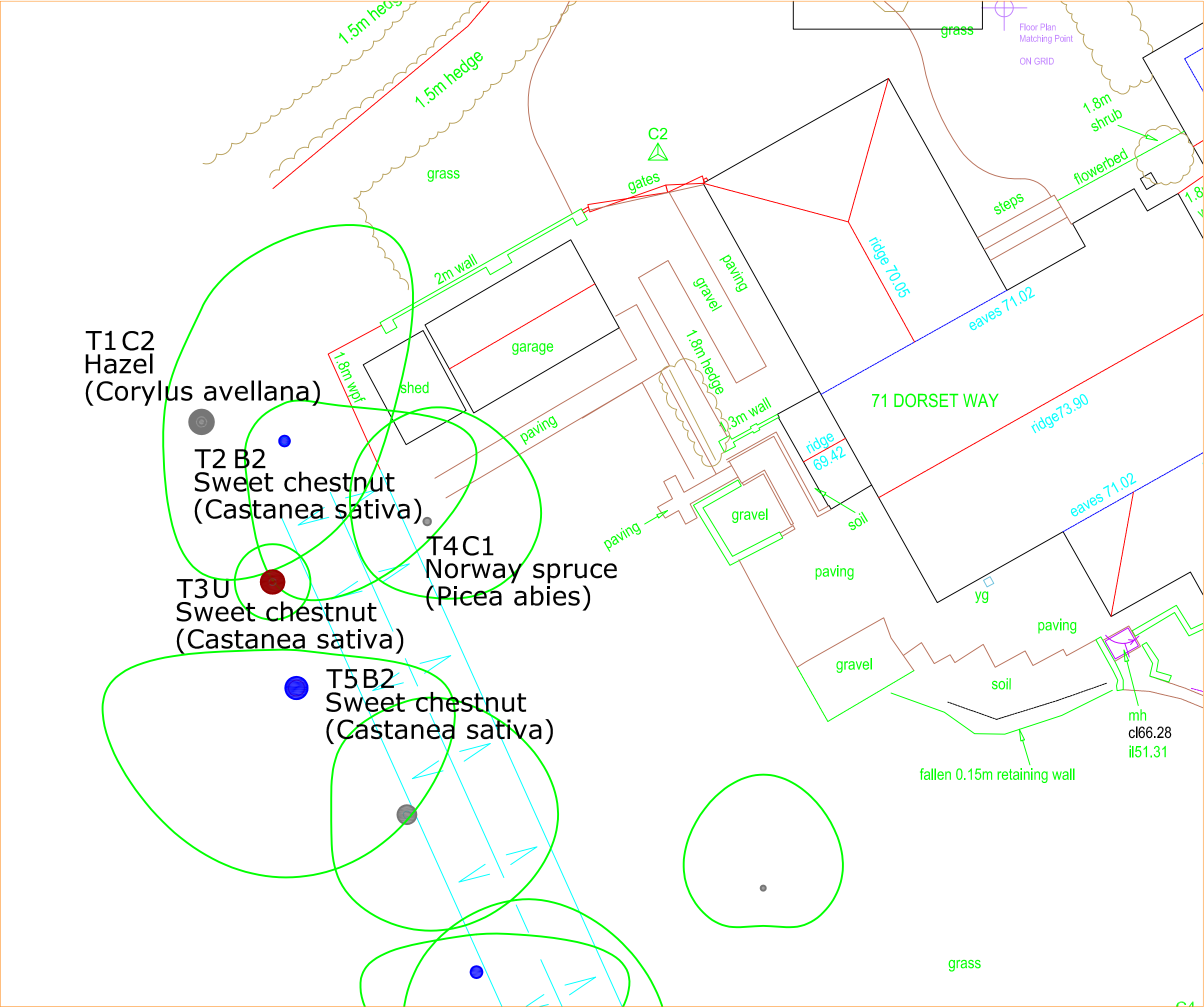


71 Dorset Way, Wokingham: Tree Schedule

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown (m)	Crown Clearance (m)	Age Class	Physiological Condition	Remaining Contribution	Structural Condition	Quality Assessment	RPR (m)	RPA (m ²)
T1	Hazel (<i>Corylus avellana</i>)	7	coppice	N3 NE7 E5 S4 W1	4	Mature	Normal	40+	Coppice stool with extended stem to north and clematis cover.	C (2)	n/a	n/a
T2	Sweet Chestnut (<i>Castanea sativa</i>)	10	185 215	N1 E5 S4 W1	4	Semi-mature	Normal	40+	Twin stem from ground level with sig asymmetry over boundary due to group dynamics.	B (2)	3.4m	36.4m ²
T3	Sweet Chestnut (<i>Castanea sativa</i>)	9	620	N1 E1 S1 W1	6	Mature	Reduced	<10	Topped stem at 5.0m with significant bark delamination Very limited regrowth from topping point.	U	7.4m	173.9m ²
T4	Norway Spruce (<i>Picea abies</i>)	8	200	N3 E3 S2 W2	4	Early mature	Normal	20+	Typical out-planted Christmas tree.	C (1)	2.4m	18.1m ²
T5	Sweet Chestnut (<i>Castanea sativa</i>)	16	590	N1 E4 S5 W5	8	Mature	Reduced	20+	Historic twin stem with eastern stem removed Bark loss and associated dysfunction on southern buttress 15% circumference Historically topped.	B (2)	7.1m	157.5m ²

Age Class		Physiological Condition	
Young	Recently planted	Normal	Normally expected growth in all areas
Semi Mature	Strongly growing full apical dominance	Reduced	Slightly reduced leaf colour size and density
Early Mature	In transition between age classes	Poor	Sparse leaf density, small or pale
Mature	Apical dominance lost crown at general proportions	Dead	Dead
Over Mature	In natural decline		





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- Category B Trees
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Tree Locations and
Quality Assessment

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Appendix 2

Tree Protection and Method Statement



1.0 Tree Protection Sequence

1.1 The following sequence of events will be followed before construction to secure tree protection and survival.

1.2 Prior to any demolition, ground works or development:

- Tree protection will be installed prior to any construction activity of any form.
- A pre-commencement meeting will be held to ensure that responsibilities are understood and to approve the fence location and construction methodology

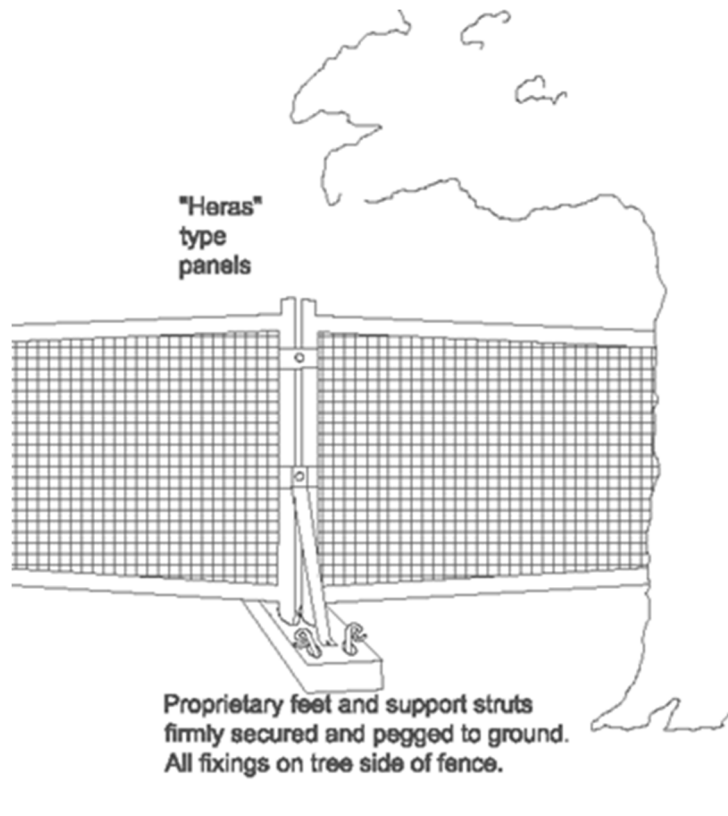
1.3 During construction:

- Retention of all tree protection throughout the duration of works.
- All provisions of the approved Method Statement will be adhered to at all times.



2.0 Tree Protection and the Construction Exclusion Zone

2.1 Tree protection shall be provided by fencing. No construction activity will take place within the protected areas. Fencing should be fit for purpose, i.e. strong, robust and securely erected and therefore not easily breached. Fences should be robust enough to withstand impact, permanently fixed into the ground so as not to be easily moved, and secured so that individual panels cannot simply be lifted out. All fencing including that to demarcate the access must meet the full British Standard specification to prevent vehicles straying over the rooting area of adjacent trees. Protective fencing details that meet this requirement as illustrated:



2.2. All-weather (laminated) notices should be fixed to the fence where appropriate, stating:

“Protected Trees
Construction Exclusion Zone – Keep Out”



2.3 The location of the protective fencing surrounding the CEZ will be determined with reference to the British Standard and site specific conditions.

2.4 Other issues must be considered whilst working alongside the CEZ.

It must be ensured that wide or tall loads, or plant with booms, jibs and counterweights can deliver or operate without coming into contact with retained trees above the fencing line of the CEZ. Such contact can result in serious damage to the trees and might make their safe retention impossible. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times. In some circumstances, it may be impossible to maintain adequate clearance, thus necessitating access facilitation pruning.

No stockpiling of excavated material within the RPA will be permitted.

All construction waste will be securely retained in closed or netted skips, bunds or similar to prevent material blowing or moving into the adjacent woodland areas.

Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, will **not** be discharged within 15 m. of the boundary to Fox Hill Woods or any tree stem. It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

No bonfires will be allowed on site in any form to prevent pollution and the risk of fire spreading into Fox Hill Woods.

Existing soakaways and services should be re-used where appropriate. If new components are required, they must be provided outside of any RPAs.



3.0 Garage Construction

- 3.1 The existing boundary fence to Fox Hill Wood will be retained and form the perimeter of any construction related activity. Where fencing does not exist, or is of poor quality, it will be replaced by temporary protective fencing. No construction related activity will be allowed to spread across the boundary into Fox Hill Wood.
- 3.2 Part of the western wall of the replacement garage will be close to the boundary of Fox Hill Wood. In order to prevent encroachment into the ASNW there are two options:
- Overhand brick work from inside the garage building and construction of the roof as far as possible also from inside the building.
 - Temporary fencing and ground protection to support people and scaffolding to construct the wall and roof.

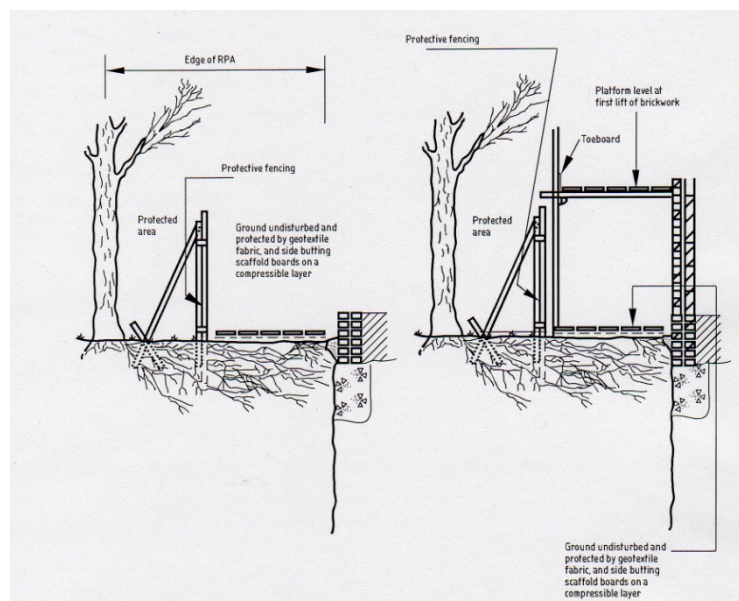
It is likely that the latter is the most appropriate way in relation to work at height and other safety considerations.

- 3.3 Details of temporary ground protection can be found below. This will require a non-permeable layer to be installed within the sub-base for the boarding and a vertical retention for that on the woodland edge to prevent any liquid or leachate travelling west into the woodland soils.



4.0 Temporary Ground Protection

- 4.1 Temporary ground protection to be installed as shown on the accompanying plan (*ccl/71dw/tp01: Tree Retention and Protection*) in accordance with the details provided below for the duration of the construction period.
- 4.2 Ground protection to be installed in any area where work is proposed within the RPA. Ground protection will consist of 22mm sheet material, butted scaffold boards or proprietary ground guards laid upon compressible material, wood chip or sharp sand, on a geotextile membrane, to level and fill voids. No excavation will take place to level the existing ground. The width of the required ground protection will depend on what load is to be supported: i.e. a narrow working width for simple pedestrian access; up to 2m for scaffolding, wider and potentially more robust material for the movement of heavy vehicles.
- 4.3 No ground protection will be allowed in Fox Hill Wood, and the working room will have to be reduced accordingly to accommodate this.



Ground Protection Diagram

- 4.4 Ground protection will not prevent leakage of toxic materials entering the ground underneath and no such materials should be stored, mixed or washed out in these areas.
- 4.5 A non-permeable layer must be incorporated into the sub-base with a vertical restraint to the western, woodland edge.
- 4.6 All elements of the temporary ground protection must be removed following completion of the construction.



