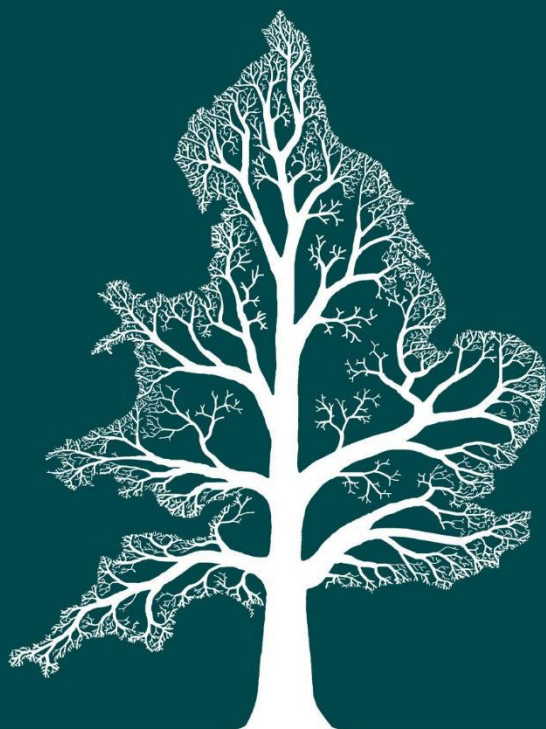


Tree Condition Report



Sindlesham Court
Mole Road
Wokingham
RG41 5EA



Dated
27th April 2026

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1. Introduction

1.1. Scope and Purpose of the Report

1.1.1. The purpose of the report is to highlight any hazards or issues which may be of concern from a safety perspective to assist with a TPO Application.

1.2. Brief Site Description

1.2.1. The tree surveyed grows within the ground of Sindlesham Court, immediately adjacent to the entrance road.

1.3. Author

1.3.1. This report was compiled by Sarah Button (otherwise known as Sarah Alway)- FdSc (Arboriculture), M. Arbor A. Details of the author’s experience that qualify her to produce such a report are detailed in Appendix 4.

1.4. Tree Data

1.4.1. See below for notes which were collected during my site visit in October 2025.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) W N E S	Scaled Tree Diagram (m)	Notes	Vigour
								Physiological Condition
								Structural Condition
T008	Mature Oak Quercus sp.	19	3	129	8 7 5.5 8		Position: Immediately adjacent to access road. History: Heavily reduced. Defects: Major dieback to upper canopy, in decline.	Low Poor Fair

1.5. Discussion of our Findings

T008 (our numbering system) is a mature oak tree with a height of c. 19m, a stem diameter of 129cm and a radial canopy spread ranging from 5.5m to 8m. The tree is located immediately adjacent to the access road for Sindlesham Court and consequently is considered to have a moderate to high occupancy rate target area.

During our survey, the tree was observed to be in a state of decline. Major dieback was observed to the upper canopy with significant dead branches overhanging the adjacent road and amenity area. Annotated photographs are provided in Section 2. A contributing factor could be the location of the road, at approximately 25cm to the southwest of the stem, it covers a significant proportion of the tree's rooting zone. Consequently, water and oxygen availability are likely to be significantly impacted.

We understand that an application was approved to remove all dead wood and crown reduce the canopy by 1.5-2m in February 2024. Images taken from May 2023 on google earth show the condition of the tree prior to these works being undertaken. Images of the tree from 2023 can be compared with our photographs taken in October 2025 (see Photographs 1 and 2), no significant improvement in the overall physiological condition can be noted. During our survey, we observed there to be minimal occluding wood over the pruning wounds, further indicating low overall vigour.

Given the trees poor physiological condition and lack of regenerative growth, we consider T008 to have a limited safe useful life expectancy.

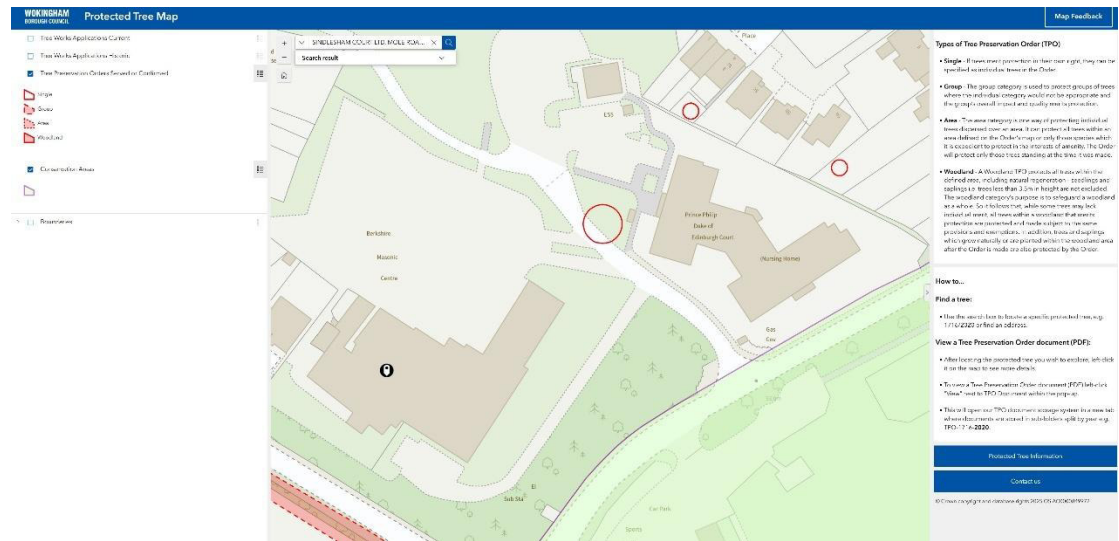
In addition to the above safety concerns, we also observed some damage to the road immediately adjacent to the base of the tree. Photograph 7 shows where the tarmac is lifting and cracking, and the edging stones are becoming displaced. Given the proximity of the damage to the stem, we consider this damage to be caused directly by the roots of T008. Such damage is only likely to worsen over time.

Proposed Works

Taking into consideration the above findings; Major canopy dieback with significant dead wood overhanging the road, low vigour, damage to nearby infrastructure and anticipated limited life expectancy, we would like to apply remove the tree, with a view to mitigate tree loss by planting a replacement tree/s in suitable a suitable location within the site.

1.6. Tree Protection Status

1.6.1. On the 6th of October 2025, we accessed the local authority website. A screenshot is produced below:



1.6.2. This indicates that:

- The site is not within a conservation area.
- There are tree preservation orders affecting To08 (our numbering system) within the site.
- There are no tree preservation orders on trees immediately adjacent to the site.

2. Photographs

Photograph 1. Too8 – October 2025



Photograph 2. Too8 – May 2023 (taken from Google Earth).



Photograph 3. Significant dead wood to upper canopy



Photograph 4.



Photograph 5.



Photograph 6.



Photograph 7. Damage to edging stones and cracking/lifting of tarmac.



Appendix 4: Author's Qualifications

Qualifications & Experience of Emma Hoyle FDS (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College, is a professional member of the Arboricultural Association and is a LANTRA-accredited Professional Tree Inspector. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation-related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practice in Arboriculture.

Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

Qualifications & Experience of Joe Taylor – M. Arbor. A, FdSc (Arboriculture)

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.

Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture, and the Royal Forestry Society and regularly attends industry-related seminars in to keep abreast of industry best practices.

Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.

Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

Qualifications & Experience of Sarah Button (otherwise known as Sarah Alway) – M. Arbor. A, FdSc (Arboriculture).

Sarah obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire in 2021 which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast of developments in industry knowledge and current best practice in Arboriculture.

Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation-related subsidence, tree preservation orders, and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.

In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.

As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).

Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.

After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

Qualifications & Experience of Jake Childs – Dip Arb L4 (ABC).

Jake began his career at Capel Manor College, where he achieved an NPTC Level 2 qualification in Arboriculture. He subsequently worked in the arboricultural industry for 13 years as a tree surgeon and freelance climber, undertaking work for a wide range of domestic, local authority, and international clients.

During this period, Jake obtained numerous City & Guilds NPTC qualifications, including chainsaw maintenance and cross-cutting, felling of trees up to 380mm, tree climbing and aerial rescue, aerial cutting and free-fall techniques, and aerial tree rigging.

His extensive hands-on experience working with trees led to a desire to further his technical knowledge of trees and their surrounding environment. This motivated Jake to achieve a Level 4 Diploma in Arboriculture, supporting his progression into a professional arboricultural surveying role.

Jake is currently employed as a surveyor at Crown Tree Consultancy, where he has undertaken a variety of arboricultural surveys, including planning and development surveys in accordance with BS5837, subsidence investigations, and tree safety inspections.

Appendix 5: Tree Data Schedule and Tree Location Plan

The Tree Data Schedule and any drawings accompanying this report follow this page.



Tree Location Plan