DUCKWORTHS
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BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & METHOD STATEMENT

LAND NORTH OF MILL LANE
SINDLESHAM
WOKINGHAM
BERKSHIRE
RG41 5DF

CLIENT: ELIZABETH ROSE HOMES LIMITED.

OCTOBER 2025
Ref: 06805 / 2025 0.3

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Arboricultural ASSOCIATION
Professional Member
MEMBERSHIP NO: PRO 1695

Project:	Construction of 3 detached residential properties and associated landscaping and infrastructure

Prepared by:	Sarah Duckworth
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0.3	24/10/2025	HDT	HDT	Site Address	ISSUE

EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) has been prepared to support a planning application for the construction of three new detached dwellings on land north of Mill Lane, Sindlesham, Wokingham (RG41 5DF). The purpose of the report is to assess the potential impact of the proposed development on existing trees, determine any necessary tree works, and recommend mitigation measures to ensure compliance with best practice standards, specifically BS5837:2012 – *Trees in Relation to Design, Demolition and Construction*.

One individual tree (T001) and one group of trees (G002) were surveyed. T001 is a category 'B' Oak tree of moderate to high amenity value, which will be retained and protected throughout development. G002, a group of low-quality Goat Willows (category 'C'), is proposed for removal to facilitate the new site access. The removal of low quality trees which make up G002 is not considered a constraint to development. Replacement planting is advised to maintain and enhance overall tree cover and biodiversity of the site.

The development has been carefully designed to avoid significant incursion into the root protection area of T001 (Oak). All services and drainage infrastructure have been planned to avoid impact on the tree's roots. A minor encroachment of the new access drive into the RPA of the tree, is well within acceptable limits. Any detriment to the tree will be avoided by the employment of no-dig construction techniques and a porous road surface.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken without unacceptable harm to the trees and in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction. The application is therefore acceptable as it relates to trees.

CONTENTS

INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to Land North of Mill Lane, Sindlesham, Wokingham, RG41 5DF.

I have been instructed to survey relevant trees growing on and adjacent to the site in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the construction of three new dwellings.

The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure significant trees can be successfully protected and retained during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning 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 within the Tree Protection Plan, have been taken from a site plan provided by the client and which is considered to be a fair representation of tree locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 24th October 2025 and will expire on 24th October 2027.

The report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the day the evaluation was undertaken. The trees were assessed from ground level only and not climbed. My assessment of third-party trees was limited where direct access was not available to the adjoining properties.

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.

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

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

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that the trees adjacent to the site access are within the boundaries of a Woodland Tree Preservation Order Ref TPO-1755-2020.

No work should be undertaken to trees subject of a Tree Preservation Order without the prior written consent of the Local Planning Authority – exemptions apply.

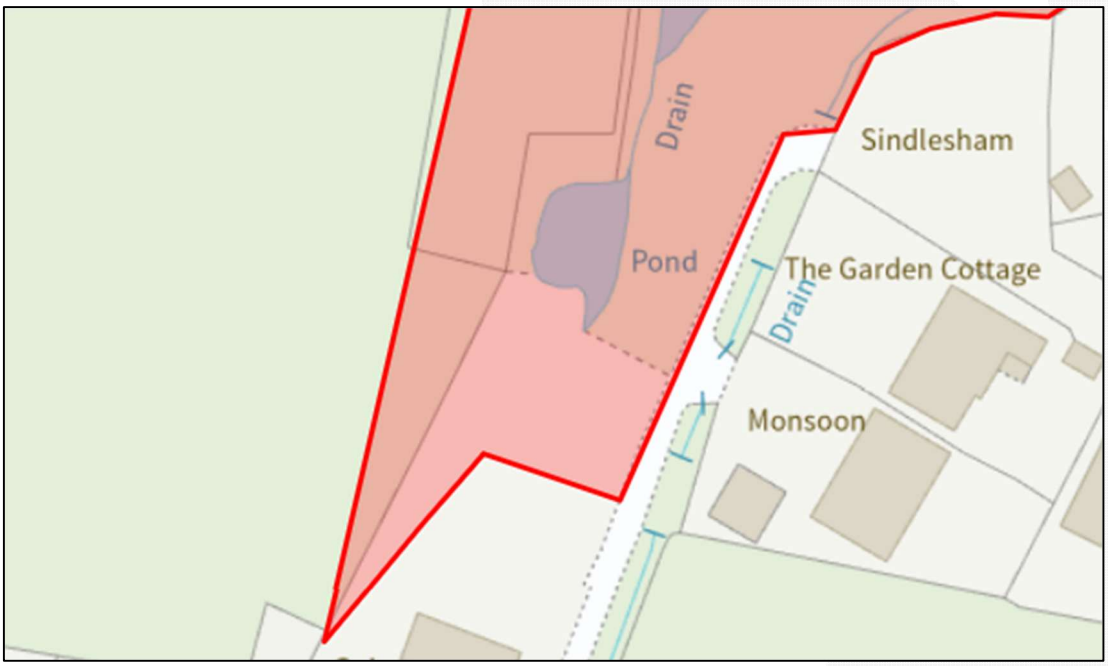

Figure 1 – Wokingham Borough Council Tree Preservation Order Information

CONSERVATION AREA

Land North of Mill Lane is not within a Conservation Area.

ANCIENT WOODLAND

Land North of Mill Lane does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

2.3 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 Land North of Mill Lane is London Clay Formation consisting of clay, silt and sand.

Soil characteristics and index properties (shrink / swell potential) can only be determined precisely by laboratory testing of soil samples. However, London clay is generally considered to be a 'High Plasticity' soil and is known to have significant capacity to shrink and swell with changing moisture levels.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

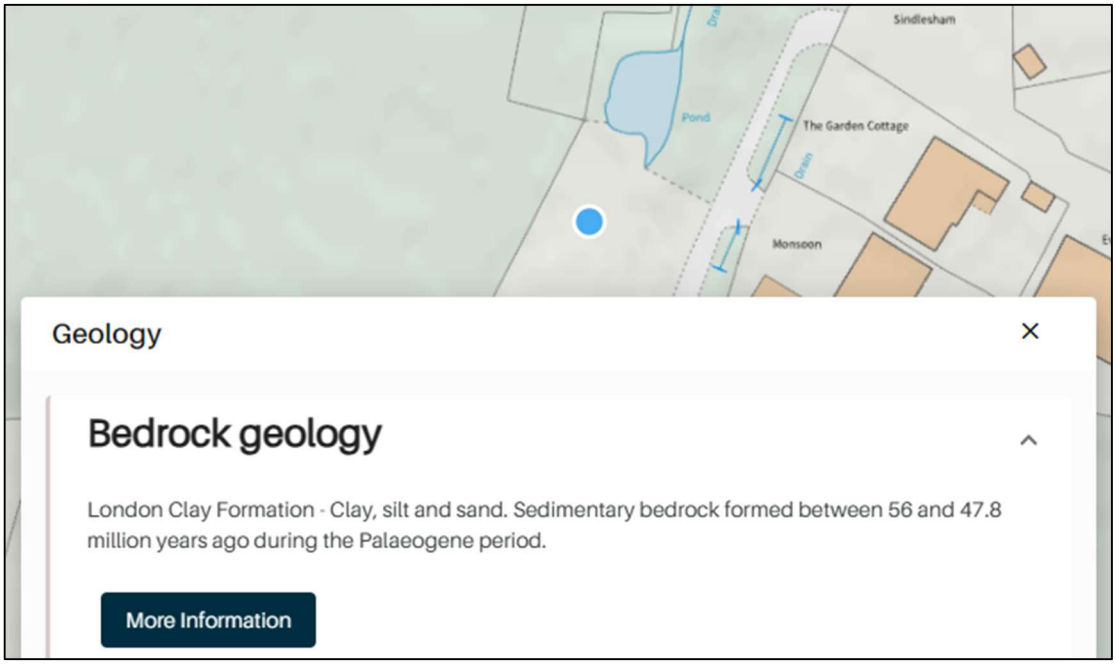

Figure 2 - Detail from the British Geological Survey

2.4 PLOTTING THE RPAS

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

Mill Lane is a lightweight, narrow tarmac road which is not expected to inhibit the growth of tree roots to any great extent. The RPAs of trees growing adjacent to the road have therefore been plotted as symmetrical circles as this is a good representation of the likely distribution of tree roots.

Photo 1 - Trees along the frontage adjacent to Kidmore Lane

2.5 TREES APPRAISAL

Number of individual trees surveyed:	1
Number of tree groups surveyed:	1
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	1
Number of category 'C' trees / groups:	1
Number of category 'U' trees / groups:	0

Figure 3 - Tree quality summary

The most visually significant trees in relation to the site is T001, a well-formed Oak tree growing north of the access drive. The tree has been given a category 'B' grade which reflects its moderate to high amenity value and good health.

Photo 2 - T001 – Category 'B' Sycamore

Other trees on site are within G002 - a dense linear group of low amenity, ivy-clad, multi-stem trees. There is dense suckering growth from the bases of many trees within the group. In addition, a number of trees have swept stems and asymmetrical crowns. There are also a number of stub-cut branches where branches have been damaged or broken out.

Goat willows are fast-growing trees and prolific colonisers of open ground and natural habitats. Because of the rapid growth the species has weak wood which can lead to branch and stem failure. Trees in G002 have grown as a dense group and are individually of poor form. The tree group has therefore been designated as category 'C' group – which is made up of unremarkable trees of very limited merit or impaired structural condition.

2.6 TREE WORKS AND REMOVAL

G002 (Goat Willow) is proposed to be removed to facilitate the new site access.

None of the trees which make up G002 have any notable Arboricultural quality or prominent wider amenity value, such that they would pose a reasonable constraint to the planning proposals, however, replacement planting is recommended to ensure there is no net loss of tree cover on site as a result of the development.

Photo 3 - G002 – Category 'C' Goat Willow Group

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The proposed three new dwellings are positioned outside of the rooting areas of all retained trees.

The new access drive requires a slight incursion into the RPA of T001 (Oak). The British standard 5837 ('Trees in relation to design, demolition and construction') advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

The new driveway will encroach over 28m^2 of the RPA of the T001 (Oak). This equates to 7.5% of the overall root protection area of the tree which is well within the threshold of what is acceptable within the British Standard.

Furthermore, the new access drive is located on the far side of an area currently used for vehicle access and parking on unprotected ground. The new roadway is located further from the tree and the loadbearing cellular confinement base will protect damage to tree roots from passing vehicles. The surface will be of a porous construction to ensure roots can continue to grow under the roadway on completion of the development.

On completion of development, it is intended that the original informal access / parking areas closer to the tree will be decompacted and mulched to improve the rooting environment for T001 (Oak) and benefit the tree's long-term health.

The residential area is currently an open field with no trees or notable landscape features. The new residential development will be enhanced by a robust scheme of tree and landscape planting. The new trees will mitigate the removal of the low-grade Goat Willow group in G002 and increase the overall canopy cover and landscape diversity of the site.

2.8 TREE PROTECTION DURING BUILDING WORKS

T001 (Oak) will be fully protected during construction with fit for purpose Tree Protection Barriers installed in accordance with BS:5837 (2012).

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 panels will be securely fixed. The British Standard 5837:2012 advises the panels should be welded mesh – 'Heras' style fencing which can resist reasonable vehicle impact.

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated the Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.9 SERVICES

Full details on drainage and services are provident within the Flood Risk Asssessment and Drainage Strategy Ref: 2506120-ACE-XX-00-RP-C-0301 by Ardent Consulting Engineers.

In accordance with the Arboricultural recommendations, services into the development will be routed outside of the root protection area of T001 (Oak).

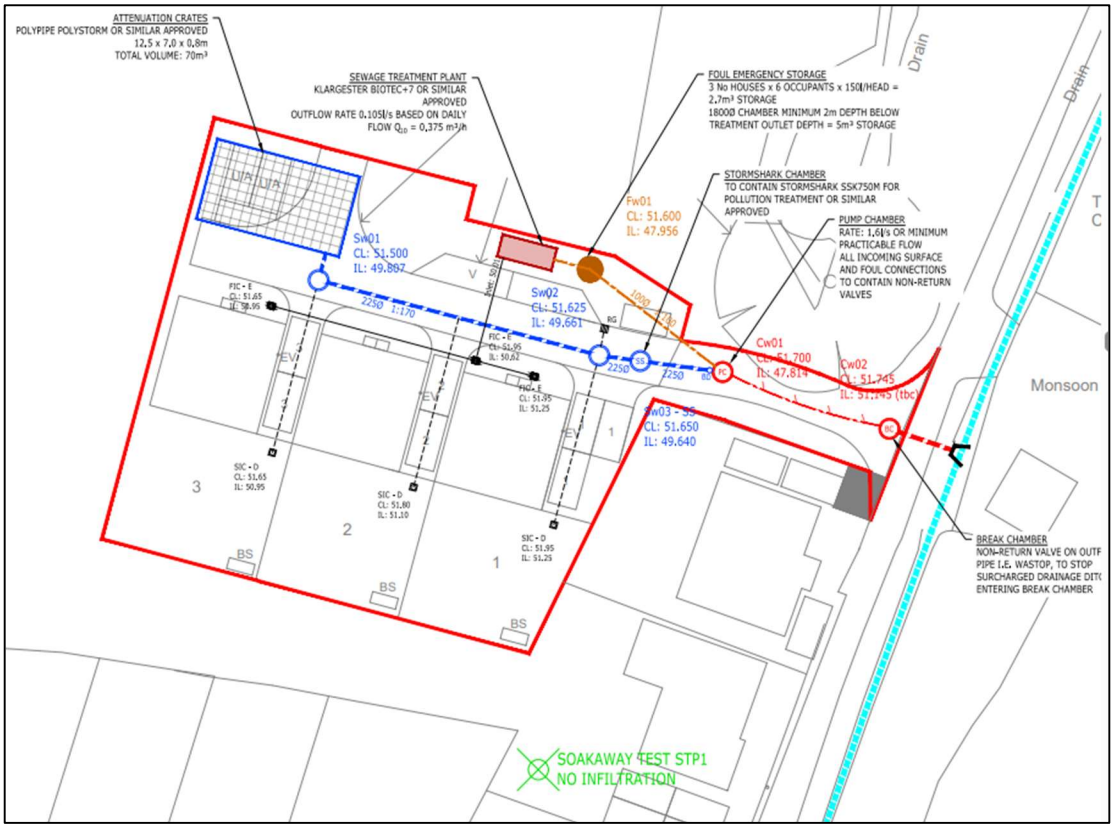

Figure 4 – Drainage routed outside of the Root Protection Area of T001 (Oak)

2.10 CONCLUSIONS

This report demonstrates that an application to redevelop Land North of Mill Lane has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The Arboricultural Impact Assessment has reviewed the trees adjacent to the proposed development site and evaluated the likely effects of construction activity on retained trees.

The assessment confirms that the removal of low-grade, category 'C' trees (specifically group G002) is necessary to facilitate access but will not result in a significant loss of arboricultural or landscape value. The prominent T001 Oak tree, a category 'B' specimen in good health and amenity value, will be retained and protected throughout the construction process.

The proposed development layout has been designed to respect the constraints of retained trees, particularly the root protection area (RPA) of T001. While the new access incurs a minor encroachment into the tree's RPA, this is within acceptable thresholds set by BS5837:2012, and the construction will utilize no-dig techniques with a porous surface to safeguard root health.

Further enhancement of the site will be achieved through new tree planting, ensuring no net loss in canopy cover and contributing positively to the long-term landscape character and biodiversity of the area.

The routing of services has been planned to avoid any conflict with the RPA of T001, further reducing the risk of damage and appropriate tree protection measures, including fencing and exclusion zones, will be implemented in full compliance with BS5837:2012 to ensure retained trees remain unharmed during the build.

I am therefore satisfied that provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable as it relates to trees.

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land north of Mill Lane during building works to construct 3 new detached residential dwellings on the site.

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 TREES 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 during the build.

A site visit will be held once the Tree Protection Fencing and Temporary Ground Protection are 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 project arboriculturist will also visit the site to monitor activity during the following phases of development:

1. During the installation of the no-dig access drive within the root protection area of T001 (Oak).

2. On completion of the building work following the removal of fencing and prior to the landscaping / ground decompaction works within the RPA of T001 (Oak).

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 build 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.

The appointed 'on-site Tree Supervisor' will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

3.4 TREE WORKS

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

Ref:	Species	Works	Cat.
G002	Goat Willow	Fell small tree group and grub out stumps	C2

Figure 5 - 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 onto unprotected ground within the Root Protection Area of T001 (Oak) 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 construction, excavation or demolition, prior to the Tree Protection Fencing being installed in the 'Phase 1' position 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 H).

Onto this framework all weather signage will be attached stating 'Tree Protection Fencing – KEEP OUT!'. (See Appendix I).

Once the service / drainage trench has been excavated and filled, and immediately prior to the construction of the no-dig access drive, the fencing will be realigned into the Phase 2 position which runs along the edge of the access drive.

The fencing will be located at all times to protect the Root Protection Area of T001 (Oak) 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 'On-Site Tree Supervisor' 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 areas behind the tree protection barriers are designated the Construction Exclusion Zone and will be isolated from all activity during construction work on the site.

Construction Exclusion Zones must remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.9 SERVICES

Water, gas and electricity to the new properties will be connected to mains services in the roadway via trenching under the access drive located outside of the root protection areas of T001 (Oak).

The trench can be excavated using a tracked mini-digger working from protected ground.

If at any point this route is found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to Wokingham Borough Council for approval.

3.10 NO-DIG DRIVEWAY CONSTRUCTION

Prior to any demolition or construction works, the subbase of the wider driveway will be constructed to create a load-bearing work area when working within the RPA of the adjacent trees.

Existing turf within the footprint of the proposed new access driveway – as identified on the Tree Protection Plan 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 4/20 mm clean angular stone type 4/20 mm (preferred) or 4/40mm to allow water permeation and gaseous exchange within the rooting environment.

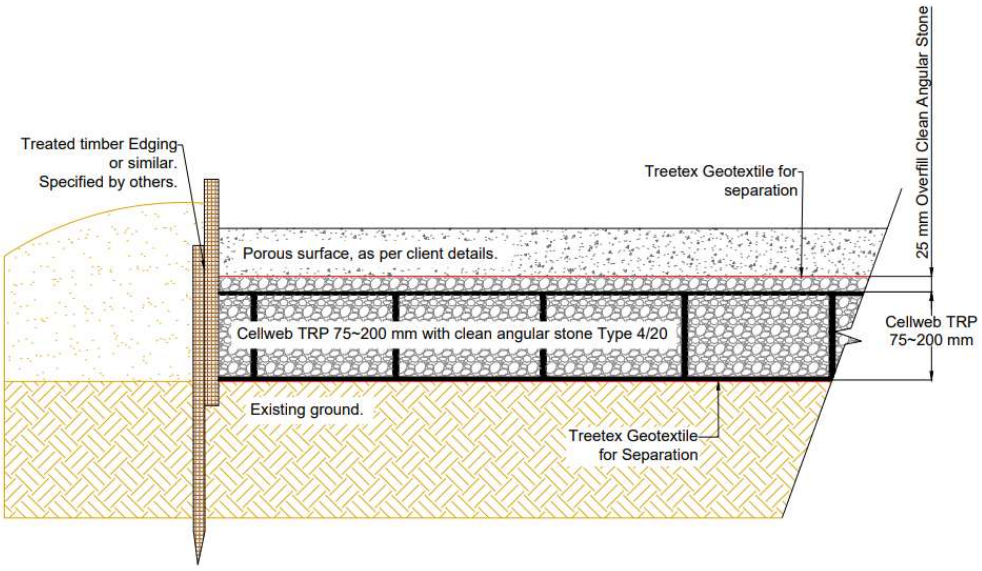

Figure 6 - Indicative no-dig driveway construction using Geosynthetics Cellweb

The open cells will be filled with crushed 20/40 stone. If this is not available 4/20 stone can be used. In all situations the infill material should be washed or graded so that it contains no fine particles (fines). The aggregate must have enough internal strength to perform both during installation and in the long term. MOT Type 1, Type 2 and Type 3 are not suitable for use as infill because they contain fines.

Once in place, the geo-cell system will be covered with a base geotextile made of polypropylene or polyester (min. 300g/m2) with a CBR puncture resistance of 4000N. The geotextile must cover the entire area of the access road within the root protection area of T001 (Oak) and sheets will be laid to overlap by at least 30cm.

On completion of the no-dig subbase and prior to the final aesthetic surface being laid, the roadway can be used for access. Additional temporary protection will be required over the geocell layer to prevent soil compaction by heavy vehicles during the development process, or as a temporary alternative to the final wearing course which may be damaged during the work. The temporary wearing course will also prevent mud sinking into the stone aggregate reducing the long-term permeability of the roadway and its effectiveness in maintaining gaseous exchange with the soil.

Options for temporary surfacing include ply boards (for light use), heavy-duty plastic sheets, metal road plates, or a temporary sacrificial geocell layer over the surface. The latter approach is preferred as it is more likely to maintain porosity and permeability – a central concept to maintaining a healthy soil environment beneath the new road surface.

On completion of the residential construction and landscaping works the temporary roadway surfacing will be removed, and the road will be surfaced with a permeable macadam or similar installed in accordance with the engineers recommended specifications.

Following the completion of the residential development and roadway good quality screened topsoil will be used to grade the edge of the roadway to meet the adjacent ground levels prior to landscape planting.

Wooden posts will be installed along the edge of the driveway to prevent vehicles leaving the roadway or parking on the unprotected ground where T001 may be rooting.

3.11 GENERAL CONSIDERATIONS

In accordance with the Tree Protection Plan which accompanies this report, all storage and preparation of materials, parking, skips etc. will be kept within the identified storage areas and outside of the Construction Exclusion Zone which surrounds T001 (Oak).

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 and well away from the tree's root protection area.

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.

Any transit or traverse of plant in proximity to the tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from T001 (Oak) is maintained at all times.

Materials will be delivered to site regularly in small quantities in order to keep vehicle delivery sizes small and on-site storage to an absolute minimum.

Building waste including lightweight packaging / foam etc will be stored and disposed of responsibly and will not be permitted to be windblown offsite.

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

3.12 LANDSCAPING

To benefit trees and local ecology, the following guidance will be adhered to during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of T001 (Oak) following completion of the development.

- On completion of the build, any new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.

- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.13 SOIL AMELIORATION

On completion of the construction works and following the removal of the tree protection fencing, works will be undertaken to de-compact the original access / parking to improve the rooting environment of T001 (Oak).

Soil within the Root Protection Area of T001 which is currently used for vehicle access will be tined / broken up with a garden fork to improve aeration and reduce compaction.

Once the area is tined, the tree should be watered then mulched with 60-100mm of well-rotted bark chip or fully composted organic material or ericaceous compost raked over the area taking care not to obscure the root collar.

The mulch improves Mycorrhizal growth (beneficial root fungi), stabilises soil temperature and moisture levels, reduces compaction and improves soil nutrient levels and porosity for the benefit of healthy tree root growth.

3.14 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. Survey Data
B. Key
C. Cascade Chart for Tree Quality Assessment
D. Tree Data
E. Tree Plans
F. Phasing of works
G. Contacts
H. Tree Protection Fencing
I. Tree Protection Signage
J. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Wednesday 3rd September 2025 from ground level only.
- The weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 1 tree and 1 tree group growing on / adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

Ref:	T001 = Tree 1	G001 = Group 1
	A001 = Area 1	W001 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

Category 'A' tree (Green)	Category 'C' tree (Grey)
Category 'B' tree (Blue)	Category 'U' tree – Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres[1]

[1] The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'*

APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
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 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. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable 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 remedial 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 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 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 are 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.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T001	Pedunculate oak *(Quercus robur)*	Tree	Height (m): 16 Stem Diam(mm): 910 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:8 E:7 S:9 W:7.5	Bankside tree. Adaptive growth at base. Broad crown. Foliage slightly clustered. Epicormic growth on branches. Medium sized deadwood.	B1	Radius: 10.9m. Area: 373 sq m.	Physiological Inspection Limitations: Dense vegetation Condition summary: Good Structural Condition: Fair Public Amenity Value: Good	
G002	Goat willow x6 *(Salix caprea)*	Hedge 6 trees	Height (m): 8 6 stems, avg.(mm): 150 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4.5 E:4.5 S:4.5 W:2	Low amenity, linear group of multi-stem trees. Ivy clad. Dense suckering from base. Swept stems, asymmetrical crowns. Stub cuts from previous branch breakages.	C2	Radius: 1.8m. Area: 22 sq m.	Physiological Condition: Good Structural Condition: Fair Condition: No notable merit Public Amenity Value: Moderate	

APPENDIX E – TREE PLANS

Attached as separate pdf documents:

- Tree Protection Plan ref: LAND NORTH OF MILL LANE TPP 06805 2025 R2

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE WORKS

↓

INSTALLATION OF TREE PROTECTION FENCING
IN THE 'PHASE 1' POSITION

↓

SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

TRENCHING FOR SERVICES

↓

ADJUST TREE PROTECTION FENCING
IN THE 'PHASE 2' POSITION

↓

INSTALLATION OF POROUS SUBBSASE FOR NO-DIG
CELLULAR CONFINEMENT DRIVEWAY UNDER ARBORICULTURAL SUPERVISION.

STAGE 2 (DEMOLITION & CONSTRUCTION)

RESIDENTIAL CONSTRUCTION

↓

TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT
THROUGHOUT BUILD WORKS.

↓

STAGE 3 (POST DEVELOPMENT)

DECOMPACTION OF ORIGINAL PARKING AREAS / ACCESS WITHIN RPA OF T001 (Oak)
& REINSTATEMENT OF SOFT LANDSCAPING

↓

AESTHETIC POROUS TOP LAYER APPLIED TO DRIVEWAY SUB-BASE

↓

REMOVE TREE PROTECTION MEASURES
NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)

↓

TREE PLANTING / LANDSCAPING WORKS

APPENDIX G – CONTACTS

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Local Planning Authority
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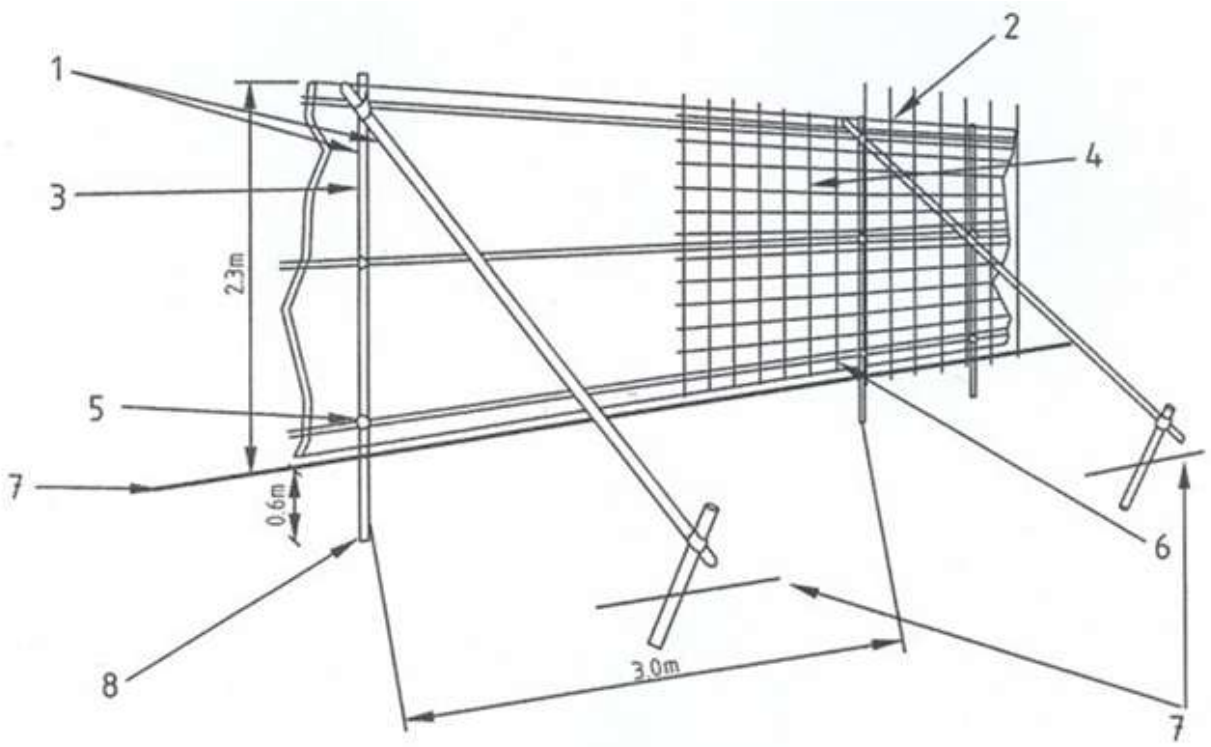
APPENDIX H - TREE PROTECTION FENCING



1 Standard scaffold poles
2 Uprights to be driven into the ground
3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps
4 Weldmesh wired to the uprights and horizontals
5 Standard clamps
6 Wire twisted and secured on inside face of fencing to avoid easy dismantling
7 Ground level
8 Approx. 0.6m driven into the ground

APPENDIX I - TREE PROTECTION SIGNAGE

APPENDIX J - QUALIFICATIONS

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

I have over 20 years' experience working in the field of Arboriculture and for the past 17 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. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.