



ROAVR | GROUP

**Project:** 25\_5837\_04\_45  
**Site:** Meadow View, Blagrove Lane, Wokingham, RG41 4AU  
**Client:** Rob Ward



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|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Project Number: | 25_5837_04_45                                                                    |
| Report Type:    | Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement. |
| Site Address:   | Meadow View, Blagrove Lane, Wokingham, RG41 4AU                                  |

| Role:             | Name:                               | Date:      |
|-------------------|-------------------------------------|------------|
| Instructing Party | Rob Ward                            | 14/03/2025 |
| Customer          | Rob Ward                            | 14/04/2025 |
| Surveyor          | Connor Harmsworth                   | 17/04/2025 |
| Consultant        | Alexander Barnes - BSc Arb, MArborA | 30/07/2025 |

| Revision History |                 |                         |
|------------------|-----------------|-------------------------|
| Date:            | Version number: | Summary of changes:     |
| 30/07/2025       | 1.0             | First Review (Internal) |
| 30/07/2025       | 1.0             | First Issue             |

# Arboricultural impact assessment

## Table of Contents

- 1 Introduction and Scope
2. Site Conditions & Site Surroundings
3. Drawings
4. Arboricultural Impact Assessment - Site Specific
5. Limitations

Appendix 1 – Site Location

Appendix 2 – Arboricultural Data Tables

Appendix 3 - Arboricultural Plans

## Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

## Customer Action Points.

- ☐ - reporting complete - send to your Local Planning Authority
- ☐ - on planning award contact us with your decision notice

## 1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

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*Report Author.*

*ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.*

## Photographic Plates.



*Photographic plate showing the south western boundary (right). (ROAVR, 2025)*



*Photographic plate showing the northern boundary. (ROAVR, 2025)*



*Photographic plate showing T1 (centre). (ROAVR, 2025)*



*Photographic plate showing T29 (centre). (ROAVR, 2025)*

## 2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Wokingham in the Wokingham Borough Council control area. The site is located on the south west side of the town and has a rural feel.
- 2.2 The site is home to a detached two storey dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly rural in nature. The site is accessed via a Blagrove Lane..
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 22/04/2025 using the web portal provided by the local planning authority.

<https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eac0>

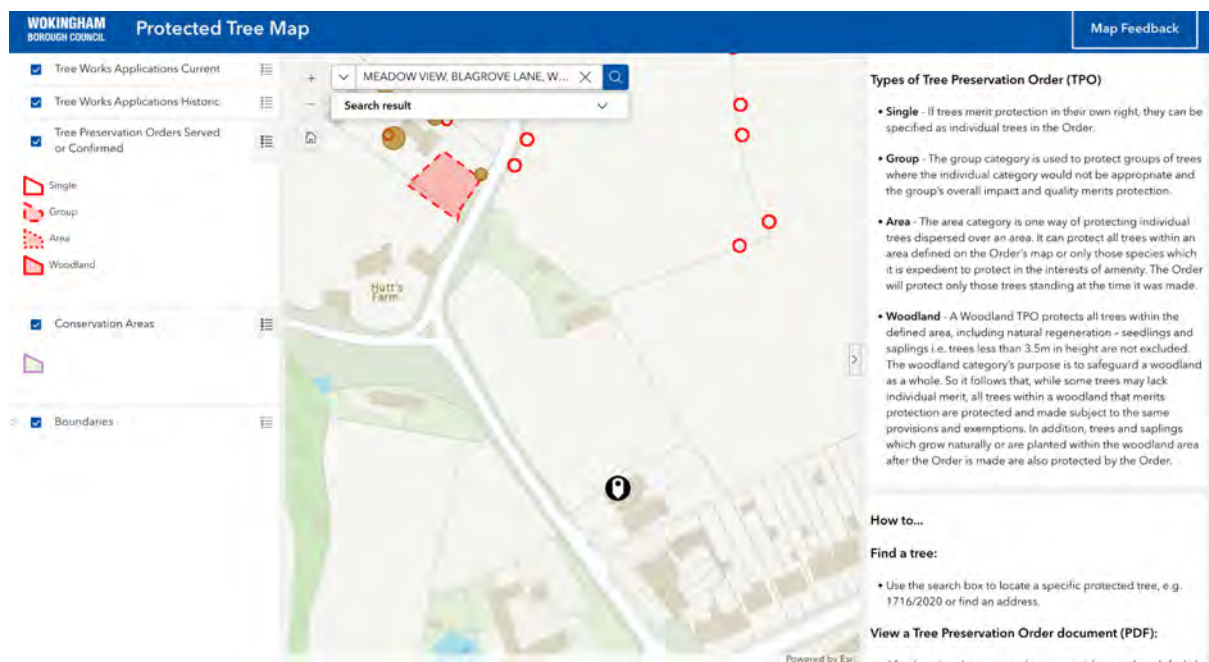


Image plate showing the desktop analysis results of the surveyed plot. (Wokingham Borough Council, 2025)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

### 3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

## 4. Arboricultural Impact Assessment - Site Specific

### 4.1 Tree Quality Statement.

A total of 57 individual trees and two groups were surveyed. Tree quality was assessed using BS5837:2012 criteria and categorised as follows:

#### Category A – High Quality (Retention Recommended)

- 9 individual trees (T1, T15, T20, T28, T29, T32, T33, T34, T35) and 1 group (G2)
- Species include *Betula pendula*, *Quercus robur*, and *Ilex aquifolium*
- These trees are mature or early mature specimens in good condition with life expectancy exceeding 40 years
- They offer significant arboricultural, landscape, or ecological value

#### Category B – Moderate Quality (Retention Desirable)

- 2 individual trees (T31, T46) and 1 group (G2)
- These include *Quercus robur* and *Acer platanoides*
- Generally in good condition with at least 20 years of useful life expectancy
- Notable for their collective value or position in the landscape

#### Category C – Low Quality (Retention Optional)

- 40 individual trees and 1 group
- Mostly early mature to semi-mature *Ulmus minor*, *Prunus avium*, *Ilex aquifolium*, *Crataegus monogyna*, *Corylus avellana*, and *Malus* spp.
- Typically fair condition with limited landscape contribution or structural potential
- Life expectancy is generally 10+ years, often constrained by past mechanical damage, stem form, or competition

#### Category U – Unsuitable for Retention

- 8 individual trees (T7, T10, T12, T14, T17, T19, T25, T30, T47, T52) and 1 group (G1)
- These are either dead, structurally compromised, or in severe decline
- They are unsuitable for retention due to poor condition and expected lifespan of less than 10 years

## 4.2 Description of The Proposed Development

*The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.*

| Drawing Name / No.    | Date Issued To ROAVR | ROAVR Drawings Issue Date: |
|-----------------------|----------------------|----------------------------|
| 2695-GA - 21.7.25.dwg | 24/07/2025           | 30/07/2025                 |

## 4.3. Overview

- The site supports 57 individual trees and 2 groups.
- The proposed development involves the construction of 5 detached dwellings with associated access and landscaping.
- The tree survey and categorisation follow BS5837:2012 standards.
- The development seeks to retain all Category A and B trees.

## 4.4. Tree Removals

Tree removals are required for a combination of arboricultural conditions and design layout/access reasons. The following trees and groups are to be removed:

### 4.4.1. Due to Poor Condition or Unsuitability for Retention:

- T7, T30, G1 – Category U. Dead or in advanced decline and unsuitable for retention.

### 4.4.2. Due to Development Proposals:

- T8, T9, T16 – Removal required to facilitate demolition of the disused stables and construction of a dwelling. Proximity to building footprint and constrained RPAs.
- T36, T37, T38, T39, T40 – Direct conflict with proposed vehicle access from Blagrove Lane.
- T52, T53 – Directly affected by the proposed access driveway and junction alignment.

- T54, T56, T57 – Located within the footprint of a proposed dwelling near the southern end of the site.

#### 4.5. Retention and Protection of Key Trees

All Category A and B trees are retained, including:

- T1, T15, T20, T28, T29, T32, T33, T34, T35 (A1)
- T31, T46 (B1)
- G2 (B2 – off-site)

These trees are located outside development footprints and can be protected with fencing and appropriate method statements. T1 and T20, which are within hardstanding areas or adjacent to proposed works, will require protective measures during construction.

#### 4.6. RPA Conflicts and Incursions

- T50: Minor incursion of pedestrian footpath into the RPA. This is minimal and acceptable provided that the footpath is constructed using a no-dig method with cellular confinement and permeable surfacing.

#### 4.7. Mitigation Planting

- Mitigation planting will be required to compensate for the loss of the 13 Category C trees removed due to development.
- No mitigation is proposed or required for T7, T30 or G1 due to their poor condition and Category U status.
- Replacement planting should be incorporated into a detailed landscape plan and use locally appropriate native species, prioritising long-lived and structurally sound specimens.

#### 4.8. Demolition Constraints

- The disused barn and stables marked for demolition are in proximity to T7–T9 and T16. Care will be required to ensure that trees proposed for retention are not harmed during these operations. Protective fencing must be installed before demolition begins.

#### 4.9. Recommendations

- Protective barriers and ground protection must be installed in accordance with BS5837:2012 prior to the commencement of any demolition or groundworks.
- The appended arboricultural method statement and tree protection plan highlights:
- Installation of temporary protective fencing and ground protection measures.
- Regular arboricultural supervision and reporting throughout construction.

#### 4.10. Conclusion

The development retains all high and moderate quality trees and limits removal to low-quality or poor-condition trees only. Mitigation planting is achievable within the proposed landscape design. The scheme demonstrates a balanced approach to development and tree retention, with potential impacts being both limited and manageable through standard arboricultural best practices.

## 5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes, BSc Arb, MArborA  
Consultant Arborist

**Alexander Barnes**

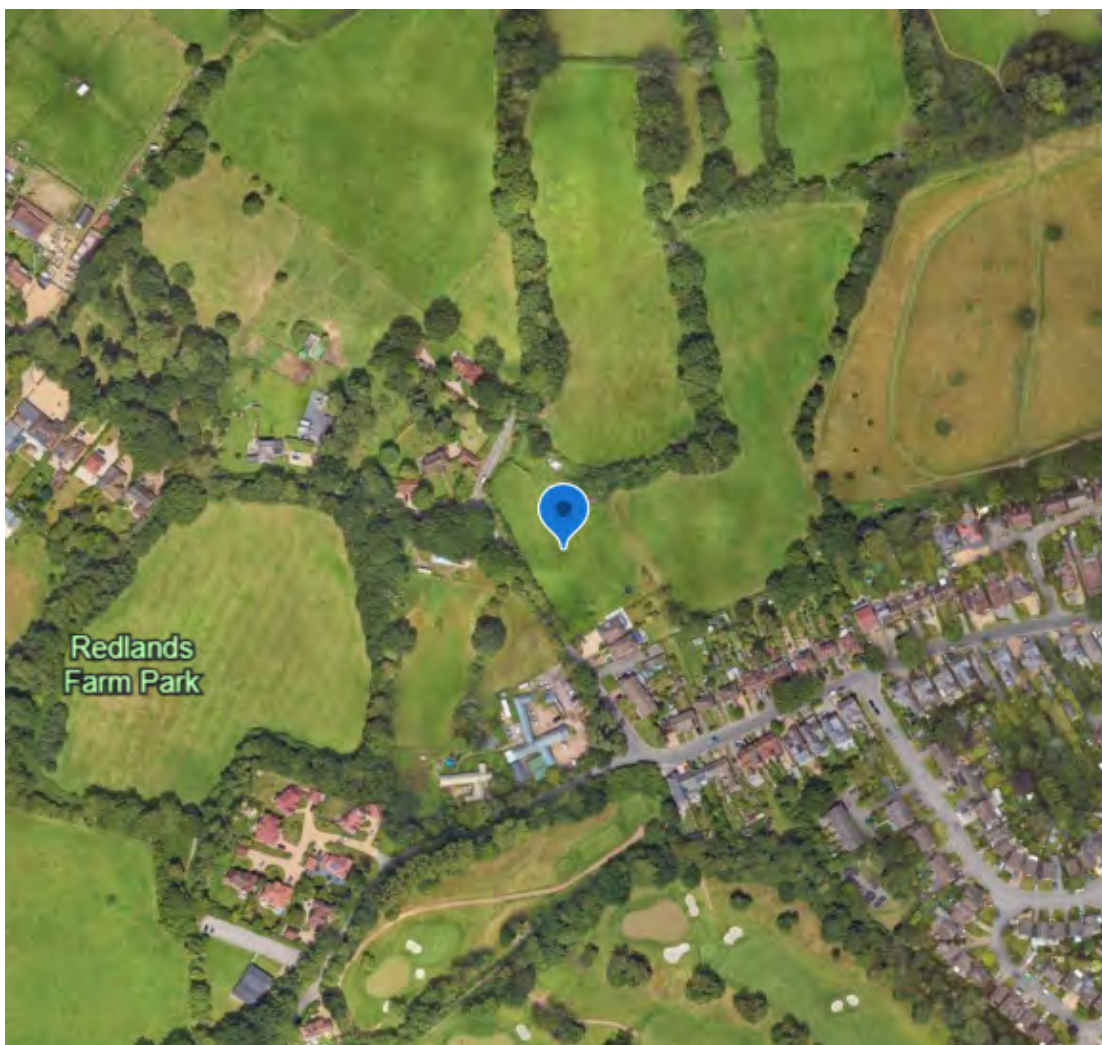


Prepared by: Alexander Barnes  
Checked by: Peter Haine

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## Appendix 1 – Site Location



(Google Earth, 2025)

## Appendix 2 – Arboricultural Data Tables

## Key to Arboricultural Data Tables

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Tree Number                | Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Species                    | Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Age Class                  | The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Height (Crown Height)      | Height of the tree in metres. (Height of the crown above ground level in metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Number of Stems            | Number of clear stems above 1.5 metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Diameter at Breast Height  | Diameter of stem (mm) at breast height (1.5 metres above ground).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Crown Spread (N, S, E, W)  | The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Life Expectancy            | Estimated safe, usable life expectancy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Physical Description       | Details of tree type, quality, location etc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Comments                   | Any comments or remarks recorded by the surveyor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Management Recommendations | Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| RPA offset from stem       | Radius of the root protection area measured in metres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Category Rating            | <p>Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations:</p> <p>A – Trees of high quality with an estimated remaining life expectancy of at least 40 years.<br/> B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.<br/> 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<br/> U – 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</p> <p>Subcategories:<br/> 1: Mainly arboricultural &amp; aesthetic qualities<br/> 2: Mainly landscape qualities<br/> 3: Mainly cultural values, including conservation</p> |

| Tree Number | Species                                      | Age Class | DBH                    | Height (crown height) | N   | E   | S   | W   | Condition | Life Expectancy | Physical Description | Comments                                                                                        | Managment Recommendations | RPA offset from stem. | Category Rating |
|-------------|----------------------------------------------|-----------|------------------------|-----------------------|-----|-----|-----|-----|-----------|-----------------|----------------------|-------------------------------------------------------------------------------------------------|---------------------------|-----------------------|-----------------|
| T1          | <i>Betula pendula</i> (Silver Birch)         | EM        | 240                    | 9(1)                  | 3.5 | 3.5 | 3.5 | 3.5 | Good      | 40+             | None                 | Tree located within hard surface area.                                                          | None                      | 2.88                  | A1              |
| T2          | <i>Prunus avium</i> (Wild Cherry)            | SM        | 155                    | 4(1.5)                | 1.5 | 1.5 | 1.5 | 1.5 | Fair      | 10+             | None                 | Stem divides above 1.5m.                                                                        | None                      | 1.86                  | C1              |
| T3          | <i>Acer platanoides</i> (Norway Maple)       | SM        | 120                    | 4(1.5)                | 2   | 2   | 2   | 2   | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.44                  | C1              |
| T4          | <i>Sorbus intermedia</i> (Swedish Whitebeam) | Y         | 90                     | 3.5(1)                | 1.5 | 1.5 | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.08                  | C1              |
| T5          | <i>Prunus avium</i> (Wild Cherry)            | M         | 180,200,190            | 6(1.5)                | 5   | 3   | 5   | 5   | Fair      | 10+             | None                 | Multiple stems at ground level. Mechanical Damage.                                              | None                      | 3.95                  | C1              |
| T6          | <i>Prunus avium</i> (Wild Cherry)            | M         | 160,155,145,98,155,170 | 6(1.5)                | 5   | 5   | 5   | 5   | Fair      | 10+             | None                 | Stem divides at ground level. Mechanical Damage.                                                | None                      | 4.38                  | C1              |
| T7          | <i>Ulmus minor</i> (Field Elm)               | Y         | 80,90                  | 4.5(1)                | 1.5 | 1.5 | 1.5 | 1.5 | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 1.44                  | U               |
| T8          | <i>Ulmus minor</i> (Field Elm)               | Y         | 80                     | 4.5(1.5)              | 2   | 2   | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 0.96                  | C1              |
| T9          | <i>Ulmus minor</i> (Field Elm)               | Y         | 110                    | 4.5(1.5)              | 2   | 1.5 | 2   | 2   | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.32                  | C1              |
| T10         | <i>Ulmus minor</i> (Field Elm)               | EM        | 145                    | 5(1.5)                | 3   | 3   | 3   | 3   | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 1.74                  | U               |
| T11         | <i>Sorbus aucuparia</i> (Rowan)              | SM        | 110,90,120             | 5(1.5)                | 3.5 | 3.5 | 3.5 | 3.5 | Fair      | 10+             | None                 | Stem divides at ground level.                                                                   | None                      | 2.23                  | C1              |
| T12         | <i>Ulmus minor</i> (Field Elm)               | Y         | 80                     | 3.5(1)                | 1   | 1   | 1   | 1   | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 0.96                  | U               |
| T13         | <i>Ulmus minor</i> (Field Elm)               | Y         | 90                     | 4.5(1.5)              | 2   | 2   | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.08                  | C1              |
| T14         | <i>Ulmus minor</i> (Field Elm)               | Y         | 80                     | 3.5(1)                | 1.5 | 1   | 1   | 1.5 | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 0.96                  | U               |
| T15         | <i>Ilex aquifolium</i> (Holly)               | M         | 220,80                 | 5.5(1)                | 3   | 3   | 3   | 3   | Good      | 20+             | None                 | Unable to inspect stem due to undergrowth.                                                      | None                      | 2.81                  | A1              |
| T16         | <i>Ulmus minor</i> (Field Elm)               | Y         | 45,60                  | 3(1.5)                | 1.5 | 1.5 | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 0.9                   | C1              |
| T17         | <i>Ulmus minor</i> (Field Elm)               | Y         | 80                     | 3.5(1)                | 1.5 | 1.5 | 1.5 | 1   | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 0.96                  | U               |
| T18         | <i>Ulmus minor</i> (Field Elm)               | Y         | 75                     | 4(1.5)                | 1.5 | 1.5 | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 0.9                   | C1              |
| T19         | <i>Ulmus minor</i> (Field Elm)               | EM        | 120                    | 5(1.5)                | 2   | 3   | 3   | 2   | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 1.44                  | U               |
| T20         | <i>Quercus robur</i> (Common Oak)            | M         | 230,240,350            | 11(1.5)               | 4   | 5.5 | 5.5 | 5.5 | Good      | 40+             | None                 | Stem divides at ground level. Broken branches in crown.                                         | None                      | 5.8                   | A1              |
| T21         | <i>Acer platanoides</i> (Norway Maple)       | M         | 400,250                | 8(2)                  | 4.5 | 3.5 | 4.5 | 4.5 | Fair      | 10+             | None                 | Stem divides at ground level. Dieback in crown. Low bud/leaf density. Broken branches in crown. | None                      | 5.66                  | C1              |
| T22         | <i>Ulmus minor</i> (Field Elm)               | Y         | 95                     | 4.5(1.5)              | 1   | 2   | 2   | 2   | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.14                  | C1              |
| T23         | <i>Ulmus minor</i> (Field Elm)               | Y         | 100                    | 4.5(1.5)              | 2   | 1   | 1   | 2   | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.2                   | C1              |
| T24         | <i>Crataegus monogyna</i> (Hawthorn)         | Y         | 87                     | 4(1.5)                | 1.5 | 1.5 | 1.5 | 1.5 | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.04                  | C1              |
| T25         | <i>Ulmus minor</i> (Field Elm)               | Y         | 100                    | 4(1.5)                | 2   | 1   | 1   | 2   | Dead      | <10             | None                 | Dead. Leaning West.                                                                             | None                      | 1.2                   | U               |
| T26         | <i>Crataegus monogyna</i> (Hawthorn)         | SM        | 80,120,90              | 4(1.5)                | 3   | 3   | 3   | 3   | Fair      | 10+             | None                 | None                                                                                            | None                      | 2.04                  | C1              |
| T27         | <i>Ulmus minor</i> (Field Elm)               | Y         | 120                    | 4.5(1.5)              | 3   | 3   | 3   | 3   | Fair      | 10+             | None                 | None                                                                                            | None                      | 1.44                  | C1              |
| T28         | <i>Quercus robur</i> (Common Oak)            | M         | 650                    | 18(3)                 | 9   | 9   | 9   | 9   | Good      | 40+             | None                 | Stem divides at ground level. Broken branches in crown.                                         | None                      | 7.8                   | A1              |
| T29         | <i>Quercus robur</i> (Common Oak)            | M         | 850                    | 18(3)                 | 8.5 | 8.5 | 8.5 | 8.5 | Good      | 40+             | None                 | Broken branches in crown.                                                                       | None                      | 10.2                  | A1              |
| T30         | <i>Ulmus minor</i> (Field Elm)               | SM        | 120                    | 5(1.5)                | 3   | 3   | 1.5 | 1.5 | Dead      | <10             | None                 | Dead.                                                                                           | None                      | 1.44                  | U               |
| T31         | <i>Quercus robur</i> (Common Oak)            | EM        | 160                    | 7(2)                  | 2   | 3   | 3   | 2   | Good      | 20+             | None                 | None                                                                                            | None                      | 1.92                  | B1              |
| T32         | <i>Quercus robur</i> (Common Oak)            | M         | 650                    | 17(3)                 | 6   | 3   | 3   | 6   | Good      | 40+             | None                 | Broken branches in crown.                                                                       | None                      | 7.8                   | A1              |
| T33         | <i>Quercus robur</i> (Common Oak)            | M         | 300,550                | 17(3)                 | 5   | 7.5 | 6   | 7.5 | Good      | 40+             | None                 | Broken branches in crown.                                                                       | None                      | 7.51                  | A1              |
| T34         | <i>Quercus robur</i> (Common Oak)            | M         | 350                    | 17(3)                 | 5   | 5   | 3   | 3   | Good      | 40+             | None                 | Broken branches in crown.                                                                       | None                      | 4.2                   | A1              |
| T35         | <i>Quercus robur</i> (Common Oak)            | M         | 900                    | 17(3)                 | 4   | 8.5 | 8.5 | 4   | Good      | 40+             | None                 | Broken branches in crown.                                                                       | None                      | 10.8                  | A1              |

|     |                                                                                                                                                                                                                                                     |    |                     |          |     |     |     |     |      |     |          |                                                                  |      |      |    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------|----------|-----|-----|-----|-----|------|-----|----------|------------------------------------------------------------------|------|------|----|
| T36 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | SM | 160                 | 6(1.5)   | 2   | 2   | 2.5 | 2.5 | Fair | 10+ | None     | Ivy on tree.                                                     | None | 1.92 | C1 |
| T37 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | SM | 130                 | 6(1.5)   | 2   | 2   | 2.5 | 2.5 | Fair | 10+ | None     | Ivy on tree.                                                     | None | 1.56 | C1 |
| T38 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | SM | 120,110,100         | 6(1.5)   | 2   | 2.5 | 2.5 | 2.5 | Fair | 10+ | None     | Ivy on tree. Stem divides at ground level.                       | None | 2.29 | C1 |
| T39 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | SM | 160                 | 6(1.5)   | 2.5 | 2.5 | 2.5 | 2.5 | Fair | 10+ | None     | Ivy on tree.                                                     | None | 1.92 | C1 |
| T40 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | EM | 140,150,130,120     | 6(1.5)   | 3   | 3   | 3   | 3   | Fair | 10+ | None     | Ivy on tree. Stem divides at ground level.                       | None | 3.25 | C1 |
| T41 | <i>Ilex aquifolium</i> (Holly)                                                                                                                                                                                                                      | SM | 90,180              | 6(1.5)   | 1.5 | 2.5 | 2.5 | 2.5 | Fair | 10+ | None     | Ivy on tree.                                                     | None | 2.41 | C1 |
| T42 | <i>Corylus avellana</i> (Hazel)                                                                                                                                                                                                                     | SM | 85,77,90,75         | 4(1)     | 1.5 | 2.5 | 2.5 | 1.5 | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 1.97 | C1 |
| T43 | <i>Corylus avellana</i> (Hazel)                                                                                                                                                                                                                     | SM | 85,77,90,75         | 4(1)     | 1.5 | 2.5 | 2.5 | 1.5 | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 1.97 | C1 |
| T44 | <i>Corylus avellana</i> (Hazel)                                                                                                                                                                                                                     | SM | 85,77,90,75         | 4(1)     | 3.5 | 3.5 | 3.5 | 3.5 | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 1.97 | C1 |
| T45 | <i>Crataegus monogyna</i> (Hawthorn)                                                                                                                                                                                                                | SM | 85,77,90,75         | 4(1)     | 3   | 3.5 | 3.5 | 3.5 | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 1.97 | C1 |
| T46 | <i>Quercus robur</i> (Common Oak)                                                                                                                                                                                                                   | EM | 160                 | 5(1.5)   | 4   | 4   | 4   | 4   | Good | 20+ | None     | None                                                             | None | 1.92 | B1 |
| T47 | <i>Ulmus minor</i> (Field Elm)                                                                                                                                                                                                                      | Y  | 90                  | 4(1.5)   | 1.5 | 1.5 | 1.5 | 1.5 | Dead | <10 | None     | Dead.                                                            | None | 1.08 | U  |
| T48 | <i>Crataegus monogyna</i> (Hawthorn)                                                                                                                                                                                                                | SM | 85,77,90,75,120     | 4(1)     | 3.5 | 3.5 | 2   | 2   | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 2.44 | C1 |
| T49 | <i>Crataegus monogyna</i> (Hawthorn)                                                                                                                                                                                                                | M  | 220,150             | 4(1)     | 3.5 | 3   | 3   | 3.5 | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 3.19 | C1 |
| T50 | <i>Corylus avellana</i> (Hazel)                                                                                                                                                                                                                     | SM | 85,77,90,75,120,100 | 4(1)     | 3   | 4   | 4   | 4   | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 2.71 | C1 |
| G1  | <i>Ulmus minor</i> (Field Elm)                                                                                                                                                                                                                      | Y  | 100,90,110,77,75    | 4.5(1.5) | 1.5 | 1.5 | 1.5 | 1.5 | Dead | <10 | None     | Dead. Part of linear group.                                      | None | 2.45 | U  |
| T51 | <i>Prunus cerasifera</i> (Cherry Plum)                                                                                                                                                                                                              | Y  | 75,77,80,90,60,55   | 4(0.5)   | 3   | 3   | 3   | 3   | Fair | 10+ | None     | Stem divides at ground level.                                    | None | 2.17 | C1 |
| T52 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | Y  | 60                  | 2.5(0.5) | 1.5 | 2   | 2   | 1.5 | Poor | <10 | Fallen.  | None                                                             | None | 0.72 | U  |
| T53 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | SM | 60                  | 3(1)     | 2.5 | 2.5 | 2.5 | 2.5 | Fair | 10+ | None     | None                                                             | None | 0.72 | C1 |
| T54 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | EM | 110,150             | 3(1)     | 3   | 3   | 3   | 3   | Fair | 10+ | None     | None                                                             | None | 2.23 | C1 |
| T55 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | SM | 60                  | 3(1)     | 1.5 | 1.5 | 1   | 1   | Fair | 10+ | None     | None                                                             | None | 0.72 | C1 |
| T56 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | SM | 60                  | 3(1)     | 2   | 2.5 | 2   | 2.5 | Fair | 10+ | None     | None                                                             | None | 0.72 | C1 |
| T57 | <i>Malus</i> (Apple)                                                                                                                                                                                                                                | SM | 50                  | 3(1)     | 1.5 | 1.5 | 1.5 | 1.5 | Fair | 10+ | None     | None                                                             | None | 0.6  | C1 |
| G2  | <i>Acer platanoides</i> (Norway Maple), <i>Corylus avellana</i> (Hazel), <i>Crataegus monogyna</i> (Hawthorn), <i>Ilex aquifolium</i> (Holly), <i>Prunus avium</i> (Wild Cherry), <i>Quercus robur</i> (Common Oak), <i>Ulmus minor</i> (Field Elm) | EM | 350                 | 7(0.5)   | 4.5 | 4.5 | 4.5 | 4.5 | Good | 20+ | Off site | Part of linear group. Unable to inspect stem due to undergrowth. | None | 4.2  | B2 |

## Appendix 3 – Arboricultural Plans

Key

T1-B

Trees  
Showing Canopy extents, category  
colour and tag number (with category).

Category A

Trees of high quality with an estimated  
remaining life expectancy of at least 40  
years.

Category B

Trees of moderate quality with an  
estimated remaining life expectancy of  
at least 20 years.

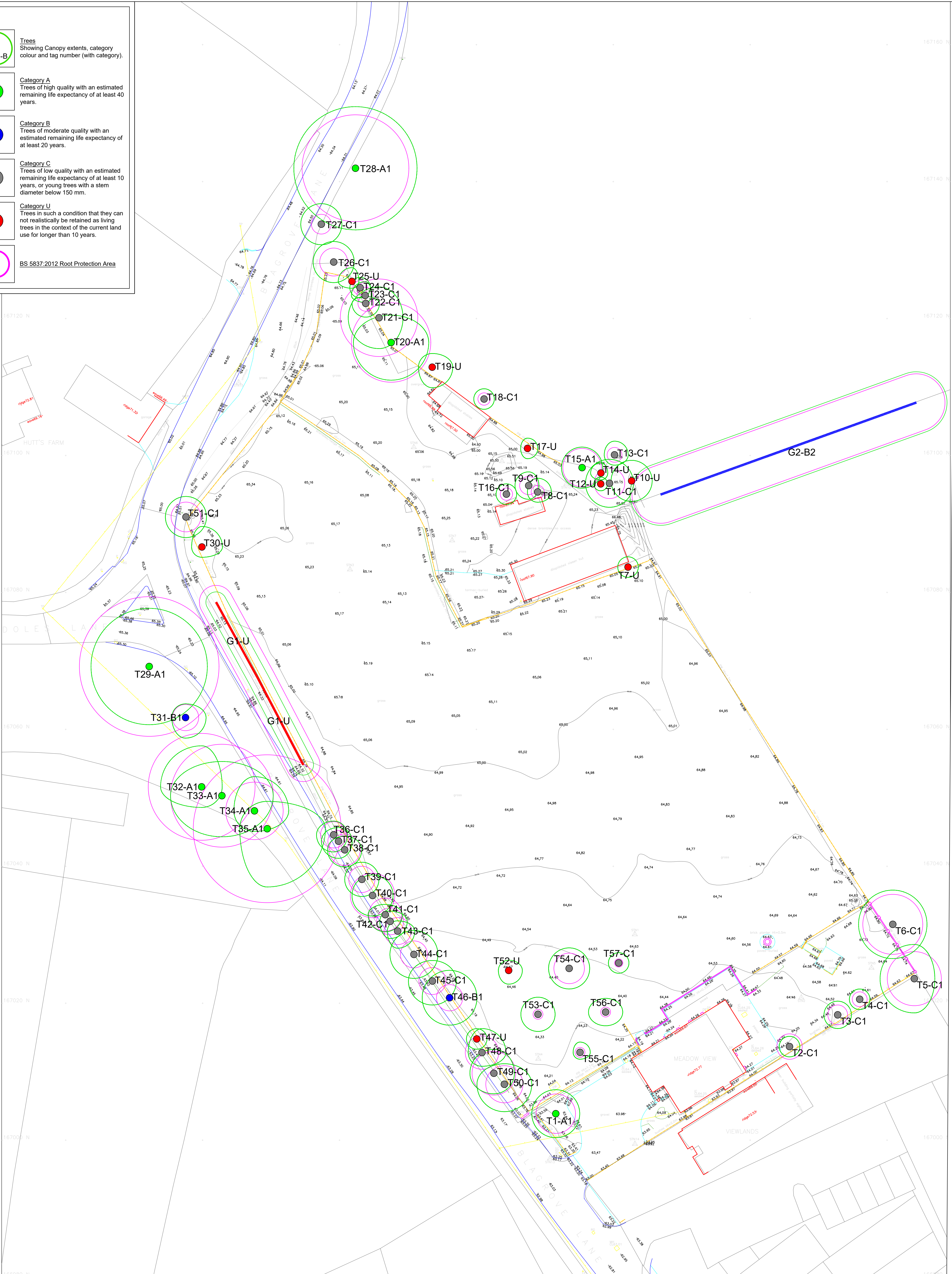
Category C

Trees of low quality with an estimated  
remaining life expectancy of at least 10  
years, or young trees with a stem  
diameter below 150 mm.

Category U

Trees in such a condition that they can  
not realistically be retained as living  
trees in the context of the current land  
use for longer than 10 years.

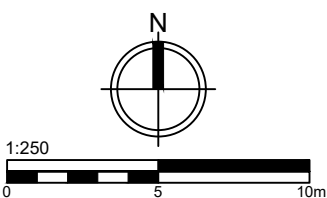
BS 5837:2012 Root Protection Area





ROAVR Group, Marr House  
Beechwood Business Park, Inverness, IV2 3BW  
www.roavr-group.co.uk  
support@roavr-group.co.uk  
01463 667302

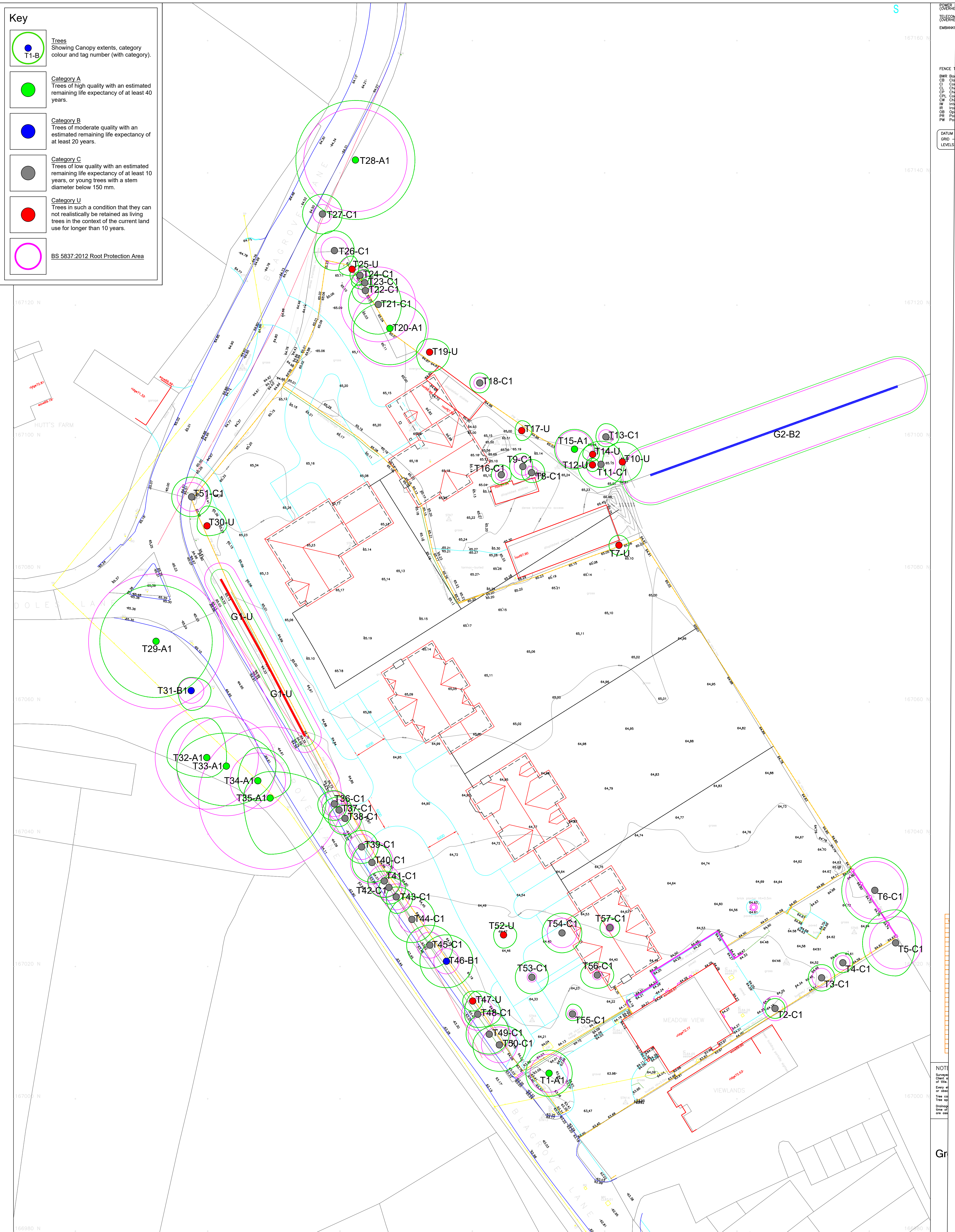
|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                             |               |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------|---------------|
| Drawing Title<br><b>Tree Constraints Plan</b> | Scale/Sheet<br>1:250 @ A1                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Date<br>22/04/2025          |               |
|                                               | Client<br>Rob Ward                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Drawing No<br>25_5837_04_45 | Rev<br>1      |
|                                               | Site/Project<br>Meadow View, Blagrove Lane,<br>Wokingham, RG41 4AU                                                                                                                                                                                                                                                                                                                                                                                      |  | Drawn By<br>PH              | Chkd By<br>MH |
|                                               | <b>General Notes</b><br>Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.<br>Depictions of tree canopies are based on measurements taken to four cardinal compass points.<br>No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon.<br>All rights reserved. |  |                             |               |



Key

- T1-B

Trees  
Showing Canopy extents, category  
colour and tag number (with category).
- Category A  
Trees of high quality with an estimated  
remaining life expectancy of at least 40  
years.
- Category B  
Trees of moderate quality with an  
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at least 20 years.
- 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 150 mm.
- Category U  
Trees in such a condition that they can  
not realistically be retained as living  
trees in the context of the current land  
use for longer than 10 years.
- BS 5837:2012 Root Protection Area



## Arboricultural method statement

### Table Of Contents:

1. Method Statement [Introduction and Overview]
  2. Pre-Commencement Requirements
  3. Pre Construction Measures
  4. Construction Near RPAs
  5. Underground Services
  6. Landscaping Within RPAs
  7. Arboricultural Supervision
  8. General Site Constraints
  9. Limitations
- Appendix 1 – Tree Protection Plan

### **Validation Statement for the Local Planning Authority.**

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

## 1. Method Statement [Introduction and Overview]

This statement sets out procedures to safeguard retained trees during construction. It includes:

- Tree protection barriers
- Ground protection
- Working methods for demolition and construction
- Supervision and reporting

## 2. Pre-Commencement Requirements

- Tree protection fencing to be erected before any demolition or construction works commence.
- Pre-commencement meeting to be held with the site manager, arboricultural consultant. .
- Confirm and clearly mark the trees for removal (T7, T8, T9, T16, T30, T36–T40, T52–T54, T56, T57, and G1)

### 3. Pre Construction Measures

3.1. Protective fencing will be installed around the Root Protection Areas (RPAs) of all retained trees and groups prior to any site activity, including demolition, delivery of materials or groundworks.

- Fencing shall be specified as per Figure 2 of BS5837:2012 (weldmesh panels on a scaffold frame).
- Fencing shall remain in place and be intact for the full duration of the works.
- The fenced area is to be treated as a Construction Exclusion Zone (CEZ). No access, storage, or ground disturbance is permitted within the CEZ.

Figure 2 - Default specification for protective barrier

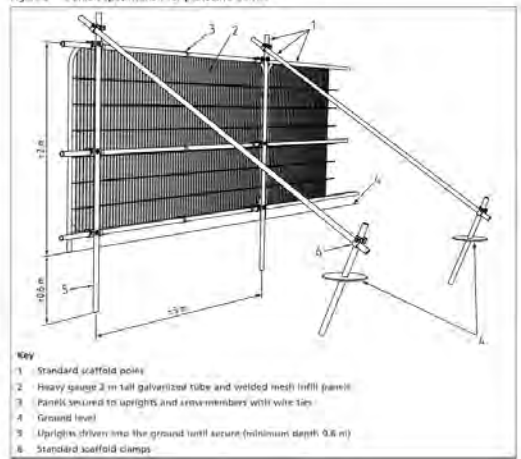


Image plates showing tree protection fencing and signage.

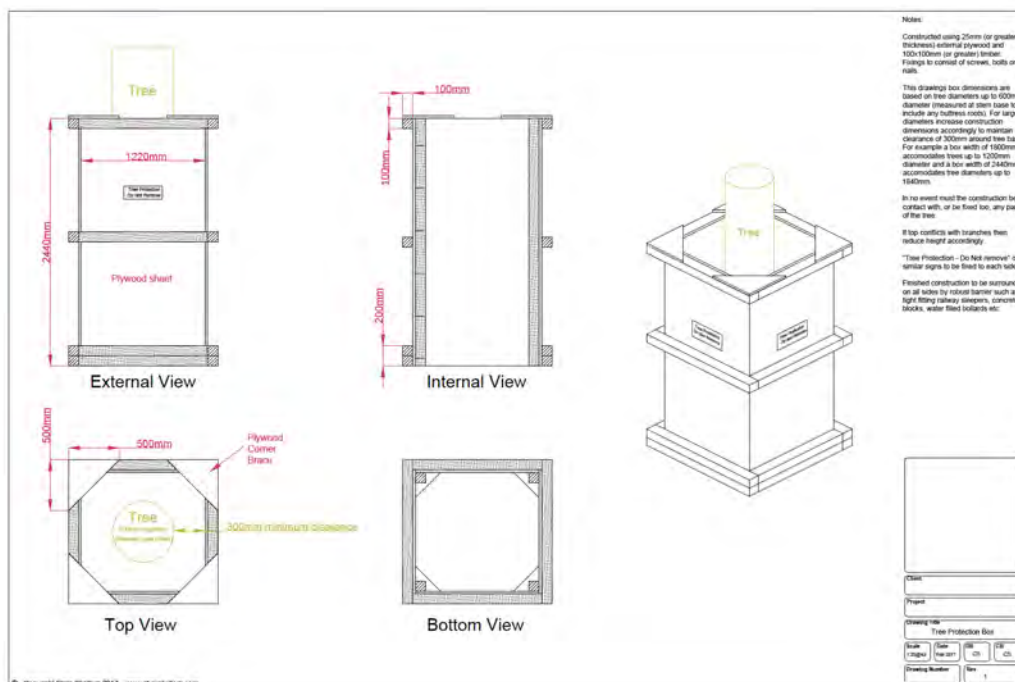


Image plate showing tree protective plywood boxes

### 3.2. Ground Protection and Access

Where access within the RPA is unavoidable temporary ground protection shall be installed:

- Ground protection must be capable of supporting construction traffic without deformation.
- It should comprise a three-layer system: a geotextile membrane, a compressible layer (e.g. woodchip), and track matting or ground reinforcement panels.



*Image plate showing synthetic ground protection boards*

## 4. Construction Near RPAs

### 4.1. T50 – Pedestrian Footpath Encroachment

- The proposed pedestrian path slightly encroaches into T50's RPA.
- The encroachment is minimal and lies outside the tree's primary rooting zone.
- No special surface construction (e.g., no-dig or permeable surfacing) is required.
- Conventional hardstanding is acceptable in this case.

#### 4.2 Retained Trees Adjacent to Works

- Trees such as T1 and T20 located near works must be protected with fencing throughout construction.
- Where access is needed close to RPAs, supervision is required.

### 5. Underground Services

- Services should be routed outside of RPAs.
- If unavoidable, use trenchless methods (e.g. directional drilling) or supervised hand excavation.

### 6. Landscaping Within RPAs

- Final landscaping within RPAs (turbing or planting) to use hand tools only.
- No grade changes or mechanical rotavation permitted.
- Imported soils should match existing site conditions and not raise soil levels.

## 7. Arboricultural Supervision

| Visit No. | Timing / Stage                                               | Purpose of Visit                                                                                                                                                                                                  | Responsible Person                      |
|-----------|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1         | <i>Pre-commencement (before any works begin)</i>             | <ul style="list-style-type: none"> <li>- Check and confirm correct installation of tree protection fencing and ground protection</li> <li>- Induct site team on tree protection requirements</li> </ul>           | Arboricultural Consultant, Site manager |
| 2         | <i>During demolition of outbuildings (barns and stables)</i> | <ul style="list-style-type: none"> <li>- Supervise demolition near retained trees</li> <li>- Ensure removals of T7-T9 and T16 are correctly executed</li> <li>- Check for ground disturbance near RPAs</li> </ul> | Arboricultural Consultant               |
| 3         | <i>Installation of pedestrian path (near T50)</i>            | <ul style="list-style-type: none"> <li>- Confirm RPA avoidance and edge alignment</li> <li>- Verify that no excavation beyond minor incursion occurs</li> </ul>                                                   | Arboricultural Consultant               |
| 4         | <i>Post-construction (prior to landscaping)</i>              | <ul style="list-style-type: none"> <li>- Final inspection of retained tree health and condition</li> <li>- Confirm fencing is removed appropriately</li> </ul>                                                    | Arboricultural Consultant, Site manager |

## 8. General Site Constraints

- No storage of materials or mixing of cement within RPAs
- Fires and fuel storage prohibited within 10 m of any tree
- Any accidental damage must be reported and remedial advice sought.

## 9. Limitations

- 9.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 9.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 9.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 9.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 9.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes, BSc Arb, MArborA  
Consultant Arborist

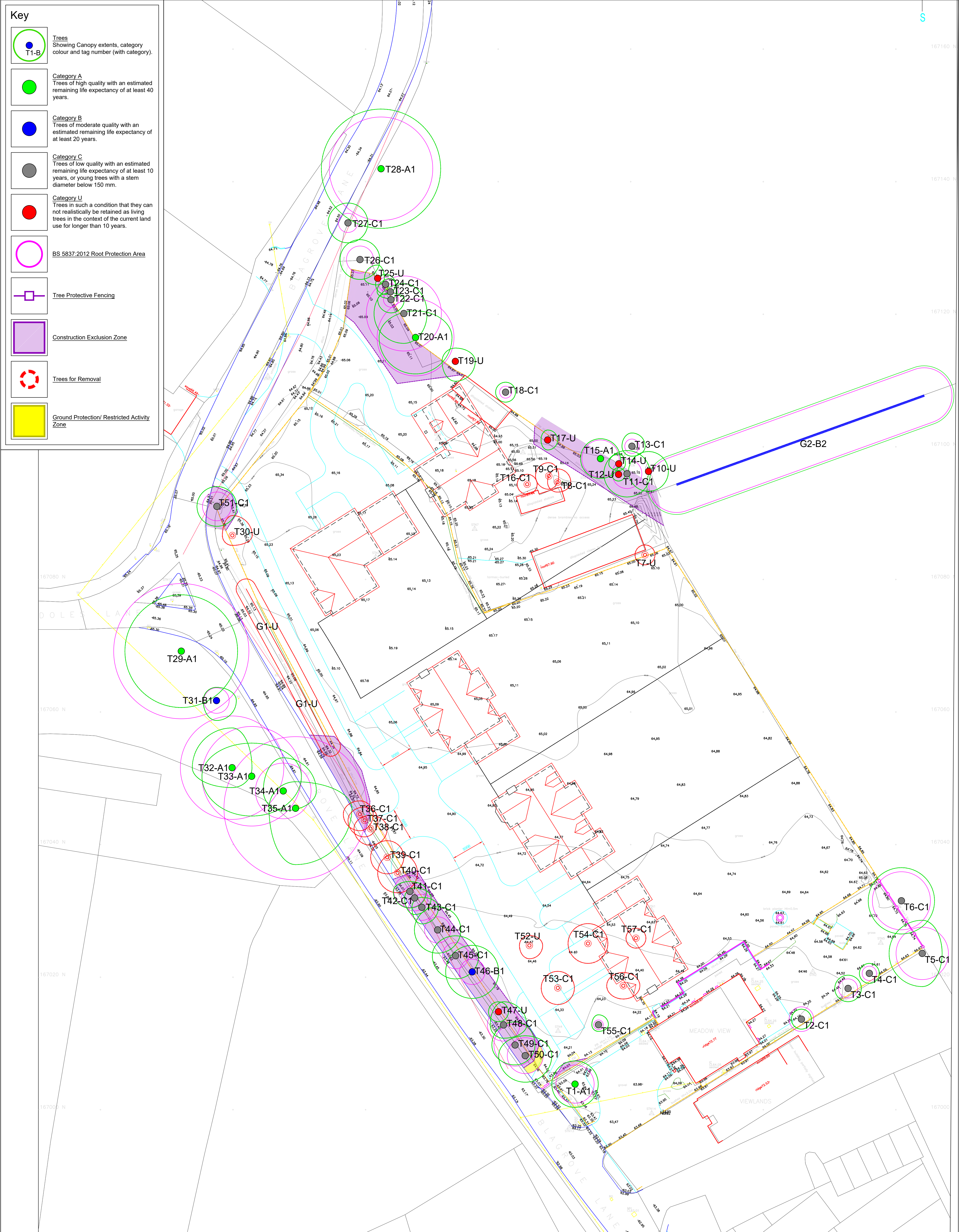
**Alexander Barnes**



Prepared by: Alexander Barnes  
Checked by: Peter Haine

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## Appendix 1 – Tree Protection Plan





ROAVR Group, Marr House  
Beechwood Business Park, Inverness, IV2 3BW  
www.roavr-group.co.uk  
support@roavr-group.co.uk  
01463 667302

|                                                                           |                                    |                           |
|---------------------------------------------------------------------------|------------------------------------|---------------------------|
| <b>Drawing Title</b><br><b>Tree Protection Plan</b>                       | <b>Scale/Sheet</b><br>1:250 @ A1   | <b>Date</b><br>30/07/2025 |
| <b>Client</b><br>Rob Ward                                                 | <b>Drawing No</b><br>25_5837_04_45 | <b>Rev</b><br>1           |
| <b>Site/Project</b><br>Meadow View, Blagrove Lane,<br>Wokingham, RG41 4AU | <b>Drawn By</b><br>PH              | <b>Chkd By</b><br>MH      |

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