



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

100 FINCHAMPSTEAD ROAD
WOKINGHAM
BERKSHIRE
RG40 2NT

CLIENT: MR PAUL MATTEY

OCTOBER 2024

Ref: AIA/AMS 06427 / 2024 R1

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File ref: AIA/AMS 06427/2024 R1

Date Issued: 17th October 2024

Report History					
Version	Date	Author	Checked	Comments	Status
0	17/10/24	SCD	HDT		SUPERSEDED
R1	23/10/24	SCD	SCD	Client amendments	ISSUE

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant.

The application is made to construct three new dwellings following the demolition of the existing property at 100 Finchampstead Road, Wokingham, Berkshire, RG40 2NT.

This report provides an Arboricultural Survey, Impact Assessment and Method Statement in accordance with the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction'.

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 retained trees can be successfully protected during 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

Trees on the Tree Protection Plan have been taken from a topographical survey provided by the client. The plan is a fair representation of tree locations in relation to the site.

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 17th October 2024 and will expire on 17th October 2026.

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. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

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

The 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 there are no Tree Preservation Orders on site.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

100 Finchampstead Road is not within a Conservation Area.

ANCIENT WOODLAND

100 Finchampstead Road 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 100 Finchampstead Road 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.

2.4 TREES APPRAISAL

Number of individual trees surveyed:	3
Number of tree groups surveyed:	3
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	0
Number of category 'C' trees / groups:	6
Number of category 'U' trees / groups:	0

Figure 1 - Tree quality summary

2.5 TREE WORKS AND REMOVAL

The following trees / shrub groups are to be removed to facilitate the build:

- G001 (Viburnum, Hazel) – Category 'C'
- H001 (Privet & Holly) – Category 'C'
- H002 (Privet) – Category 'C'
- T001 (Corkscrew Willow) – Category C1/2
- T002 (Amelanchier) – Category C1/2



Photo 2 – H001 (Privet hedge) and T001 (Corkscrew Willow)



Photo 2 – H002 (Privet)



Photo 2 – T002 (Amelanchier)



Photo 3 – Hazel coppice within G001

2.6 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed by the Local Authority 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 consider 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 higher category 'A' and 'B' trees on site and that new structures should be located outside of the identified RPA's of trees to be retained unless there is an overriding justification for the works.

Trees surveyed at 100 Finchampstead Road are all lower-grade category 'C' specimens and all trees / shrub groups to be removed are therefore also category 'C' trees / shrubs which would not pose a constraint to the reasonable development of the site.

The removal of trees will be mitigated by a robust scheme of landscape planting which will include new tree planting to enhance the residential development.

2.7 TREE PROTECTION DURING BUILDING WORKS

The roots of a retained offsite tree (T003) will be protected with Tree Protection Barriers installed accordance with BS:5837 (2012).

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

2.8 CONCLUSIONS

This report demonstrates that an application for three new dwellings on land at 100 Finchampstead Road, has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

5x small tree / shrub groups are to be removed to facilitate the build. These are low-grade category 'C' trees / shrub groups which would not pose a constraint to development. Tree removal will be mitigated with a robust scheme of tree and landscape planting to ensure there is no net loss of tree canopy cover on site as a result of the build.

A retained trees adjacent to the site can be fully protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable in arboricultural terms.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees growing on land at 100 Finchampstead Road during building works to construct three detached residential properties on site following the demolition of the existing property.

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

The schedule proposed here for site supervision and monitoring is proportionate to the arboricultural issues and low intensity of construction within the site.

The appointed Arboricultural Consultant will be notified once the Temporary Tree Protection Fencing is in place. He/she and will ensure that the tree protection measures are as approved and fit-for-purpose. Photos of the fencing will be forwarded to Wokingham Borough Council's Tree Team for confirmation.

A member of the construction team will be a designated 'Tree Supervisor' and will assume responsibility for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement.

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

3.3 TREE WORKS

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

Ref:	Species	Works	Cat.
G001	Viburnum 'tinus' (Viburnum sp.) Hazel x2 (Corylus avellana)	Fell to ground level and remove stump	C2
H001	Privet (Ligustrum vulgare) Common holly (Ilex aquifolium)	Fell to ground level and remove stump	C2
H002	Privet (Ligustrum vulgare)	Fell to ground level and remove stump	C2
T001	Corkscrew willow (Salix matsudana 'Tortuosa')	Fell to ground level and remove stump	C1,2
T002	Amelanchier (Amelanchier sp.)	Fell to ground level and remove stump	C1,2

Figure 2. Schedule for tree works

3.4 TREE WORKS BEST PRACTICE

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

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.

3.5 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.

3.6 TREE PROTECTION FENCING

Following the initial tree works, no further works in relation to the building work will be undertaken, including construction, excavation or demolition, prior to a Tree Protection barrier being installed as identified in the Tree Protection Plan.

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

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

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

The appointed Site Manager 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.

3.7 CONSTRUCTION EXCLUSION ZONE

The area behind the Tree Protection Fencing is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

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

3.8 SERVICES

There will be no trenching for services within the RPA of the (offsite) retained trees.

3.9 GENERAL CONSIDERATIONS

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

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

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

3.10 LANDSCAPING

The following rules will be followed 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 retained trees following completion of the development.
- On completion of the build, 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.

3.11 UNFORESEEN CIRCUMSTANCES

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

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

APPENDICES

- A. Survey Data
- B. Key
- C. Cascade Chart for Tree Quality Assessment
- D. Tree Data
- E. Tree Plans
- F. Contacts
- G. Qualifications

APPENDIX A - SURVEY DATA

- The trees were surveyed on Saturday 12th October 2024 from ground level only.
- On the day of the survey, the weather conditions were overcast. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 3 trees, 2 hedges and 1 tree / shrub group growing on or 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

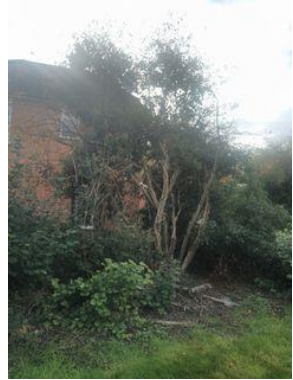
¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have 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 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	Photo
G001	Viburnum 'tinus' (Viburnum sp.) Hazel x2 (Corylus avellana)	Group 3 trees	Height (m): 1.5 3 stems, avg.(mm): 200 Crown Clearance (m): 0 Life Stage: Mature	N:1 E:1 S:1 W:1	Multi-stem shrubs and coppiced trees.	C2	Area: 80 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	
H001	Privet (Ligustrum vulgare) Common holly (Ilex aquifolium)	Hedge 2 trees	Height (m): 1.5 2 stems, avg.(mm): 60 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Low, tightly clipped boundary hedge.	C2	Radius: 0.7m. Area: 24 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
H002	Privet (Ligustrum vulgare)	Hedge	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Lapsed hedge, last cut around 1.5m. ivy clad. Gappy screening.	C2	Radius: 1.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T001	Corkscrew willow (<i>Salix matsudana</i> 'Tortuosa')	Tree	Height (m): 2 Stem Diam(mm): 30 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Multi-stem formed of regenerative shoots from felled stump	C1,2	Radius: 0.4m. Area: 1 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low	
T002	Amelanchier (<i>Amelanchier</i> sp.)	Tree 6 stems	Height (m): 5.5 6 stems, avg.(mm): 70 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:3 S:2 W:3	Multi-stem large shrub. Asymmetrical canopy. Prolific ivy throughout canopy. Poor form.	C1,2	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Ivy	
T003	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tree	Height (m): 14 Stem Diam(mm): 680 Crown Clearance (m): 3.5 Life Stage: Mature	N:5 E:4.5 S:6.5 W:5	End tree in linear group. Off-site. Lapsed hedging.	C2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Protection Plan ref: [100 FINCHAMPSTEAD ROAD TPP 06427 2024 R1](#)

APPENDIX F – CONTACTS

Arboricultural Consultant

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APPENDIX G - QUALIFICATIONS

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

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

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