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BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT & METHOD STATEMENT

70 READING ROAD
WOKINGHAM
BERKSHIRE
RG41 1EL

CLIENT: RIA & STEVE JOYCE

JUNE 2025
Ref: AIA/AMS 06686 / 2025

REPORT BY: SARAH DUCKWORTH
DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com
M: 07810 440546

Arboricultural ASSOCIATION
Professional Member
MEMBERSHIP NO: PRO 1695

Project:	The erection of a front canopy roof, replacement bay window and a part single part two storey side/rear extension following demolition of an existing single storey side/rear extension, plus changes to fenestration and erection of a detached double garage with access ramp.

Prepared by:	Sarah Duckworth
Position:	Arboricultural Consultant
Qualifications:	DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons), LANTRA Professional Tree Inspector

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed erection of a front canopy roof, replacement bay window and a part single part two storey side/rear extension following demolition of an existing single storey side/rear extension, plus changes to fenestration and erection of a detached double garage with access ramp at 70 Reading Road, Wokingham, Berkshire, RG41 1EL.

There are a number of trees growing on and adjacent to the site which enhance the verdant setting of the plot and the amenity of Reading Road. The property owners, Mr and Mrs Joyce have expressed a wish to retain all the healthy trees, and they are committed to ensuring the retained trees are fully protected during the proposed building works.

The proposed dwelling extensions are located outside of the root protection areas of all trees. The new garage and parking areas are partially within the root protection areas of two category 'C' trees at the front of the property.

The scheme has been revised and updated in line with arboricultural recommendations. The garage location has been repositioned and areas of driveway reduced to keep new areas of development and hard surfacing within the rooting areas of trees to an absolute minimum.

This application is therefore committed to the preservation of trees on site. Additional new tree planting with five specimen trees will ensure there is no net loss of trees on site. The new planting will restore tree coverage along the front boundary, creating sustainable, long-term tree cover which will provide seclusion for residents in views from the public highway.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to land at 70 Reading Road, Wokingham, Berkshire, RG41 1EL.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed erection of a front canopy roof, replacement bay window and a part single part two storey side/rear extension following demolition of an existing single storey side/rear extension, plus changes to fenestration and erection of a detached double garage with access ramp.

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

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

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan, have been taken from a topographical survey provided by the client. Offsite trees not covered by the survey have been plotted by eye, their positions measured against boundaries and triangulated against fixed objects on site. The position of these trees should not therefore be taken as exact, but the plan is a fair representation of their locations in relation to the proposed build area.

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 18th June 2025 and will expire on 18th June 2027.

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

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

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. 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 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

One Oak tree on site (T008 of this report) is protected by a Tree Preservation Order (ref TPO-1325-2009).

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

Figure 1 – Wokingham Borough Council Tree Preservation Order Information

CONSERVATION AREA

70 Reading Road is not within a Conservation Area.

ANCIENT WOODLAND

70 Reading 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 70 Reading Road is Bagshot Formation - Sand.

The soil at 70 Reading Road is therefore likely to be free-draining and resistant to compaction. Sandy soil has less capacity to shrink and swell with changing moisture levels[1].

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 PLOTTING THE RPAS

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

Tree roots do not tend to grow far under the adopted public highway where the compacted and anaerobic conditions are not conducive to healthy tree root growth. In view of this, the Root Protection Area of T017 (Ash) has been plotted as a polygon, offset away from the road to provide a realistic representation of the likely distribution of tree roots.

2.5 TREES APPRAISAL

Number of individual trees surveyed:	20
Number of tree groups surveyed:	3
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	1
Number of category 'C' trees / groups:	21
Number of category 'U' trees / groups:	1

Figure 2 - Tree quality summary

[1] P.G. Biddle (1998) Tree Root Damage to Buildings - Volume 1 Causes, Diagnosis and Remedy. Published Willowmead Publishing Limited. Fig. 4.3, Principal Geological Strata Pg. 39

The most visually significant trees in relation to the site is T008, a mature, healthy specimen Oak which has been given a category 'B' grade as a reflection of its moderate to high amenity value and good health. The tree is protected by a Tree Preservation Order. T008 is set well back from the build area. Its root protection area can be fully protected and will remain sacrosanct during the building work.

Photo 1. T008 Category 'B' Oak – subject of a Tree Preservation Order

There are several Ash trees growing at the front of the property, many of which exhibit symptoms of Ash Dieback Disease to varying degrees with apical dieback and epicormic shoots in the lower crown. However, the client is keen to retain the trees for as long as it is safe and reasonable to do so as they value the screening the trees provide.

Ash trees have therefore been retained where possible. Additional tree planting is proposed along the front to screen the property and create more sustainable tree cover. The young trees will be replacements for when the declining Ash trees eventually need to be felled.

2.6 TREE WORKS AND REMOVAL

The following trees will be removed to facilitate the building work.

- **T002 – Flowering Cherry. Category 'C2' small ornamental tree.**
- **T019 – Ash. Category 'C1' multi-stem tree. Ash Health Class 2 - 75%-50% remaining canopy**
- **T020 – Ash. Category 'C1' a slender etiolated tree**. Dead branch in lower crown. Ash Health Class 1 - 100%-75% remaining canopy

Photo 2. T002 – Flowering Cherry

Photo 3. Trees along the front boundary adjacent to the public highway

Trees to be removed are lower-grade category 'C' specimens. None of the trees to be removed to facilitate the build have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

2.7 APPLICATION ASSESSMENT

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

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

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

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

The proposed property extensions are located outside of the root protection areas of all trees and will have no impact on trees on site. The removal of one small cherry (T002) to provide clearance to the extended dwelling will not be visually significant to the overall level of tree canopy cover on site.

Previous owners of 70 Reading Road cleared a lot of vegetation to the front of the property opening up the property in views from the public highway. Mr. and Mrs. Joyce (the current owners) wish to restore the tree planting and soft landscaping along the frontage to enhance the amenity of Reading Road and provide seclusion and privacy to their garden. They have therefore adapted plans in line with the arboricultural advice to reduce the amount of hard standing and build footprint within the Root Protection Area of T017 (Ash) so that it might be retained for as long as possible to enable the new planting to establish.

British standard 5837 ('Trees in relation to design, demolition and construction') advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

The proposed new garage and associated areas of hard landscaping require an incursion into the root protection areas of T17 (Ash) and T18 (Hazel).

The garage and hard standing is contrary to these recommendations and may cause some harm to T017 (Ash) where it exceeds 20% of the undeveloped rooting area for the tree.

However, it is noted that as a low-grade category 'C1' ash showing early symptoms of Ash Dieback, the tree has a limited safe, useful life-expectancy in this location and should not pose an overriding constraint to reasonable development.

Ref:	Species	BS:5837 RPA (m^2)	Incursion of new building into RPA (m^2)	Incursion of new driveway into RPA (m^2)	Previously undeveloped RPA (m^2)	Combined incursion as a % of previously undeveloped RPA
T017	Ash	363	9.5	92	363 - (Tree is younger than road & will have adapted root growth around it)	25%
T018	Hawthorn	26	0.6	0	26	2.3%

Figure 2 – Incursion of new dwelling footprint into RPA of retained trees

To reduce harm to the trees, the parking will be formed from a lightweight and porous / free draining gravel surface over a no-dig subbase to enable tree roots to continue to thrive under this surface on completion of the ground works. The remaining rooting area for the tree will be protected and undisturbed.

The new garage will be constructed using bespoke foundations designed in consultation with the Arboricultural Consultant to limit ground disturbance and potential harm to the tree.

On completion of the works, the property will be enhanced with five new trees planted for habitat, screening and amenity value and to ensure there is no net loss of tree cover on site as a result of the development. The new trees will be planted where they can grow to maturity, without foreseeable interference or conflict with the property.

2.8 TREE PROTECTION DURING BUILDING WORKS

All retained trees will be protected with fit for purpose Tree Protection Barriers in accordance with BS:5837 (2012).

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

2.9 SERVICES

I have not received any drainage or service plans for the site. However, it will be possible to connect services and drainage / soakaways outside of the identified rooting areas of the retained trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.10 CONCLUSIONS

This report demonstrates that an application at 70 Reading Road, Wokingham, for the erection of a front canopy roof, replacement bay window and a part single part two storey side/rear extension following demolition of an existing single storey side/rear extension, plus changes to fenestration and erection of a detached double garage with access ramp has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The proposed dwelling extensions are located outside of the rooting area of all trees. The detached garage is within the rooting areas of trees at the front of the property.

Where encroachment into Root Protection Areas (RPAs) occurs — for T017 (Ash) and T018 (Hazel) mitigation strategies have been clearly outlined. The trees are not protected, and the Ash has early symptoms of Ash Dieback disease. However, the property owner is keen that they be retained to enhance the screening of the property.

In support of this aim, the new driveway will be a no-dig, free-draining, and porous surface to ensure continued healthy tree and root growth on completion of the build. Specialist foundations will be used for the garage to minimise ground disturbance in these areas. This approach demonstrates the applicant's commitment to the retention and preservation of trees.

The scheme is supported by a robust scheme of new tree planting to mitigate tree loss and increase tree quality and tree canopy cover on site. The five replacement trees are of a suitable species, planted in locations where they can grow to their full potential, without foreseeable interference or conflict with residential properties or restricting access in the future.

This application is also supported by an Arboricultural detailed Arboricultural Method Assessment to demonstrate how the retained trees on site will be protected during the building works and a robust scheme of landscape planting to enhance the amenity and character of the new development.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

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 IN CONTRAVENTION OF A TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place during the build.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The project arboriculturist will attend site to monitor tree protection during the following phases of development:

1. During the installation of no-dig driveway subbase within the root protection area of T017 (Ash).

2. During piling / specialist foundations for the new dwelling within the RPA of retained trees.

The Local Authority Tree Officer will be updated following each event.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor, a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- To ensure commitment from all parties to the healthy retention of the trees. These details will be passed on to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.
- The appointed 'On-Site Tree Supervisor' will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

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

3.4 TREE WORKS

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

Ref:	Species	Works	Cat.
T019	Ash (*Fraxinus excelsior*)	Fell and remove stump	C1
T020	Ash (*Fraxinus excelsior*)	Fell and remove stump	C1

Figure 4. Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

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

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the site owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TREE PROTECTION FENCING

Following the initial tree works, no further works in relation to the build will be undertaken, including receipt of deliveries, ground works or construction, prior to the Tree Protection Fencing 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.

The fencing will be located to protect 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.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

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

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.9 SERVICES

An electrical supply to the garage from the main dwelling will be located outside of the rooting areas of all retained trees.

Soakaways, where required will be located 5m from the rear elevations of the property within the garden area and outside of the rooting areas of all retained trees.

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

3.10 NO-DIG DRIVEWAY CONSTRUCTION

The sub-base of the no-dig driveway will be installed prior to any construction work on site in order to create a suitable work surface within the rooting area of trees.

Existing turf within the footprint of the proposed new access driveway – as identified on the Tree Protection Plan can be killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application. When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application.

Alternatively, turf can be carefully scraped back using the toothless bucket of a small excavator working from existing areas of hard standing or a load appropriate temporary trackway when within the rooting areas of retained trees. Any fibrous roots exposed following this work will be immediately covered with a fine layer of topsoil to prevent desiccation.

Once clear of vegetation, any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

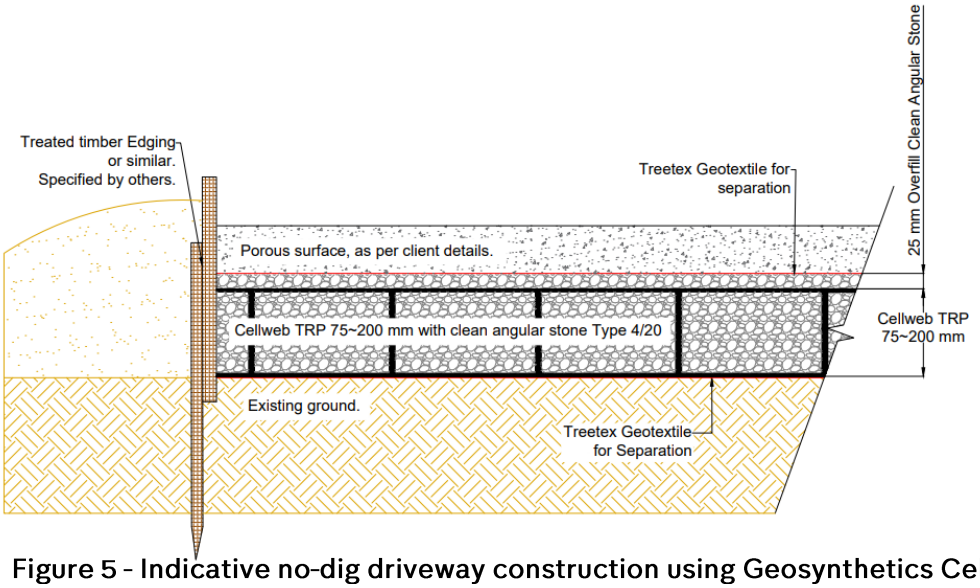


Figure 5 - Indicative no-dig driveway construction using Geosynthetics Cellweb

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and the finished driveway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area. The open cells will be filled with clean, open graded aggregate, with particles between 20 and 45mm, (no fines Type 1 Roadstone

of a non-marine source) working toward the tree from the furthest point away and using the filled cells as a platform.

The final surface course will not be laid down until the end of construction because otherwise it would be damaged by construction activity. However, this can leave the geocells vulnerable to wear and tear. Furthermore, mud from construction traffic is likely to be deposited on the unprotected infill which would impair its long-term permeability. To avoid this scenario, the filled cells will be protected with either a) a temporary surface such as heavy-duty plastic or metal road plates or b) by laying a fine terram over the geocells above which a further 50–75mm of 'surplus' aggregate / infill material will be laid.

The temporary protective surface will only be removed on completion of all building works and removal of materials from site and at which point the final aesthetic porous gravel surface will be laid.

Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the driveway and parking areas to meet the adjacent ground levels.

3.11 FOUNDATIONS

The new garage will be erected onto specialist foundations installed under an Arboricultural Watching Brief. Foundations will be bespoke and designed with Arboricultural input to minimise the impact on the trees and ensure tree roots can continue to thrive under the garage on completion of the building work.

At no point will vehicles (tracked or otherwise) be driven, moved or parked on unprotected ground within the rooting areas of tree(s) on site.

Leachate from curing concrete can be toxic to tree roots therefore steel piles are preferred. If concrete piles are used, the pile holes must be lined with a non-porous plastic membrane.

3.12 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 on existing areas of hard landscaping at the front of the property and well away from trees.

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

Any transit or traverse of plant in close proximity to the trees and / or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained.

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

3.13 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.

4. POST DEVELOPMENT

4.1 NEW TREE PLANTING

New trees will be planted as per the landscaping scheme within the next or current planting season November to March (whichever is soonest) on completion of the building project. Planting will be undertaken when soils are moist and free from frost.

Planting trees too deep is a major cause for premature decline. Tree planting pits will be dug to the same depth as the woody roots to prevent settlement and sinking post planting. The soil backfilled into the planting pit will consist of 1/3 organic matter (well rooted manure or other compost) with 2/3 existing soil.

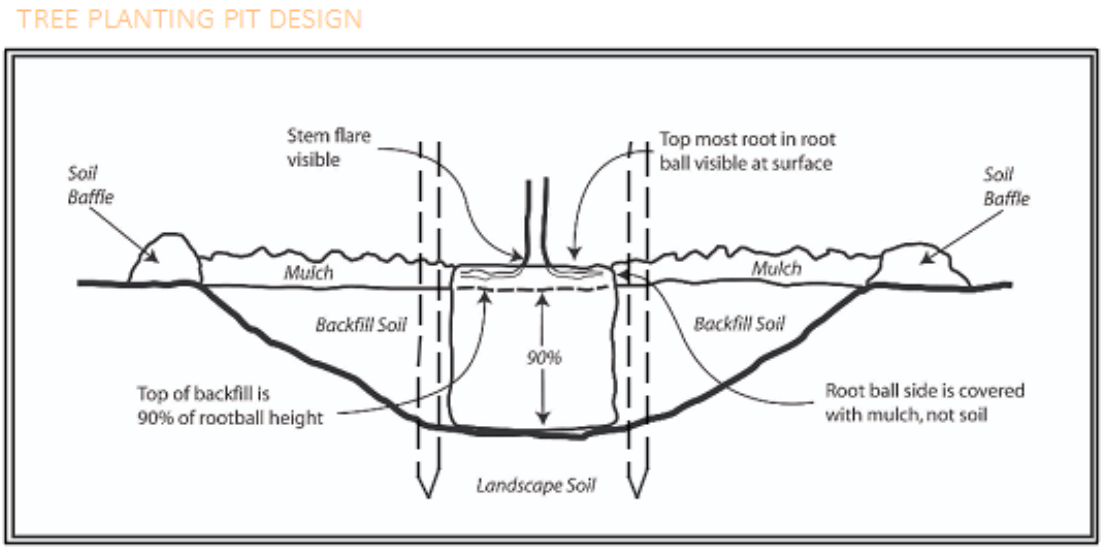


Figure 6 - Tree Planting Pit specification

Trees will be staked with two stakes and a cross bar set as low down the tree as possible to allow for canopy and stem movement whilst supporting the structural function of the root system.

Tree stakes will be driven into the ground to a sufficient depth to provide full support before the tree is planted. Supporting straps around the stem will allow for the radial expansion of the stem. A rubber bung will prevent the tree from coming into direct contact with the tree stake.

4.2 IRRIGATION

Twice weekly watering will be undertaken during the first two growing seasons (April to October) following planting to ensure successful establishment. During periods of prolonged hot weather, the frequency of any watering visits may need to be increased.

The volume of water applied to the base of each plant is to be determined by inspection on each occasion. Rainwater and precipitation alone is not sufficient to irrigate containerised trees therefore irrigation is likely to be necessary in all but the most

prolonged periods of wet weather. All watering should be sufficient to wet the entire root ball, including the lower levels of soil.

During the third year the new plants will continue to be monitored, with irrigation resumed during periods of drought or where plants are showing signs of drought stress.

Any new trees or plants which fail to establish and thrive, or which die, are removed or become seriously diseased within a period of 5 years following completion of the development, will be replaced with another of a similar size and species.

4.1 SOIL AMELIORATION

There is substantial evidence for the benefit of mulches to mature trees, to increase their root development and improving tree health and physiological condition.

To do this, turf around the base of the tree should be removed by hand using sharp spades to lift a thin layer of grass and roots. The radius of the mulched area should be as large as possible – out to the edge of the canopy would be best but any mulched area, however small will benefit the growing conditions for the tree.

Once the turf has been removed a mulch of well-rotted bark chip or fully composted organic material should be raked over the area 60- 100mm deep taking care not to obscure the natural root flare around the base of the tree.

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

4.2 LANDSCAPING

The following rules will be followed during all future landscaping works in order to prevent harm to the trees:

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

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

APPENDICES

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

APPENDIX A - SURVEY DATA

- The trees were surveyed on Tuesday 15th April 2025 from ground level only.
- On the day of the survey, the weather conditions were clear. Visibility was good.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 20 trees and 3 tree groups 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	H001 = Hedge 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. [2]

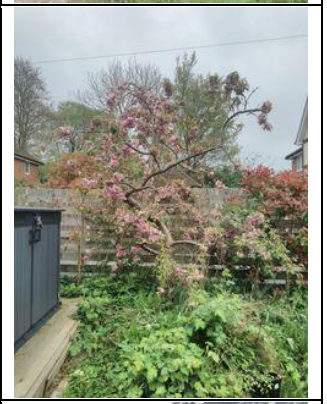
[2] The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that *'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have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

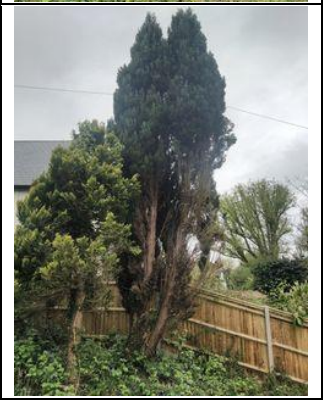
APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

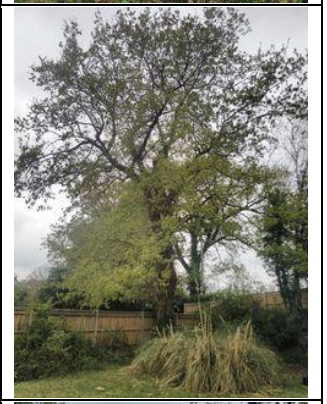
CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have a serious, irremediable, structural defect such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and / or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' Trees of High Quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category 'B' Trees of Moderate Quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality to merit the category 'A' designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' Trees of Low Quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees are present in groups or woodlands but without this conferring on them significantly greater collective landscape value; and/ or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
H001	Lawson cypress (Chamaecyparis lawsoniana)	Hedge	Height (m): 2 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Clipped conifer hedge	C2	Radius: 1.2m. Area: 32 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
H002	Privet (Ligustrum vulgare)	Hedge	Height (m): 1.5 Stem Diam(mm): 50 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Tight clipped low boundary hedge. Prolific ivy throughout hedge.	C2	Radius: 0.6m. Area: 20 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
H003	Laurel cherry (Prunus laurocerasus)	Hedge	Height (m): 2 Stem Diam(mm): 50 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Clipped hedge	C2	Radius: 0.6m. Area: 15 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	Bay tree (Laurus nobilis)	Tree	Height (m): 3 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Large multi-stem clipped shrub.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T002	Prunus 'Kanzan' (Prunus 'Kanzan')	Tree	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1 S:1.5 W:2	Small ornamental tree	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T003	Tulip magnolia (Magnolia soulangeana)	Tree 4 stems	Height (m): 5 4 stems, avg.(mm): 80 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:0.5 S:1.5 W:3	Multi-stem, small ornamental tree. Asymmetrical crown.	C2	Radius: 1.9m. Area: 11 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

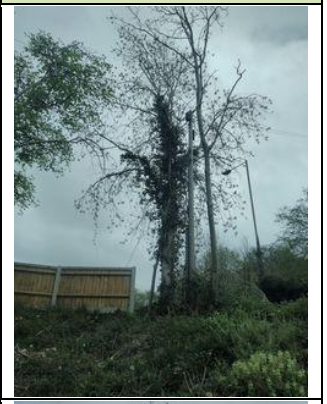
Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T004	Norway spruce (Picea abies)	Tree	Height (m): 10 Stem Diam(mm): 540 Crown Clearance (m): 2.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4.5 E:4.5 S:4.5 W:4.5	Cut vines in Central crown. Tree topped.	C1	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Moderate	
T005	Lawson cypress 'Compact, golden' (Chamaecyparis lawsoniana)	Tree	Height (m): 5 Stem Diam(mm): 200 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Small compact ornamental conifer. Canopy gappy.	C1	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T006	Chinese juniper 'Fastigiate' (Juniperus chinensis)	Tree 3 stems	Height (m): 8 3 stems (mm): 200,200,100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	Dieback in crown.	C1	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T007	Laurel cherry (Prunus laurocerasus)	Tree	Height (m): 5 Stem Diam(mm): 150 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Offsite multi-stem shrub.	C1	Radius: 1.8m. Area: 10 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T008	Pedunculate oak (Quercus robur)	Tree	Height (m): 16 Stem Diam(mm): 840 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6.5 E:8 S:6.5 W:5.5	Mature oak. Dead ivy stems on trunk. 8.5m straight to front boundary fence .	B1	Radius: 10.1m. Area: 320 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Ivy	
T009	Common ash (Fraxinus excelsior)	Tree 4 stems	Height (m): 13 4 stems, avg.(mm): 100 Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:1 W:2	Multi-stem ivy clad tree. Pests and Diseases: Ash Health Class 2 - 75%-50% remaining canopy	C1	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T010	Common ash (Fraxinus excelsior)	Tree 3 stems	Height (m): 12 3 stems, avg.(mm): 200 Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4 E:1 S:1 W:3	Multi-stem ivy clad tree. Decay pockets in old pruning cuts at base. Pests and Diseases: Ash Health Class 2 - 75%-50% remaining canopy	C1	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy	
T011	Lawson cypress (Chamaecyparis lawsoniana)	Tree	Height (m): 12 Stem Diam(mm): 310 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:3 W:1.5	Slender conifer. Codominant leaders in upper crown.	C2	Radius: 3.7m. Area: 43 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T012	Common ash (Fraxinus excelsior)	Tree	Height (m): 8 Stem Diam(mm): 100 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	Slender mature tree. Symptoms of Dieback in crown. Pests and Diseases: Ash Health Class 3 - 50%-25% remaining canopy	U	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Diseased Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Prolific ivy	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T013	Common ash (Fraxinus excelsior)	Tree 2 stems	Height (m): 12 2 stems, avg.(mm): 400 Crown Clearance (m): 4 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3.5	Multi-stem ivy clad tree. Pests and Diseases: Ash Health Class 2 - 75%-50% remaining canopy	C1	Radius: 6.8m. Area: 145 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy	
T014	Lawson cypress (Chamaecyparis lawsoniana)	Tree	Height (m): 8 Stem Diam(mm): 100 Crown Clearance (m): 1 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:1 E:1.5 S:1.5 W:1.5	Slender conifer.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	
T015	Lawson cypress (Chamaecyparis lawsoniana)	Tree	Height (m): 5 Stem Diam(mm): 100 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1.5 W:1.5	Small bankside tree. Foliage slightly sparse.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T016	Hazel (Corylus avellana)	Tree	Height (m): 3.5 Stem Diam(mm): 250 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Small coppice stool.	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T017	Common ash (Fraxinus excelsior)	Tree 5 stems	Height (m): 16 5 stems, avg.(mm): 400 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:8.5 E:7 S:10 W:5.5	Multi-stem ivy clad tree. Dieback in crown. Restricted access to base due to prolific bramble. 4m from pavement. 5m from t015 Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	C1	Radius: 10.7m. Area: 360 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense bramble.	
T018	Hazel (Corylus avellana)	Tree 6 stems	Height (m): 8 6 stems, avg.(mm): 100 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:4.5 S:2 W:4	Mature coppice stool. 3m from edge of pavement. 6.5m from T019. 9m from T017	C1	Radius: 2.9m. Area: 26 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Topography and basal growths.	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photo
T019	Common ash (Fraxinus excelsior)	Tree 2 stems	Height (m): 12 2 stems, avg.(mm): 300 Crown Clearance (m): 2 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:1 W:3	Multi-stem ivy clad tree. 4m from edge of highway. Pests and Diseases: Ash Health Class 2 - 75%-50% remaining canopy	C1	Radius: 5.1m. Area: 82 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Ivy	
T020	Common ash (Fraxinus excelsior)	Tree	Height (m): 11 Stem Diam(mm): 100 Crown Clearance (m): 6 Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:2.5 E:2 S:1 W:2.5	Slender etiolated tree. Dead branch in lower crown. 1.2m from T019 Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	C1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Protection Plan ref: 70 READING ROAD TPP 06686 2025

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE WORKS

↓

INSTALLATION TREE PROTECTION FENCING

↓

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

↓

STAGE 2 (DEMOLITION & CONSTRUCTION)

INSTALLATION OF NO-DIG PARKING AREA SUBBASE UNDER
ARBORICULTURAL WATCHING BREF

↓

SPECIALIST FOUNDATIONS
UNDER ARBORICULTURAL WATCHING BREF

↓

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

↓

STAGE 3 (POST DEVELOPMENT)

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

↓

TREE PLANTING / LANDSCAPING WORKS

APPENDIX G – CONTACTS

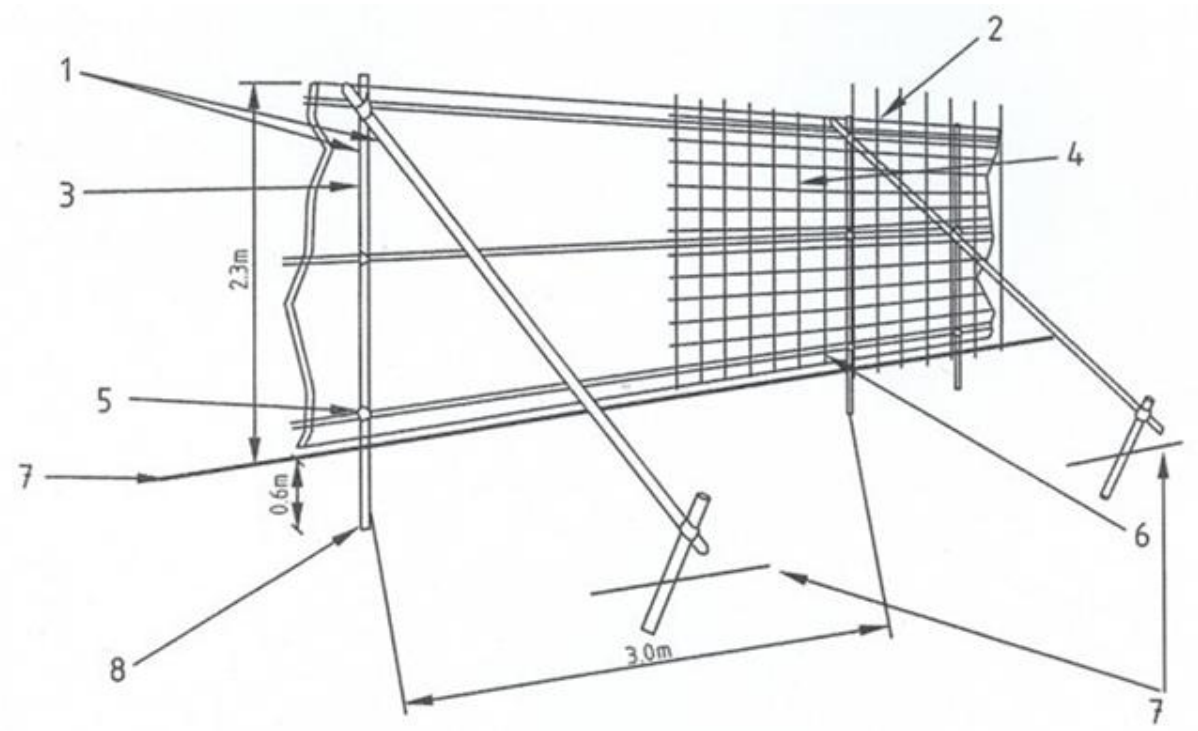
Arboricultural Consultant
Sarah Duckworth Glebelands Bungalow Mildenhall Marlborough Wiltshire SN8 2LR E: sarahcduckworth@hotmail.com T: 07810 440546

Client
Ria & Steve Joyce 70 Reading Road Wokingham Berkshire RG41 1EL E: riacreswell@hotmail.com

Local Planning Authority
Wokingham Borough Council T: 0118 974 6000

Architect
Sarah Gould E: sarahgouldarchitects@gmail.com T: 07979712649

APPENDIX H - TREE PROTECTION FENCING



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

APPENDIX I – TREE PROTECTION SIGNAGE

APPENDIX J - QUALIFICATIONS

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

I have over 20 years' experience working in the field of Arboriculture and for the past 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.