



OAKFIELD
ARBORICULTURAL SERVICES

Arboricultural Impact Assessment

Blakes Lane, Wargrave

OAS 26-601-AR01
July 2026

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DISCLAIMER

While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism, accidents or changes to the site that may affect trees that have taken place since the date of the survey. Oakfield Arboricultural Ltd does not accept any responsibility in connection with these factors. The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

Executive Summary

This Arboricultural Impact Assessment accompanies a planning application for the development of a single dwelling at land off Blakes Lane, Wargrave. A detailed BS 5837:2012 tree survey was undertaken in March 2026, recording 21 individual trees and three groups. The site comprises former garden land with no permanent structures and is bordered by residential properties to the east and west, woodland to the north and open land to the south. Access is gained from an existing entrance on Blakes Lane.

The surveyed trees are mixed in age, condition and value, with several high-quality Lime and Oak specimens along the northern boundary, including a veteran Oak T10 whose Root Protection Area has been enlarged in accordance with BS 5837. A number of trees are protected by a Tree Preservation Order.

The scheme has been designed to fully accommodate all arboricultural constraints. No tree removals are required and all construction, other than the access, lies wholly outside the Root Protection Areas of retained trees. The access utilises the historic entrance point and affects only T1, shallow adoptable-standard construction will be undertaken using hand-dig techniques and root pruning under supervision. Where the driveway falls within the RPA but is not adoptable, a no-dig 3D cellular confinement system will be used. This access must be installed prior to all other works so it can function as the protected construction route.

Mains services will be brought in from Blakes Lane along the western boundary, representing the lowest-impact alignment. Hand excavation and arboricultural supervision will ensure roots are retained wherever possible, with exposed roots protected from desiccation until backfilling. Adequate space exists within the site for compounds and storage outside all RPAs.

There is good separation between the proposed dwelling and retained trees, and no foreseeable pressure for future tree works arising from shading or proximity.

On approval, a detailed Arboricultural Method Statement and updated Tree Protection Plan is recommended to detail all tree protection/ construction details and monitoring regime throughout the construction phase to ensure the trees healthy retention during the construction phase.

1.0 Introduction

1.1 Instruction

- 1.1.1 Oakfield Arboricultural Services were instructed to undertake a tree survey and provide arboricultural advice on the site known as Land at Blakes Lane, Wargrave to accompany a planning application.
- 1.1.2 A detailed survey was undertaken in March 2026 and was carried out in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

1.2 Scope of Works

- 1.2.1 The scope of 'Trees in relation to construction' is to provide recommendations and guidance on how trees and other vegetation may be satisfactorily integrated into construction and development projects. The overall aim of this is to ensure the continued longevity and quality of amenity contribution that trees appropriate for retention and protection provide. This report and its appendices follow precisely the strategy for arboricultural appraisal and input intended to provide councils with evidence that trees have been carefully considered throughout the development process.
- 1.2.2 This is a preliminary assessment from ground level and observations have been made solely from a visual perspective for the purposes of assessment in terms relevant to planning and development. No invasive or other detailed internal decay detection devices have been used in assessing internal conditions.
- 1.2.3 Any conclusions relate to conditions found at the time of inspection. Any significant alteration to the site that may affect the trees that are present or have a bearing on planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will necessitate a re-assessment of the trees and the site and render any previous advice/ findings invalid. This is an arboricultural report and no such reliance must be given to comments relating to buildings, engineering, soil or ecological issues.

1.3 Documentation

1.3.1 The following documentation has been made available

- Topographical survey
- Proposed layout

2.0 Site & Tree Discussion

2.1 Site Description

2.1.1 The site comprises a parcel of undeveloped land that formerly formed part of the garden and associated land to an adjacent dwelling, historically used as an area for growing plants. It contains no permanent structures, with only a small number of lightweight poly tunnels present. Access is gained via an existing hardcore track and gate positioned at the north-west corner of the site, connecting directly to Blakes Lane. The eastern and western boundaries are defined by neighbouring dwellings and their associated gardens, while woodland lies to the north beyond the road and open land extends across the southern boundary.

2.2 Tree Discussion

2.2.1 A total of 21 individual trees and 3 groups have been assessed in detail from ground level by visual means only. The Tree Survey Schedule, at Appendix 2, details the trees in respect of dimension and quality in accordance with the methodology set out in the British Standard 5837:2012.

2.2.3 Trees along the northern boundary have had their respective Root Protection Areas adjusted slightly to account for the presence of Blakes Lane. While the spatial distribution of the rooting zones has been modified to reflect the influence of the established road corridor, the total RPA values remain unchanged in accordance with BS 5837. The practical effect of this adjustment is that a greater proportion of each tree's rooting influence now extends southwards into the site, and this revised RPA should be treated as the operative constraint during design development.

- 2.2.4 Species include Lime, Oak, Ash, Cypress species, Sycamore with Hawthorn, Laurel noted within groups. The site has not been managed for sometime with trees having had no formal management as a consequence remedial works for general maintenance reasons are required if only for the betterment of individual trees. Overall the site trees are of good value albeit some individuals are in poor and or irreversible decline.
- 2.2.5 T10, a mature Oak of exceptional size and form, has been assigned Veteran Tree status in recognition of its elevated arboricultural value. In accordance with BS 5837, its Root Protection Area has been enlarged to reflect this status, resulting in a greater rooting area than would ordinarily be applied to a non-veteran specimen. As with the other trees on the northern boundary, the RPA has also been adjusted to account for the presence of Blakes Lane, with the rooting influence consequently extending further southwards into the site.
- 2.2.6 As per Wokingham Borough Council's online maps the trees T1-T3, T8, T10-T12 are protected by a tree preservation order (TPO). No other trees are protected by a TPO or by virtue of being located in a conservation area.

3.0 Development Implication Assessment

3.1 The proposal

- 3.1.1 The proposal is to develop the site to accommodate a single dwelling and all associated services, access, parking other hard paved areas and open space provision.
- 3.1.2 The proposal has been designed to fully accommodate the identified tree constraints and does not require the removal of any trees. All construction activity, other than the access which utilises the historic entrance point, has been positioned wholly outside the RPAs of all retained trees, including the veteran Oak T10. On this basis and given the absence of any direct or indirect encroachment into tree RPAs the overall arboricultural impact is assessed as low and presents no significant concern.

3.2 Access

- 3.2.1 The main access is positioned at the historic entrance point and represents the only viable location that avoids unnecessary impact on multiple trees with only T1 being directly

affected. Highway regulations will necessitate that at least the first 5 m of the drive, where it meets Blakes Lane, is constructed to an adoptable standard. Given the typically shallow construction depth associated with such construction the works are expected to have minimal longer term effect on the health of T1, particularly as Oak generally exhibit deeper rooting habits. To support its retention, the section of adoptable construction closest to the tree is recommended be formed, under supervision, using a hand-dig methodology along the foundation line, with any roots encountered pruned cleanly using appropriate tools. This will prevent tearing or crushing damage associated with mechanical excavation and ensure the tree's long-term condition is safeguarded.

3.2.2 Where the access drive falls within the RPA of T1 and is not required to be constructed to an adoptable standard, it can be formed using a no-dig 3D cellular confinement system. This approach avoids excavation and provides a load-bearing surface while maintaining the existing soil profile. Any chosen surface finish is acceptable provided it is permeable, allowing water to infiltrate freely and maintain natural moisture levels to the underlying soil and roots environment.

3.2.3 Both elements of the driveway construction must be installed prior to all other construction related works so that the access can be used as a suitable construction route and as effective ground protection for T1 throughout the build. This ensures that vehicle movements and early site activity are confined to the approved surfaces, preventing and damage and or compaction within the tree's RPA thus supporting its long-term retention.

3.3 Construction

3.3.1 Construction of the dwelling is positioned wholly outside the RPAs of all retained trees. As no encroachment into any RPAs will occur the development can proceed using standard construction techniques without the need for specialist arboricultural measures.

3.3.2 Mains services will need to be routed into the site from Blakes Lane, where it is assumed the existing utilities serving neighbouring dwellings are located. An optimal route has been identified on the Tree Protection Plan to ensure the least practicable impact on retained trees. This alignment runs along the western boundary, positioned as far from the main

stems as possible, particularly T1, so that only smaller-diameter, non-structural roots may be encountered. Where feasible, the trench should be hand-dug, allowing any service pipes to be threaded beneath roots so they can be retained intact. This approach will minimise disturbance within the RPA and support the long-term condition of the affected trees. As this work may expose tree roots to the air for a period of time, it should be undertaken under arboricultural supervision. This will ensure compliance with the recommended methodology and allow any exposed roots to be protected with damp hessian until the trench is backfilled; maintaining moisture around exposed roots is essential to prevent desiccation and to support their successful recovery once the services have been installed.

3.4 Cultural implications for retained trees

- 3.4.1 Pressure to remove trees or undertake improper works due to proximity or shade cast on the proposed dwelling is considered low. There is good separation between all retained trees and the new building, ensuring that future occupants are unlikely to experience overshadowing or encroachment issues that might affect day to day living standards that may otherwise lead to requests for avoidable tree works.

3.5 Tree protection

- 3.5.1 Tree protection fencing has been indicatively shown on the Tree Protection Plan OAS 26-601 TS03 and will need to be installed prior to all works commencing on site.
- 3.5.2 Access for construction within the RPA is required but only for the main access which will be constructed as recommended in section 3.2.

3.6 Site storage, routes and compound areas

- 3.6.1 Adequate room is available for the locating of compounds and material storage within the site boundaries and outside of any measured RPA.

4.0 Conclusions

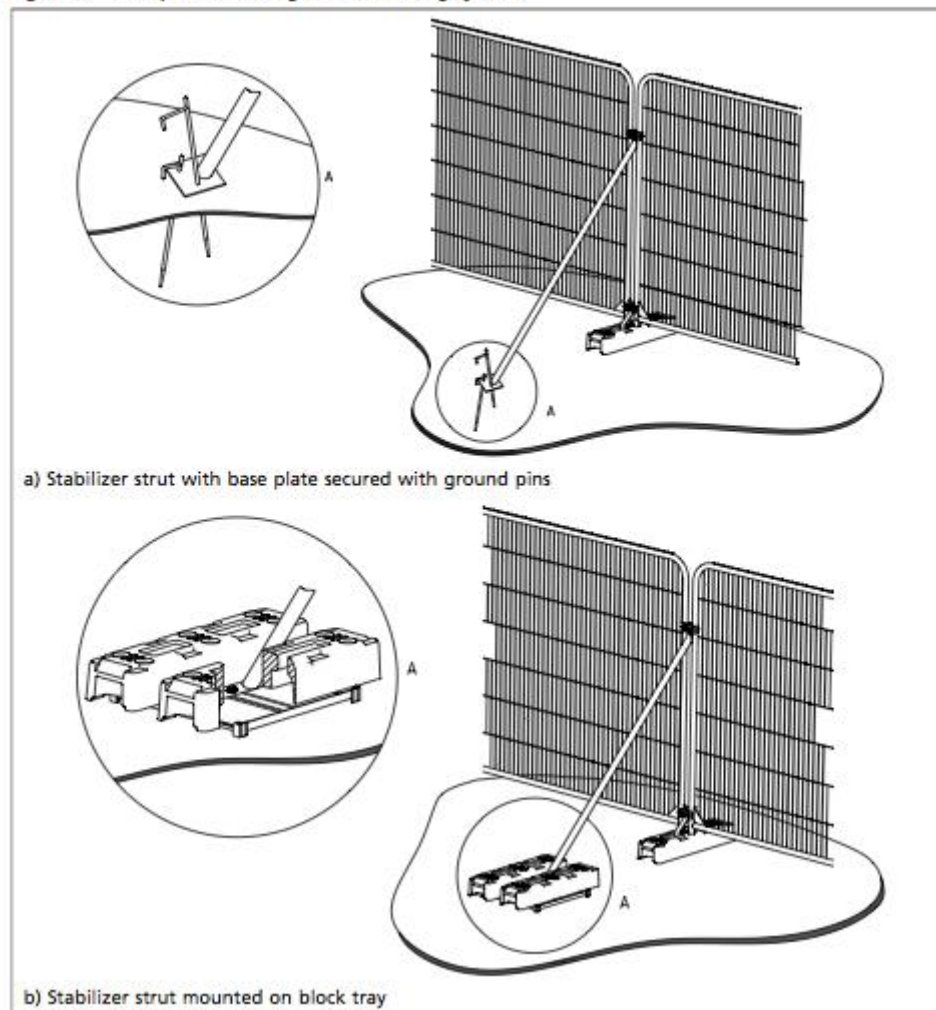
- 4.1.1 The proposal does not require the removal of any trees to accommodate the layout, and all elements of the development, bar the access, have been designed to avoid encroachment

into the RPAs. On this basis, the overall arboricultural impact is assessed as low and presents no material concern.

- 4.1.2 Consideration of the access construction is required where located in the root area of T1 with hand excavation and root pruning for the adoptable area of construction and the installation of a no-dig 3d cellular confinement system for the non-adoptable area. This must be constructed prior to all other construction related work to be used as a suitable construction route/ ground protection for T1.
- 4.1.3 Mains services are recommended to be routed along the western boundary from Blakes Lane, providing the least practicable impact on T1. This represents the lowest-impact option for bringing services into the site. Hand digging and arboricultural supervision are advised to ensure roots are protected and the installation proceeds in accordance with best practice.
- 4.1.4 Tree protection fencing will be installed as indicated on the tree protection plan and must be in situ prior to all works commencing on site.
- 4.1.5 As long as the recommendations are adhered to along with the installation of tree protection measures the proposal can be constructed without material effect on the health and or values of the surveyed trees.
- 4.1.6 On any approval, a Method Statement must be submitted detailing all tree protection measures, construction methodologies and any tree-specific engineering solutions required on site. This will be accompanied by an inspection and monitoring timetable and an updated Tree Protection Plan to ensure all works proceed in accordance with best practice.

Appendix 1 Tree Protection Fencing

Figure 3 Examples of above-ground stabilizing systems



Appendix 2 Tree Survey Schedule

			Canopy Spread												
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc/ First Branch	DBH (mm)	RPR (cm)	RPA (m2)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat
T1	Oak	14	3	4	6	4	3S	900	1080	366.25	P	Heavy ivy, Beefsteak (Fistulina) fungi to basal area. Moderate deadwood in crown	20+	C	1
T2	Lime	20	4	4	4	4	5S	875	1050	346.19	F	Normal form and condition	40+	A	1
T3	Lime	22	4	4	4	4	5S	750	900	254.34	F	Normal form and condition	40+	A	1
T4	Macrocarpa	11	2	3	2	3	1	250	300	28.26	F	Heavy ivy small no overall value	10+	C	1
T5	Oak	9	3	2	2	2	1	250	300	28.26	P	Small self-set stem poor form	10+	C	1
T6	Ash	16	3	3	3	3	1	250	300	28.26	P	Dieback to crown poor condition	10+	C	1
T7	Ash	16	3	3	3	3	0	650	780	191.04	P	Bifurcated main stem 1 x stem in significant decline	<10	U	1
T8	Oak	22	7	8	9	7	4W	1100	1320	547.11	F	Normal form and condition	40+	A	1

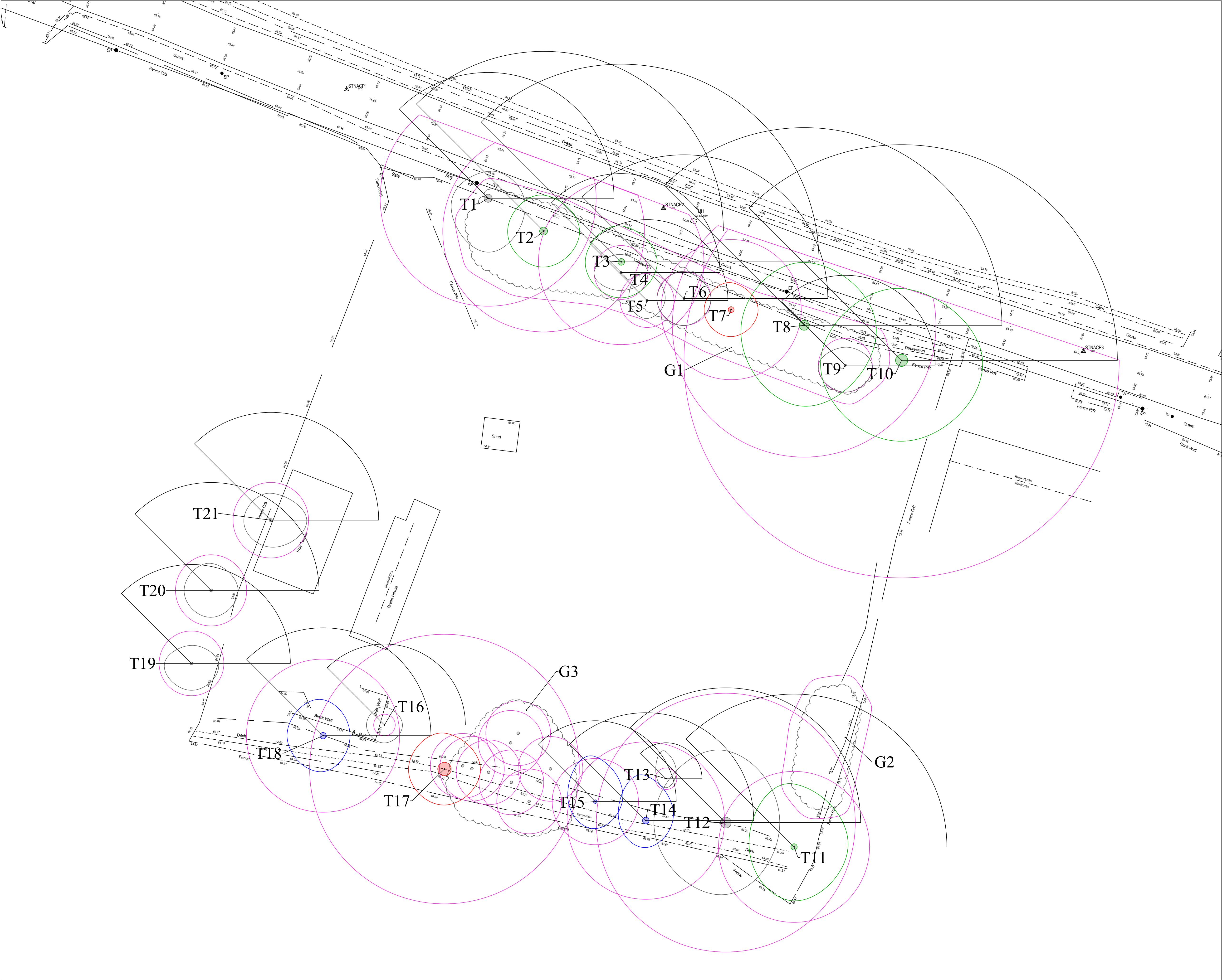
			Canopy Spread												
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc/ First Branch	DBH (mm)	RPR (cm)	RPA (m2)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat
T9	Cypress	10	2	3	3	3	0	250	300	28.26	F	Heavy ivy small no overall value	10+	C	1
T10	Oak	24	8	9	9	9	5	1350	2025	1287.60	F	Normal form and condition	40+	A	1
T11	Oak	17	7	6	6	5	3S	700	840	221.56	F	Normal form and condition	40+	A	1
T12	Oak	15	8	6	8	8	5N	1200	1440	651.11	P	In moderate decline, minimal buds significant dieback and deadwood in crown	10+	C	1
T13	Oak	4	3	1	1	1	1N	100	120	4.52	F	Small self-set tree	20+	C	1
T14	Sycamore	12	5	3	3	3	0	725	870	237.67	F	Bifurcated main stem fair condition	40+	B	1
T15	Hazel	9	5	3	3	3	0	400	480	72.35	F	Large coppice stool	20+	B	1
T16	Ash	9	2	2	2	2	1	100	120	4.52	F	Small self-set tree little value	10+	C	1
T17	Oak	11	4	4	4	4	4	1500	1800	1017.36	F	Dead standing stem good eco monolith	<10	U	1

			Canopy Spread												
Tree Ref. No.	Species (Common Name)	Height (m)	N	E	S	W	Grnd Clrnc/ First Branch	DBH (mm)	RPR (cm)	RPA (m2)	Gen Cond	Structural Defects/Comments	Estimated remaining contribution (BS 5837)	BS Cat	BS Sub Cat
T18	Sycamore	12	4	3	4	4	1	710	852	227.93	F	Multi-stemmed fair condition	20+	B	1
T19	Ash	11	2	3	3	3	4S	300	360	40.69	F	Offsite no access dieback to crown	10+	C	1
T20	Ash	12	3	3	3	3	2	325	390	47.76	F	Offsite no access dieback to crown	10+	C	1
T21	Ash	12	3	4	3	3	4S	350	420	55.39	F	By polytunnel no access	10+	C	1
G1	Mixed	6	As on plan				0	150	180	10.17	F	Mixed understory to road frontage laurel and self-set tree	20+	C	2
G2	Cypress	10	As on plan				0	250	300	28.26	F	Unmanaged boundary group/ lapsed hedge	20+	C	2
G3	Mixed	10	As on plan				0	300	360	40.69	F	Mixed group to rear boundary. Sycamore of poor form	20+	C	1

Tree Schedule Explanatory Notes

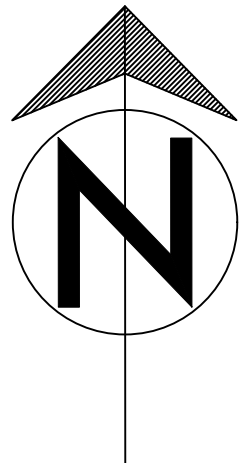
Ref.no	Identifies trees, groups and hedges on the accompanying plan.
Species	Common names are provided to aid wider comprehension.
Height	Describes the approximate height of the tree measured in metres from ground level
Canopy Spread	Indicates the crown radius from the base of the tree in four compass directions, recorded to the nearest metre.
Ground Clearance/ first branch	Height of crown clearance above adjacent ground in metres to first branch, compass direction will be given where applicable.
DBH (mm)	DBH is the diameter of the stem measured in cm at 1.5m from ground level for single stemmed trees or just above root flare for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
RPR (cm)	Root Protection Radius (RPR) is area required to be protected measured radially from the trunk centre.
RPA (m²)	Root Protection Area (RPA) is the minimum rooting area in m ² which should remain undisturbed around each tree.
Age Class	Age of the tree expressed as Y- Young, MA- Middle-Aged, EM- Early Mature, M- Mature or OM- Over-Mature
General Condition	Overall condition of tree expressed as :Good, Fair, Poor, Dead
Structural defects/Comments	May include general comments about growth characteristics, how it is affected by other trees and any previous surgery works. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc
Estimated Remaining Years	Categorised in year bands of less than 10, 10+, 20+, 40+
BS Category	B.S. Cat refers to (BS 5837:2012 Table 1) and refers to tree/overall group quality and value; 'A' - High; 'B' - Moderate; 'C' - Low; 'U' - Remove.
Sub Category	Sub Cat refers to the retention criteria values where 1 is arboricultural, 2 is landscape and 3 is cultural including conservational, historic and commemorative

Appendix 3 Tree Constraints/ Layout/ Protection Plans

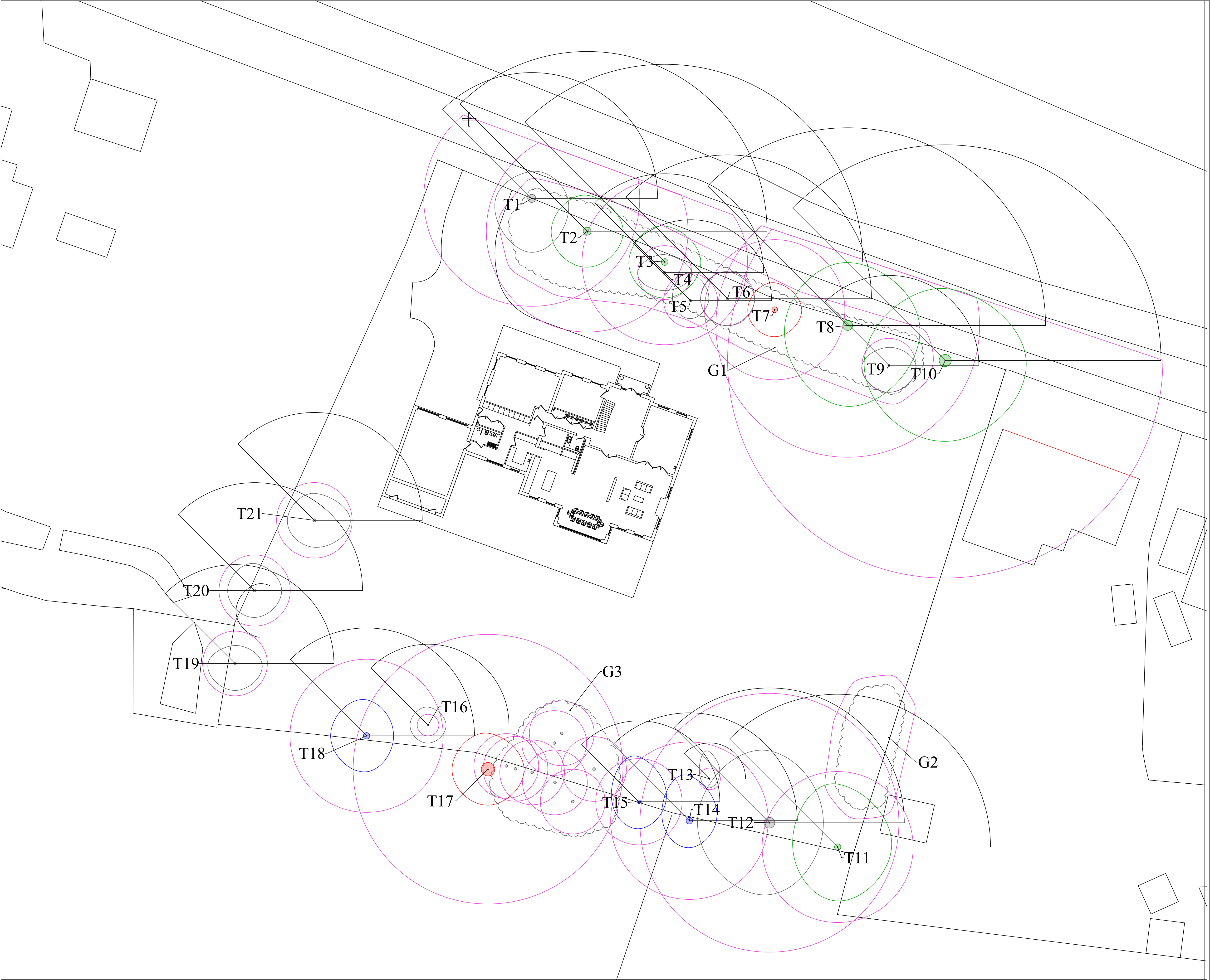


KEY

-  T1 Existing Tree colour referenced in accordance with BS 5837 2005.
-  Existing hedge or group, colour coded as above in accordance with BS 5837.
-  Green – Cat A Trees of high quality and value
-  Blue – Cat B Trees of moderate quality and value
-  Grey – Cat C Trees of low quality and value
-  Red – Cat U Trees that are dead or showing signs of irreversible decline
-  Root Protection Area as calculated in accordance with BS 5837
-  Shade pattern as to BS:5837.

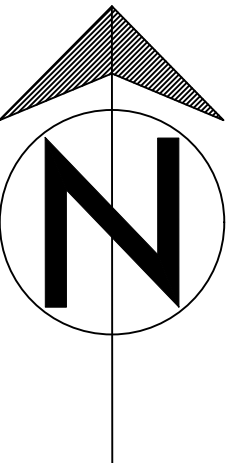


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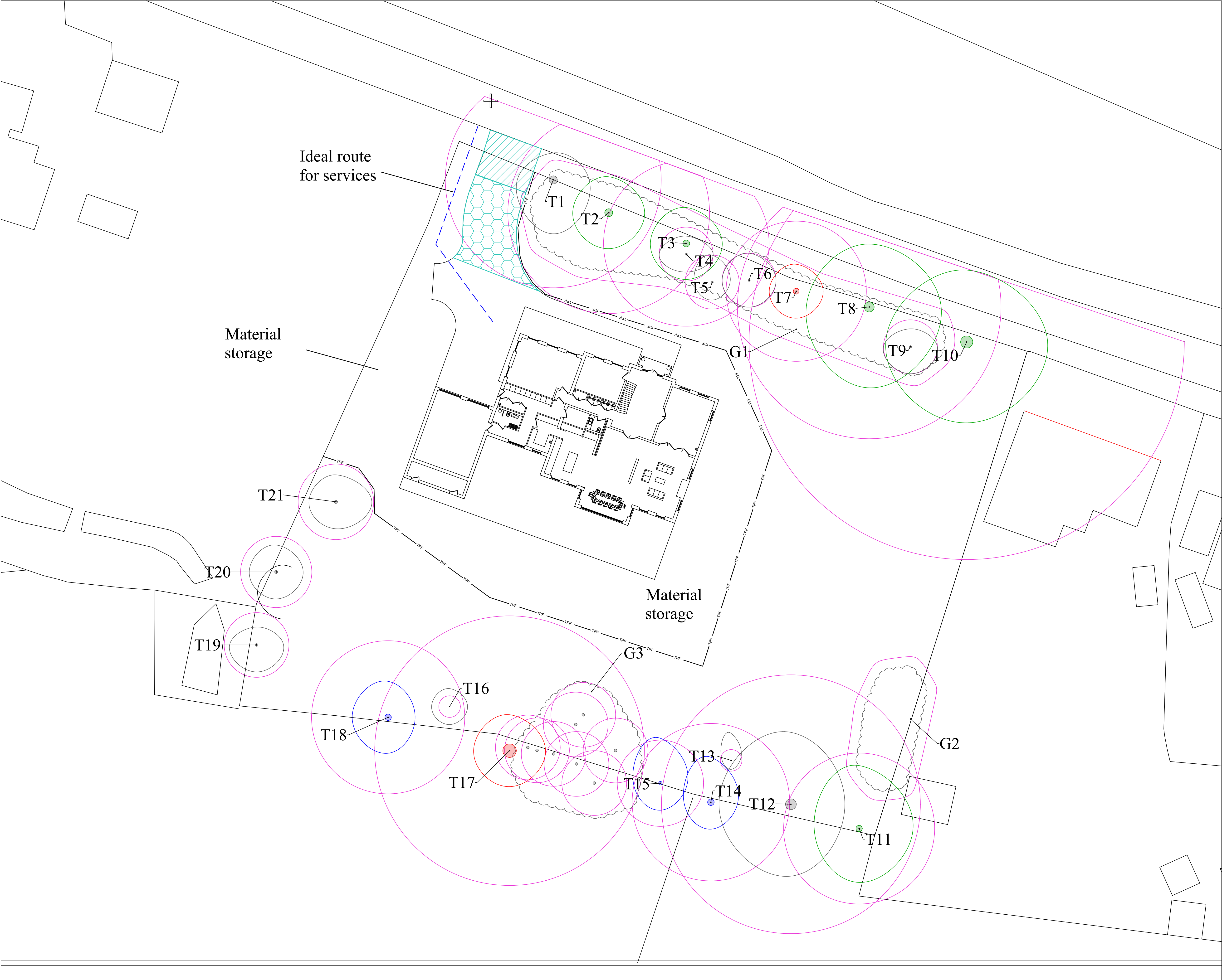


KEY

- T1 Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group, colour coded as above in accordance with BS 5837.
- Green – Cat A Trees of high quality and value
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat U Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Shade pattern as to BS:5837.

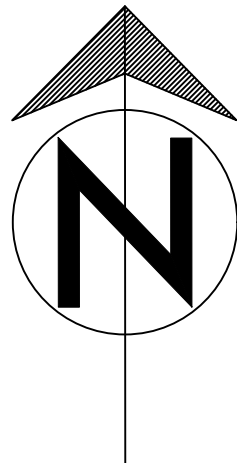


REV.		DATE		INITIALS		DETAILS	
CLIENT N Herbet				DWG. TITLE Tree Layout Plan			
SITE: Blakes Ln, Wargrave							
DRAWN BY SPM	CHECKED BY SPM	SCALE 1:200 @A1	DATE July 2026	DWG NO. OAS 26-601-TS02	REV. .		



KEY

- T1 Existing Tree colour referenced in accordance with BS 5837 2005.
- Existing hedge or group, colour coded as above in accordance with BS 5837.
- Green – Cat A Trees of high quality and value
- Blue – Cat B Trees of moderate quality and value
- Grey – Cat C Trees of low quality and value
- Red – Cat U Trees that are dead or showing signs of irreversible decline
- Root Protection Area as calculated in accordance with BS 5837
- Area of non adoptable no-dig permeable driveway to be installed.
- Area of adoptable driveway to be installed as required by Highways regulations
- TPF Approximate line of protective fencing to be installed and maintained for the duration of construction works.
- Recommended route for mains services into the site



REV.	DATE	INITIALS	DETAILS	DWG. TITLE
				Preliminary Tree Protection Plan
CLIENT				
N Herbet				
SITE:				
Blakes Ln, Wargrave				
DRAWN BY	CHECKED BY	SCALE	DATE	DWG NO.
SPM	SPM	1:200	July 2026	OAS 26-601-TS03
				REV.