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ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

8-12 DENMARK ST
WOKINGHAM
BERKSHIRE
RG40 2BB

CLIENT: DAVID BARRINGTON

JULY 2026
Ref: 07044 / 2026

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1 INTRODUCTION

1.1 Instruction

This Arboricultural Report has been commissioned by David Barrington on behalf of the landowner.

I have been asked to carry out a health and safety assessment of trees at 8-12 Denmark St, Wokingham, Berkshire, RG40 2BB.

The report is to specify any necessary remedial tree works to address identified hazards in individual trees whilst acknowledging and respecting their significance to amenity and ecology of the local area.

No arboricultural survey can certify a tree as “safe.” The purpose is to demonstrate a reasonable and proportionate inspection regime under duty-of-care principles, not eliminate all risk.

1.2 Inspection information

The trees were inspected on Wednesday 29th July 2026 by Sarah Duckworth, Arboricultural Consultant.

On the day of the survey the weather was dry and sunny. Visibility was good.

Trees were inspected from ground level only. Non-invasive inspection equipment (mallet and metal probe) were used to assess the structural integrity at the base and trunk of individual trees where the visual inspection identified the need.

1.3 Access

The trees are growing on private land adjacent to the car park. There is unrestricted visitor access throughout the year and in all weathers. Trees are therefore growing in areas considered to be within a moderately high-occupancy area.

1.4 Qualifications

Surveyor: Sarah Duckworth

- Royal Forestry Society’s Professional Diploma
- Arboricultural Association’s Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

1.5 Insurance

Sarah Duckworth t/a Duckworths Arboriculture Limited is insured with Hiscox Insurance

- Public Liability £10,000,000
- Professional Indemnity £2,000,000

2 STATUTORY TREE PROTECTION

2.1 Tree Preservation Orders (TPO)

I have confirmed on the Wokingham Borough Council website that at the time of this report, a number of trees within the survey area are protected by Tree Preservation Order ref TPO-1661-2018.

No works should be undertaken to any trees subject of a TPO without the prior written consent of the Local Planning Authority – Wokingham Borough Council.

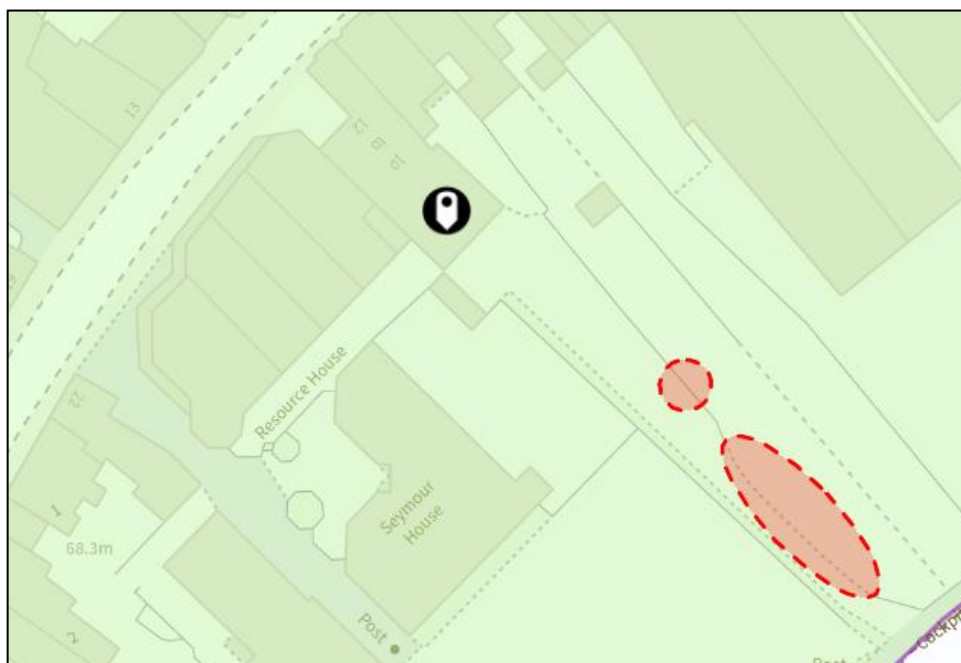


Figure 1 - Wokingham Borough Council Tree Preservation Order Map

2.2 Conservation Areas

8-12 Denmark Street is within the Wokingham Town Centre Conservation Area which affords a certain level of protection to the trees.

Under the Town and Country Planning Act 1990 all trees in a Conservation Area with a trunk diameter of 75mm or more (measured at 1.5m above natural ground level) are protected (subject to some exemptions). It is an offence to prune, fell or otherwise damage a tree without first giving notice to the Council.

You are required to give the Borough Council six – weeks' notice of works to trees within a Conservation Area (a Section 211 Notification). The Local Authority cannot refuse the works, but it will use the six-week notification to consider whether the work is sufficiently harmful to amenity that it is expedient to serve a tree preservation order on the tree(s) in order to prevent or modify the works.

The protected status of trees can change; therefore, you are advised to re-confirm the status on the Council's online Tree Preservation Order Map immediately prior to carrying out tree works.

2.3 Felling Licences

Outside of domestic gardens, you must first apply to the Forestry Commission for a felling licence if you want to cut down trees containing more than five cubic metres of wood in any calendar quarter. However, there are exceptions to this rule. For example, you do not need a licence to fell trees in enclosed gardens or removing dead or dangerous trees.

The Forestry Commission usually requires felled trees to be restocked and does not normally grant licences to clear woodland permanently or to change woodland to agricultural use.

3 GENERAL GUIDANCE

3.1 Tree Work Good Practice

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

To limit the harm to deciduous trees, major pruning work on live trees (aside from trees to be felled) should be undertaken during their dormant season, which is generally between late autumn and late winter (November through March). Pruning during this window helps prevent the spread of diseases and minimises stress on the tree. The best next time is during the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable on deciduous trees during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

When undertaking tree work, you are advised to use a properly qualified and experienced company who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk

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

3.2 Protected Species

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

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.

3.3 Fungal decay

Trees can be colonised by a number of decay-causing fungal pathogens which usually degrade wood around the roots or base of the tree. As many fungi fruit only annually, their presence may not always be apparent in a seasonal tree survey.

Tree owners are advised to monitor the ground where trees may be rooting. Any unusual fungal growths around any tree should be photographed and forwarded to a professional arborist for identification. The fungus growth should be left in situ to mature (for identification purposes).

3.4 Ivy

Ivy is an attractive habitat for insects and invertebrates and consequently bird and animal life can benefit as a result of an increase in available food source. Bats, which are rare and protected by law, regularly roost amongst ivy, as well as inside small cavities in suitable trees. Ivy growth is not a threat to the health of otherwise healthy trees; however, it does obscure the base, trunk and forks of trees.

Defects present on trees can be hidden by ivy and dense vegetation. It was beyond the scope of this survey to clear ivy and vegetation from around all trees and the client is advised that where present, climbing plants and dense vegetation may obscure trunk defects.

When severing ivy, it is important to use sharp hand tools only. Ivy stems should be cut at ground level and 1.5m, taking care not to damage the tree bark. Cut stems should then be removed to height of 1.5m. The ivy growth above 1.5m can be left in the canopy (unless it obscures another necessary point of inspection) from where it will die back and eventually fall from the tree.

4 SCOPE & LIMITATIONS

4.1 Scope

Trees have been looked at in detail using the 'Diagnosis of Ill Health in trees' and 'Inspecting Trees for Signs of Decay' methodologies described by R.G. Strouts and T.G. Winter¹.

My visual assessment is a non-invasive method of examining the health and structural condition of an individual tree. Non-invasive inspection equipment (plastic-headed mallet and metal probe) were used to make an assessment of the structural integrity at the base and trunk of each tree where the visual inspection identified the need. The lower stems of trees were tapped with a plastic-headed mallet to check for indications of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks. Any cavities in the base of the stem were probed with a steel rod to record depth and condition of residual wood.

The report is to identify visible defects on trees and to specify any necessary remedial tree works which may be required to address identified hazards from the trees whilst acknowledging and respecting their local significance to the amenity of the residential development and biodiversity of the wider landscape. Specifications for works are based on an assumed reinspection within two years.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

The report refers to the condition of tree(s) and an assessment of the site on the days the evaluation was undertaken. The trees were assessed from ground level only and were not climbed.

It was beyond the scope of this survey to sever and remove ivy or clear dense vegetation. Reasonable effort was made to access the base of each tree, however in some areas, dense vegetation and ivy prevented a full visual inspection of some trees - tree canopies and physiological health were still appraised.

The extent of the survey was limited to a survey of trees growing on / adjacent to the car park to the rear of 8-12 Denmark Street as requested by the client. Fences present on site have been taken as the presumed site boundary. Neighbouring properties were not entered or included in the survey.

Works have been specified to trees growing offsite as they relate to the car park of 8-12 Denmark Street. Responsibility for the health and condition of offsite trees rests with the tree owner.

It is the client's responsibility to ensure that this report covers all areas under the brief of the tree inspection and refer any concerns regarding this matter back to the Arboricultural Consultant.

¹ R.G Strouts & T.G. Winter, 'Diagnosis of Ill Health in Trees' Published for the Office of the Deputy Prime Minister, under license from the Controller of her Majesty's Stationery Office, Crown Copyright 1994.

4.2 Caveats

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.

This report is a baseline survey and reflects the condition of the trees on the day of the survey. The report is valid for normal weather conditions only.

The survey looks for defects which may make the failure of all or part of the tree foreseeable. The report then makes recommendations for remedial works which would reduce the probability of failure where the hazard presented poses an unacceptable risk to persons or property. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworths Arboriculture Limited) cannot be held liable for any such failures.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the trees and surrounding ground conditions at the time of my visit. If the condition of the trees evidently changes or where tree(s) are subject to development or ground works within their rooting areas or extreme weather conditions, further inspection may be required.

This report is valid for two years from the survey date. Recommendations for pruning works are based on a presumed reinspection within two years. A follow-on inspection of trees is due before 29th July 2028.

Trees can never be guaranteed 100% safe. Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.

5 TREE SURVEY DATA

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T001	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 10-15m Crown Radius (m): 4N, 5.5E, 5S, 1.5W DBH (cm): 68 Life Stage: Mature Life Exp.: 40+ Years	Ivy clad tree. Base and lower trunk obscured by ivy and dense epicormic growth. Where visible, deeply fluted lower trunk. Swept stem south. Twin stem from 2.5m. Low, suppressed, asymmetrical canopy. Foliage slightly sparse. Canopy lacks vigour. Pests and Diseases: Horse Chestnut Leaf Blotch (<i>Guignardia aesculi</i>) Horse Chestnut Leaf Miner (<i>Cameraria ohridella</i>)	Fair	Public Amenity Value: Good Wildlife Value: Moderate Inspection Limitations: Prolific Ivy	Sever ivy. Remove epicormic growth and crown lift to create 4m canopy clearance above ground level Timescale: 29-Jan-2027 (6 Months)	
T002	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 10-15m Crown Radius (m): 4N, 5E, 6S, 6W DBH (cm): 58 Life Stage: Mature Life Exp.: 20+ Years	Lower trunk partially obscured by ivy. Where accessible, base clear, bark intact. No fungal fruiting bodies evident or audible decay. Single stem swept south. Twin stem from 1.7m fork structure satisfactory. Historic cuts on main trunk where lower branches removed. Limited wound wood formation. High crown Foliage sparse and clustered at tips. Tree canopy lacks vitality. Minor Deadwood over adjacent community garden under 2m long and 40mm diameter.		Public Amenity Value: Wildlife Value: Inspection Limitations:	No works identified	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T003	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 15-20m Crown Radius (m): 7N, 5E, 3S, 6.5W DBH (cm): 65 Life Stage: Mature Life Exp.: 40+ Years	Base and lower trunk obscured by dense ivy growth. Where accessible bark intact. No visible defects. Twin stem from 2m. Swept stem northwest. Epicormic growth on trunk from 2m above ground level. Asymmetrical canopy due to suppression from T001 and T002. Prolific ivy on trunks and branches throughout crown. Powdery mildew on lower leaves. Foliage dense and even. Good vitality. Partially split branch on West side of canopy, 7m above ground level 50mm diameter and 3m long.	Fair	Public Amenity Value: Wildlife Value: Inspection Limitations:	Sever ivy and remove epicormic growth to create 4m canopy clearance above ground level Remove split /broken branch Timescale: 29-Jan-2027 (6 Months)	
T004	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 10-15m Crown Radius (m): 5N, 5E, 1S, 6W DBH (cm): 60 Life Stage: Over Mature Life Exp.: 20+ Years	Off-site tree. Ivy clad. No access to base. Twin stem from 1.6m. broad open crown 70% defoliated. Live growth sparse and chlorotic or brown and hanging in tree. Dead branches in crown within falling distance of highway. Tree in an advanced state of decline and not expected to recover.	Poor	Public Amenity Value: Moderate Wildlife Value: Moderate Inspection Limitations: Access	Offsite tree - Fell to ground level (subject to owner consent). If consent is not forthcoming from the owner, tree should be cut back to boundary (subject to Council consent) Timescale: 29-Oct-2026 (3 Months)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
G005	Sycamore x2 (<i>Acer pseudoplatanus</i>) Horse chestnut x2 (<i>Aesculus hippocastanum</i>)	Height (m): 10-15m Crown Radius (m): 4 DBH (cm): 30 Trees: 4 Life Stage: Early Mature Life Exp.: 20+ Years	Linear group of off-site trees growing directly adjacent to breeze block boundary wall. Hairline crack visible in wall. Ivy clad stems. Base and trunks obscured by ivy and vegetation. Combined crowns create a single canopy profile. Foliage dense and even. Low branches to 1m restrict access over parking areas. Pests and Diseases: Horse Chestnut Leaf Blotch (<i>Guignardia aesculi</i>) Horse Chestnut Leaf Miner (<i>Cameraria ohridella</i>)	Fair	Public Amenity Value: Good Wildlife Value: Good Inspection Limitations: Access	Remove epicormic growth and crown lift to create 4-5m canopy clearance over parking bays. Reduce overhang in upper crown on West side over car park by 1-1.5m to alleviate nuisance of debris falling on parked vehicles. Timescale: 29-Jan-2027 (6 Months)	
T006	Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 10-15m Crown Radius (m): 4N, 5E, 5S, 6W DBH (cm): 110 Life Stage: Mature Life Exp.: 20+ Years	Mature tree. Rooting area tarmacked directly up to list trunk. Light ivy growth and epicormic shoots on trunk. Where accessible bark intact. Sound intonation even and satisfactory. Bleeding canker on north side of trunk 1m above ground level. Old nails in trunk also on north side. No fungal fruiting bodies evident or audible decay. Swept trunk South with limited tapering. Cavity on north side of trunk 2m above ground level. 100mm diameter. Good wound wood formation. Decay likely in central trunk. Trunk forks 4m above ground level. One or two large open cavities in brands associated with previous pruning cuts. Heavily reduced crown. 3-4m new growth on previous reduction points. Foliage dense and even although slender branches in central crown suppressed and died off. Two short stumps in central canopy approximately 2m long appear dead. Polypore fungus at tips. Lower branches in direct contact with parked vehicles. Fungus: <i>Cerioporus squamosus</i> (Dryad's saddle) Pests and Diseases: Horse Chestnut Leaf Blotch (<i>Guignardia aesculi</i>) Horse Chestnut Leaf Miner (<i>Cameraria ohridella</i>)	Fair	Public Amenity Value: Wildlife Value: Inspection Limitations:	Remove epicormic growth and crown lift to create 4m canopy clearance above ground level Pollard back to previous reduction points -a reduction of 3-4m. Timescale: 29-Jan-2027 (6 Months)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
G007	Sycamore (<i>Acer pseudoplatanus</i>) Pedunculate oak (<i>Quercus robur</i>) Horse chestnut (<i>Aesculus hippocastanum</i>)	Height (m): 0-5m Crown Radius (m): 0.5 DBH (cm): 5 Life Stage: Young Life Exp.: 20+ Years	Young saplings seeded in narrow strip between car parks and growing through iron fence. Poor form trees having been cut back on many occasions in the past. Young trees with the potential for significant future growth - unsustainable in this location.	Poor	Public Amenity Value: Low Wildlife Value: Low	Fell to ground level Timescale: 29-Jul-2027 (1 Year)	
G008	Common ash (<i>Fraxinus excelsior</i>) Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 5-10m Crown Radius (m): 2 DBH (cm): 10 Life Stage: Young Life Exp.: 20+ Years	Slightly older saplings seeded in narrow strip between car parks. Multi-stem, linear group. Ivy clad lower trunks. Some amenity value in terms of screening car parks. Generally poor form.	Poor	Public Amenity Value: Low Wildlife Value: Low	Crown lift cutting back overhanging branches to create 4m canopy clearance over car park. Top at 3m and retain in a reduced form for screening - subject to owner consent Timescale: 29-Jul-2027 (1 Year)	

6 TREE WORKS IN PRIORITY ORDER

Ref:	Species	what3words (Location Identifier)	Recommendations	Work Timescale
T004	Sycamore	///expect.moral.mime	Offsite tree - Fell to ground level (subject to owner consent).	29-Oct-2026 (3 Months)
T001	Horse chestnut	///cans.those.engage	Remove epicormic growth and crown lift to create 4m canopy clearance above ground level Sever ivy.	29-Jan-2027 (6 Months)
T003	Pedunculate oak	///stable.hang.clap	Sever ivy and remove epicormic growth to create 4m canopy clearance above ground level Remove split /broken branch	29-Jan-2027 (6 Months)
G005	Sycamore x2 Horse chestnut x2	///decide.wage.editor	Remove epicormic growth and crown lift to create 4-5m canopy clearance over parking bays. Reduce overhang in upper crown on West side over car park by 1-1.5m to alleviate nuisance of debris falling on parked vehicles.	29-Jan-2027 (6 Months)
T006	Horse chestnut	///rescue.send.vague	Pollard back to previous reduction points -a reduction of 3-4m. Remove epicormic growth and crown lift to create 4m canopy clearance above ground level	29-Jan-2027 (6 Months)
G007	Sycamore Pedunculate oak Horse chestnut	///rides.over.barks	Fell to ground level	29-Jul-2027 (1 Year)
G008	Common ash Sycamore	///certified.counts.edges	Crown lift cutting back overhanging branches to create 4m canopy clearance over car park. Top at 3m and retain in a reduced form for screening -subject to owner consent	29-Jul-2027 (1 Year)

7 SITE PLAN

