

Tuesday, 19 May 2026



Wood's
Tree Consultancy Ltd

ARBORICULTURAL DEVELOPMENT REPORT

Development tree report for Mr I. Lowe

Site Address:
42 Tanhouse Lane,
Wokingham,
Berkshire,
RG41 2RL

Prepared by Steve Wood (O.N.D.
Arboriculture M.Arbor.A.) for and behalf
of Wood's Tree Consultancy Ltd.

A white handwritten signature on a green background, appearing to read 'Steve Wood'.

This report is an arboricultural
assessment to cover the requirements
under B.S.5837:2012 - Trees in relation to
design, demolition, and construction.

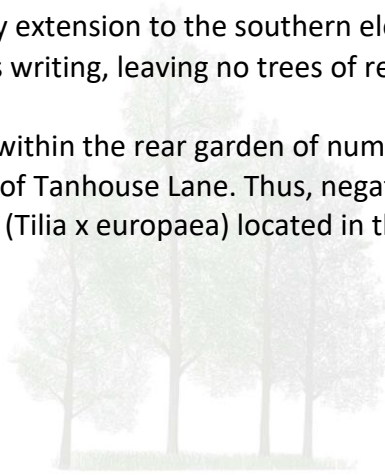


A brief account of the conclusive points of the report, for more in-depth detail please see the [conclusion](#).

Summary

A summary of the contents of this report:

- The proposed development consists of a single storey extension to the southern elevation of the property.
- T1 is to be removed within two weeks of this report's writing, leaving no trees of recordable size within influencing distance of the proposed development.
- Building material storage has been designated to be within the rear garden of number 42 Tanhouse Lane and will be delivered by HIAB over the boundary fence to Tanhouse Lane from the kerbside of Tanhouse Lane. Thus, negating the requirement for construction materials and cement mixing to pass through the RPA of the Common Lime (*Tilia x europaea*) located in the rear garden of 43 Tanhouse Lane.



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The accompanying documents and appendices for this report are as follows:

This report must be read along with the accompanying tree survey plan and tree protection plan.

Tree survey plan [TSP]: WTC/42 Tanhouse Ln/TSP/001

Tree protection plan [TPP]: WTC/42 Tanhouse Ln/TPP/002

This report also must be read with the following appendices. If you are a customer of Wood's Tree Consultancy Ltd. or a tree officer and have received this report without these additional documents, please contact Wood's Tree Consultancy Ltd., and we will be happy to supply them to you.

APPENDIX 2: SITE GUIDANCE FOR WORKING IN ROOT PROTECTION AREAS (RPAs)

APPENDIX 4: KEY

APPENDIX 5: CASCADE CHART FOR TREE QUALITY ASSESSMENT

APPENDIX 6: REFERENCES

Introduction

Copyright and non-disclosure notice

The content and layout of reports are subject to copyright and owned by Wood's Tree Consultancy Ltd. Save to the extent that copyright has been legally assigned to us by another party or is used by Wood's Tree Consultancy Ltd. under license. Any report may not be copied or used without prior written agreement for any purpose other than those indicated.

Purpose of this arboricultural method statement

This document draws together all the information relevant to tree protection and management on the site. A copy must be given to the site manager before development commences. It must be available on site throughout the development process as a quick reference for the site manager.

Relevant references

This arboricultural method statement assumes that the minimum general standards for development issues are those set out in British Standards Institution. B.S.5837:2012: Trees in relation to design, demolition, and construction.

Recommendations and National Joint Utilities Group (1995) Publication Number 10:

Guidelines for the planning, installation, and maintenance of utility services in proximity to trees.

It is based on a ground-level tree assessment and examination of external features only, described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).

Site overview and description:

Site address:	42 Tanhouse Ln, Wokingham, Berks, RG41 2RL	Description of development environment:	Ground floor maisonette with garden
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Local authority:	Wokingham Borough Council	Council planning reference:	N/A
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Survey extent and site description:

Site description

A double storey building of brick construction, comprising of two maisonettes, both with allocated gardens and parking. The clients property is situated on the ground floor with its rear garden to the south of the property.

Survey extent

Our survey covered the indicated area in the below satellite mapping image:

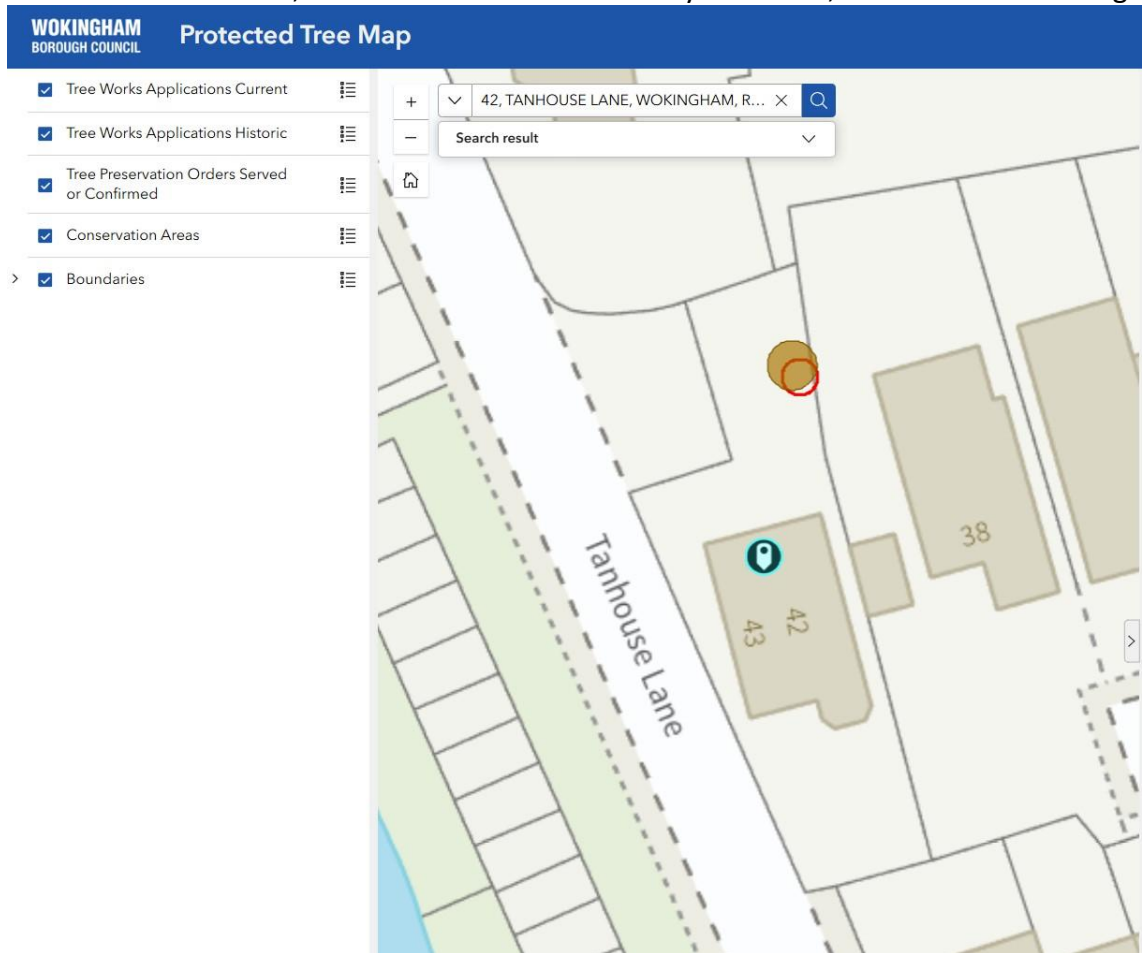


Soil type:

An online soil analysis search was conducted, and the findings are that the soil is composed of freely draining, slightly acidic and loamy soils. This information was sourced from: <http://www.landis.org.uk/soilscapes/>. This should not be used as a definitive determination, and other sources should be used, i.e., geological survey maps or a full soil analysis, where reactive soils have a high probability.

Tree protection status

On the 18th May 2026 we assessed the local authority's website for information on tree preservation orders and conservation areas. We found that: No TPOs or conservation areas are on the client's site, however number 43 Tanhouse Lane (other maisonette) does have a TPO on a Common Lime. The screenshot below, taken from the local authority's website, illustrates our findings and is the basis of the above assessment.



The site may be covered by other tree restrictive orders (such as AONB or green belt), and confirmation in writing should be sought from your local authority of all tree restrictions before proceeding with any works.

Tree survey:

Scope and limitations of the survey

- The survey and this report are concerned with the arboricultural aspects in relation to the proposed development and should not be interpreted as a health and safety report.
- This survey is restricted to trees within the site or those outside the site that may be affected by the proposals. No other trees were inspected.
- It is based on a ground-level tree assessment and examination of external features only unless otherwise stated, described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).
- This survey and report are valid for one year from the date stated on the cover page to enable planning submission. If this date has passed, then a new survey must be commissioned to ascertain the current conditions on site and their impact on the proposals. Once planning permission has been granted, this report is valid in accordance with the timeframes permitted under planning permission guidance.
- Only trees of significant stature were surveyed. In general, trees with a stem diameter at breast height (DBH) of less than 75mm have been excluded, unless they have merit that warrants comment.
- No plant tissue samples were taken, and no internal investigation of the trees was carried out.
- The risk of tree-related subsidence to structures has not been assessed.
- We have no knowledge of existing or proposed underground services unless specifically mentioned within this report.
- The positions of trees have been plotted by GPS using a SXBlue II + GPS, which delivers sub-60 cm (2dRMS, 95% confidence) positioning, based on ideal conditions.
- The report is based on present ground levels. During the construction phase, if level alterations are required, then we must be informed of this to allow us to assess whether this will have any effect on the trees' rooting area.
- This site assessment is based on the trees on site or within potential influencing distance at the time of the survey. If there are changes to the site post-site survey, then this report will become invalid, and a new survey, subsequent drawings, and report will be required.
- A topographical survey has not been provided.

General exclusions

Unless specifically mentioned, the report will only be concerned with above-ground inspections. No below-ground inspections will be carried out without prior confirmation from the client that such work should be undertaken. This report should not be interpreted as a health and safety assessment; this is a different aspect of inspection requiring a more in-depth inspection regime. This can be undertaken if requested.

The validity, accuracy, and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third-party data will be undertaken. Wood's Tree Consultancy Ltd. will not be responsible for the recommendations made in this report where essential data is not made available or is inaccurate.

This report will remain valid for one year from the date stated on the cover page to enable planning submission but will become invalid if any building works are carried out upon the property, soil levels altered in any way close to the property, or tree work is undertaken before permission from your local authority has been given. If alterations to the property or soil levels are carried out or tree work is undertaken, it is strongly recommended that a new tree inspection be carried out.

Survey method:

1. The survey was conducted from ground level with the aid of binoculars (when required).
2. In some cases, groups of trees are discussed collectively where individual identification has been deemed unnecessary.
3. The trees' stem diameter for single trees was measured at 1.5m; for trees with up to 5 stems, all were measured and the mean diameter determined; over 5 stems, the mean diameter was used.
4. The circle representing the RPA can be adjusted to provide a more accurate representation of the likely root development area when taking into consideration any physical obstructions (roads, etc.), topography and drainage, and soil type.
5. The height of each tree was estimated visually or, where possible, by using a clinometer.
6. The crown radii were laser measured (where possible) and are given for each main compass point: north, east, south, and west.
7. The lowest branch was also recorded, and its compass direction was noted.
8. The dimensions of trees within groups are given as an average figure unless otherwise stated.
9. Where access to trees was obstructed or obscured, measurements and dimensions have been estimated; this will be documented in the tree survey data section of this report.

B.S. Categories:

Each tree has been assessed in terms of its arboricultural, landscape, and conservation values in accordance with BS 5837:2012 and placed within one of the four following categories:

Category A:

Trees of high quality and value: in such a condition to make a substantial contribution to the site's aesthetics (a minimum of 40 years is suggested). Rare or unusual trees and exceptionally good examples of the species.

Category B:

Trees of moderate quality and value: those in such a condition as to make a significant contribution but may have slight defects or imperfections, poor quality past surgery techniques, which could lead to future complications. (A minimum of 20 years is suggested).

Category C:

Trees of low quality and value that might remain for a minimum of 10 years, individually or collectively, do not offer enhancement to the site's aesthetic value, or young trees with stems of less than 150mm diameter.

Category U:

Trees in such a condition as having serious defects, immanent loss due to potential collapse, fungal activity that could significantly reduce their life expectancy, or being of very low quality.

While the assessment of a tree's condition is a subjective process, Table 1 of BS 5837:2012 (see APPENDIX 5: CASCADE CHART FOR TREE QUALITY ASSESSMENT document) gives clear guidance on the appropriate criteria for categorising trees and the factors that would assist the Arboriculturist in determining the suitability of a tree for retention.



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Assessed trees:

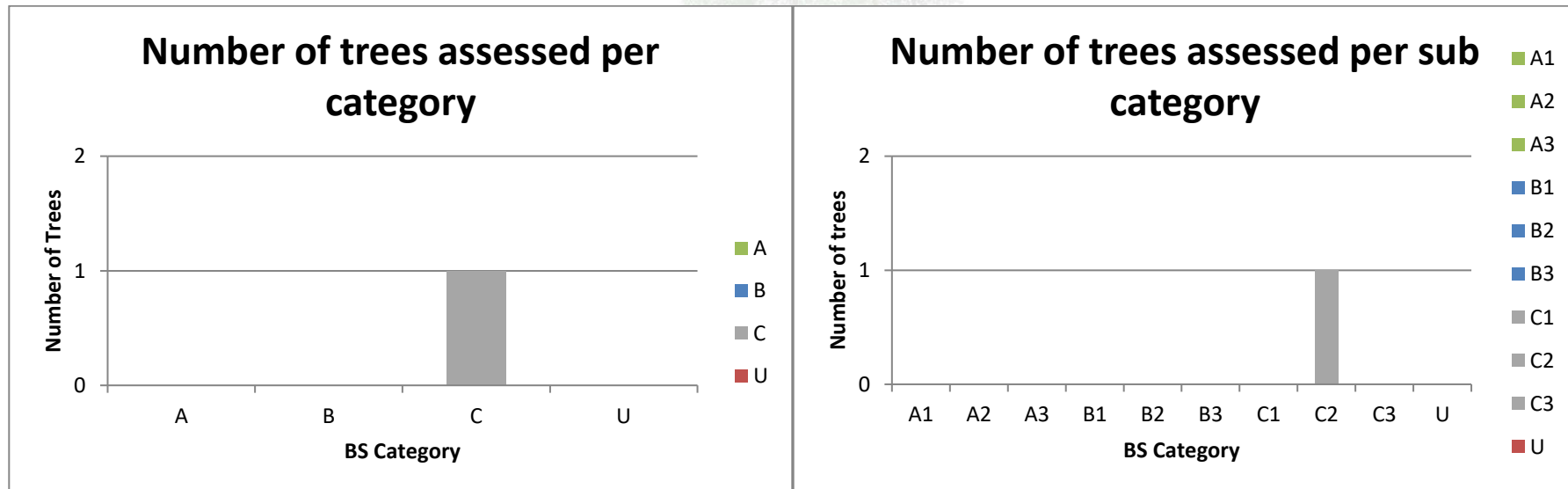
One tree has been included in the report as being within the potential influencing distance of the proposed alterations. There is a Common Lime (*Tilia x europaea*) located within the ownership of 43 Tanhouse Lane (the other maisonette) which has not been recorded as we consider it to outside of any possible influence on the proposed development.

1 category C tree or hedge was identified. It has little benefit to the landscape due to it being unremarkable, in poor form, or poorly managed.

This tree has already been scheduled to be removed within two weeks of this report's writing. There are no other trees of influence within B.S.5837:2012 recordable size standards.

No A, B, or U category tree(s) or group(s) were assessed on site.

BAR CHART SHOWING THE NUMBER OF TREES SURVEYED WITHIN EACH BRITISH STANDARD ASSIGNED CATEGORY.



Development proposal:

The proposal is to construct a single storey extension to the south elevation of the property.

Please see the architectural drawings for more details on the proposed alterations.

At this stage, no information has been provided as to the positioning of any new services required for the proposals; it is likely that these will be connected into the existing house services. It is presumed these will be positioned clear of any tree root protection areas. Wood's Tree Consultancy Ltd. must be consulted when the positions of these have been finalised and a method statement produced if the services are required to enter any RPAs.

Shading is not a consideration for this project and is clearly indicated on the Tree Protection Plan [TPP]: WTC/42 Tanhouse Ln/TPP/002.

Arboricultural implications assessment (AIA):

Due to the pre-arranged removal of T1 there are no possible Arboricultural impacts on the proposed project.

Building material storage has been designated to be within the rear garden of number 42 Tanhouse Lane and will be delivered by HIAB over the boundary fence to Tanhouse Lane from the kerbside of Tanhouse Lane. Thus, negating the requirement for construction materials and cement mixing to pass through the RPA of the Common Lime (*Tilia x europaea*) located in the rear garden of 43 Tanhouse Lane.

Tree protection measures:

There are no trees to protect within influencing distance of the proposed alterations and thus no tree protection measures are required.

Fires:

The burning of materials is prohibited, and no fires shall take place on site, with no exceptions.

Site storage, cement mixing and washing points:

All site storage areas, cement mixing and washing points for equipment and vehicles must be outside RPAs. The rear garden of number 42 Tanhouse Lane has been designated as material storage and mixing area. There must be no deviation outside of this zone. No Building materials can be carried through the construction exclusion zone. All materials must be transferred to site from Tanhouse Lane and into the rear garden over the boundary fence.

Where there is a risk of polluted water run-off into RPAs, heavy-duty plastic sheeting and sandbags must be used to contain spillages and prevent contamination. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there are multiple tanks, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges, and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.

Services:

We have no knowledge of any existing or proposed services for the site, unless shown on the Tree Protection Plan [TPP]: WTC/42 Tanhouse Ln/TPP/002. It is presumed that services will connect into existing services within the property. If services need to be installed within RPAs, great care must be taken to minimise any disturbance. Trenchless installation should be the preferred option but if that is not feasible, any excavation must be conducted by hand according to the guidelines in APPENDIX 2: SITE GUIDANCE FOR WORKING IN ROOT PROTECTION AREAS (RPAs) document. If services do need to be installed within RPAs, written approval must be obtained from the council before any works are conducted.

Schedule of tree works:

A schedule of recommended tree works is in the tree survey data schedule. All trees are shown on the plan with a reference letter T for trees, proceeded by a number. All work should be conducted to the recognised standard B.S.3998:2010 as a minimum.

Scheduling of works that may affect protected trees:

If this application is approved, any recommended remedial works in the schedule affecting the development proposal will be authorised. Any additional work required, an application to the local authority will be essential. This will need to be confirmed by careful understanding of the conditions imposed if approval is granted. Confirmation should be sought from the relevant Local Authority if there are any restrictive orders affecting the trees on the site, and if so, the appropriate consent gained. Prior to commencement of any works detailed in the schedule of work in the tree survey data schedule, discussions should be held with an appropriately qualified arboricultural contractor to ensure both parties are fully conversant with the nature of the work to be undertaken.

Developer's responsibilities, initial site visit and subsequent procedures for reporting:

It is the developer's responsibility to ensure that the details of this arboricultural method statement are known and understood by all site personnel. A copy must always be kept on site and the site manager must brief all personnel who could have an impact on trees on the specific tree protection requirements. This must be a part of the site induction procedures and written into appropriate site management documents. The developer must instruct an arboricultural consultant to comply with the supervision requirements set out in this document before any work begins on site. More specifically, the following guidance must be observed: -

Wildlife considerations:

Prior to commencement of any tree works a full wildlife survey must be conducted to ascertain the possible presence of any wildlife on the ground or within the trees and appropriate action must be taken. Greater detail is covered under the landscape protection, recreation, and public access: Countryside and Rights of Way Act 2000 (CROW) [HTTP://JNCC.DEFRA.GOV.UK/PAGE-1378](http://jncc.defra.gov.uk/page-1378)

Conclusion:

1. The proposed development consists of a single storey extension to the southern elevation of the property.
2. T1 is to be removed within two weeks of this report's writing, leaving no trees of recordable size within influencing distance of the proposed development.
3. Due to the pre-arranged removal of T1 there are no possible Arboricultural impacts on the proposed project.
4. Building material storage has been designated to be within the rear garden of number 42 Tanhouse Lane and will be delivered by HIAB over the boundary fence to Tanhouse Lane from the kerbside of Tanhouse Lane. Thus, negating the requirement for construction materials and cement mixing to pass through the RPA of the Common Lime (*Tilia x europaea*) located in the rear garden of 43 Tanhouse Lane.
5. We have no knowledge of any existing or proposed services for the site, unless shown on the Tree Protection Plan [TPP]: WTC/42 Tanhouse Ln/TPP/002. It is presumed that services will connect into existing services within the property. If services do need to be installed within RPAs, written approval must be obtained from the council before any works are conducted.

Tree survey data

Tree ID	In Conservation Area/TPO	Species & Maturity	Likely Bat Habitat	Measurements estimated	Height (m)	Height and direction of first significant branch (m)	Number of Stems	Stem 1 (mm) or average diameter for trees with more than 5 stems	Crown Spread (m) N E S W				Crown height (average)	Crown, Stem, Basal Area	B.S. Category	Life Expectancy	Physical Condition	Build Stage	Recommended action	Date	Comment
T1	No	Species: Lawson Cypress Latin: Chamaecyparis lawsoniana Maturity: Early Mature	No	No	7	1e	1	150	2.0	3.0	2.5	2.0	1	Crown-Fair, Stem-Fair, Basal Area-Poor	C2	10 to 20 yrs	Fair	Pre-construction	Recommended action: Fell and remove stump(s)	18.05.26	Tree located in the rear garden. Multi-stemmed at ground level. Tree is already scheduled for removal within 2 weeks of this survey.

Root protection calculations

Tree number	No. of stems	Stem 1 (or mean diameter for >5 stems)	RPA for 1 stem (m2)	Radius (m)
T1	1	150	10	1.80

Site photographs



T1 – to be removed.



T1 viewed from Tanhouse Lane. Also depicts the area for materials to be delivered over the vegetation.



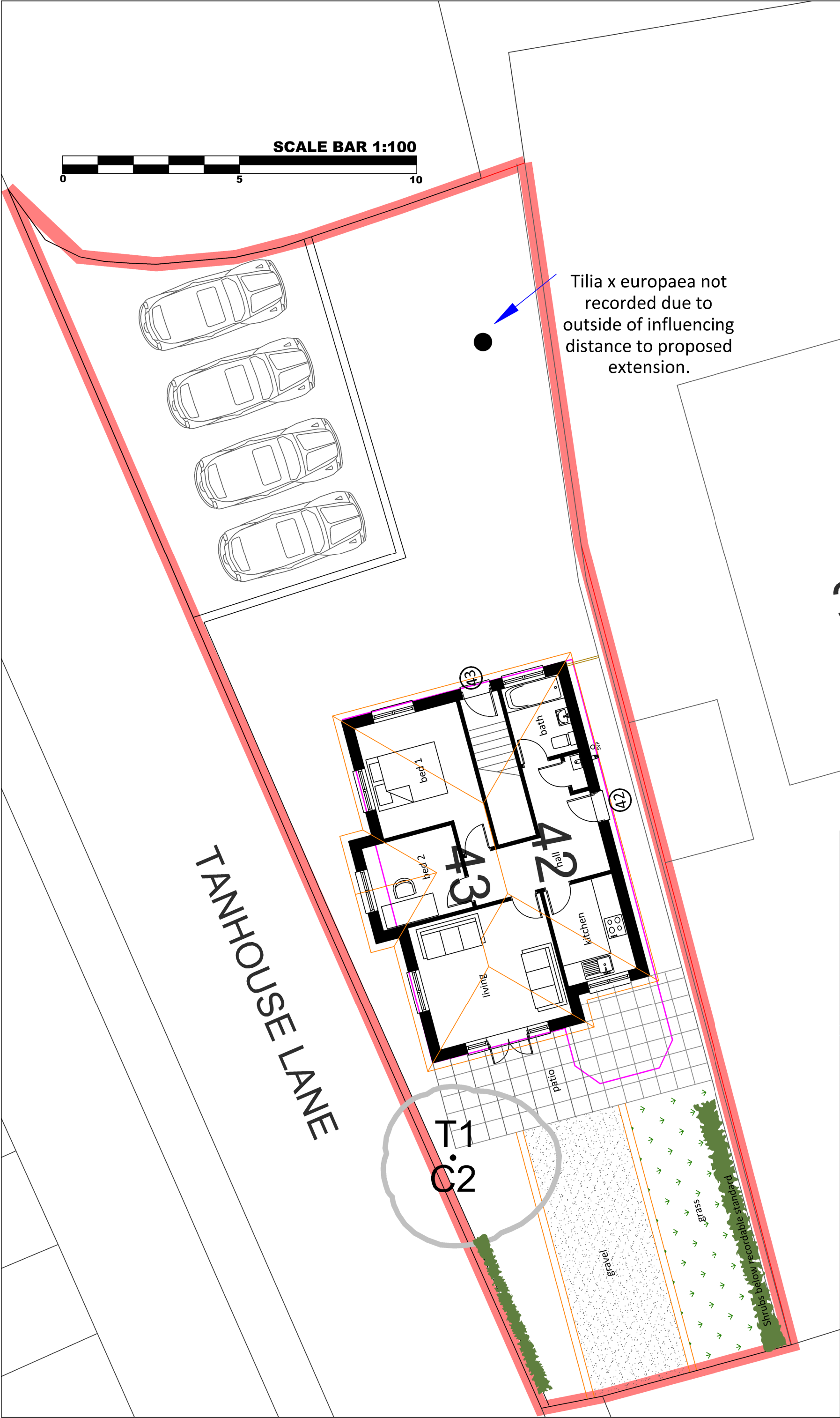
Laurel below recordable standards.



Common Lime (*Tilia x europaea*) located in the rear garden of 43 Tanhouse Lane.



Overview of 42-43 Tanhouse Lane, with T1 in the background.





T1 Tree identifier
C2 British standard Tree category
 Category 'C' Tree Canopy shown N E S W



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3 Orchard Close, Blackwater,
Camberley, Surrey, GU17 9EX

Project

42 Tanhouse Lane

Client

Mr I. Lowe
42 Tanhouse Lane,
Wokingham,
RG41 2RL

Drawing

Tree Protection Plan [TPP]

Scale

1:100@A3

Drawn by

SMW

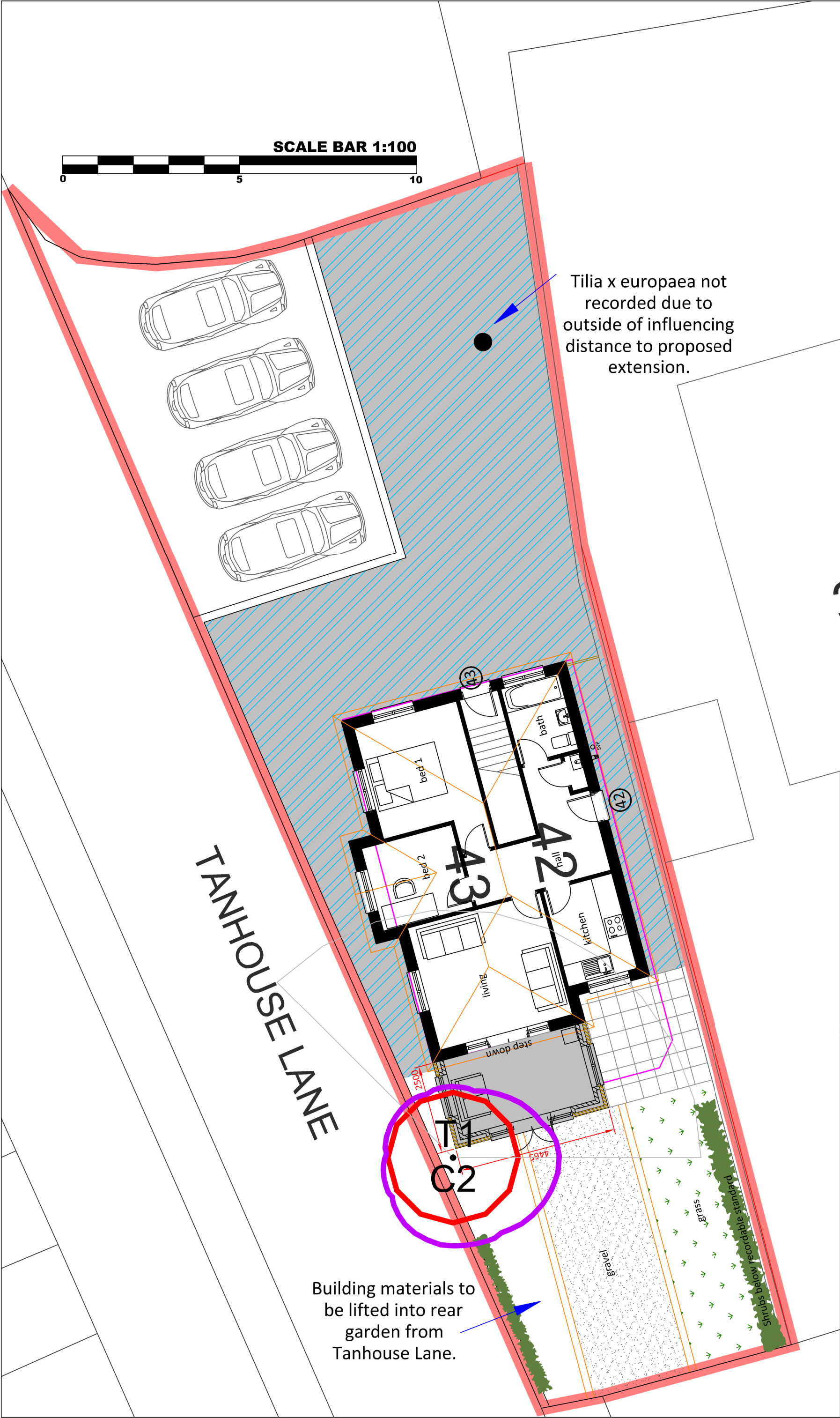
Dated

18/05/2026

Drawing No.

WTC/42 Tanhouse Ln/TPP/002

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T1	Tree identifier
●	
C2	British standard Tree category
	Tree to be removed
	Root Protection area (RPA)
	Daylight shadow
	Construction Exclusion Zone (C.E.Z)
 Wood's Tree Consultancy Ltd Steve Wood - Tree Consultant Wood's Tree Consultancy Ltd T: 01276 385 65 M: 07415 115 010 E: info@woodstreeconsultancy.co.uk 3 Orchard Close, Blackwater, Camberley, Surrey, GU17 9EX	
Project	
42 Tanhouse Lane	
Client	
Mr I. Lowe 42 Tanhouse Lane, Wokingham, RG41 2RL	
Drawing	
Tree Protection Plan [TPP]	
Scale	
1:100@A3	
Drawn by	
SMW	
Dated	
18/05/2026	
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