



Project: 26_5837_08_78
Site: 36 Oxford Road, Wokingham RG41 2XZ
Client: Alastair Barrow



Project Number:	26_5837_08_78
Report Type:	Arboricultural Impact Assessment - 26_5837_08_78
Site Address:	36 Oxford Road, Wokingham RG41 2XZ

Role:	Name:	Date:
Instructing Party	Alastair Barrow	17/08/2026
Client	Alastair Barrow	17/08/2026
Surveyor	Matt Cooper	17/08/2026
Consultant	Tom Fellows	19/08/2026

Revision History		
Date:	Version number:	Summary of changes:
19/08/2026	1.0	First Review (Internal)
19/08/2026	1.0	First Issue

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**
- **Appendices** including the **tree constraints plan**

Arboricultural Impact Assessment

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 5 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T10-T12 (left) and T13 (right). (ROAVR, 2026)



Photographic plate showing T19 (centre) the off site TPO protected oak. (ROAVR, 2026)



Photographic plate showing front of property where new extension is proposed (left), T18 (centre) and T17 (right). (ROAVR, 2026)



Photographic plate showing T12-T10 (left to right). (ROAVR, 2026)



Photographic plate showing off site Apple T5 (centre). (ROAVR, 2026)

2. Site Conditions & Site Surroundings

- 2.1 The site is located at 36 Oxford Road, Wokingham, RG41 2XZ.
- 2.2 The site is an existing residential property.
- 2.3 The property is situated within a suburban residential area of Wokingham, characterised by similar detached and semi-detached housing.
- 2.4 A desktop assessment, which was undertaken on 17/08/2026 indicates the site is not located within a Conservation Area, nor is it affected by any Ancient Woodland designations. A Tree Preservation Order (TPO Ref: TPO-1687-2019) protects a Common Oak (T19) located on adjacent land to the north-west of the property. Formal confirmation of all designations should be sought from Wokingham Borough Council prior to commencing any tree works.
- 2.5 The proposals represent revisions to a previously approved scheme (Wokingham Borough Council Application Ref: 250622, approved 9 May 2025).

<https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0>

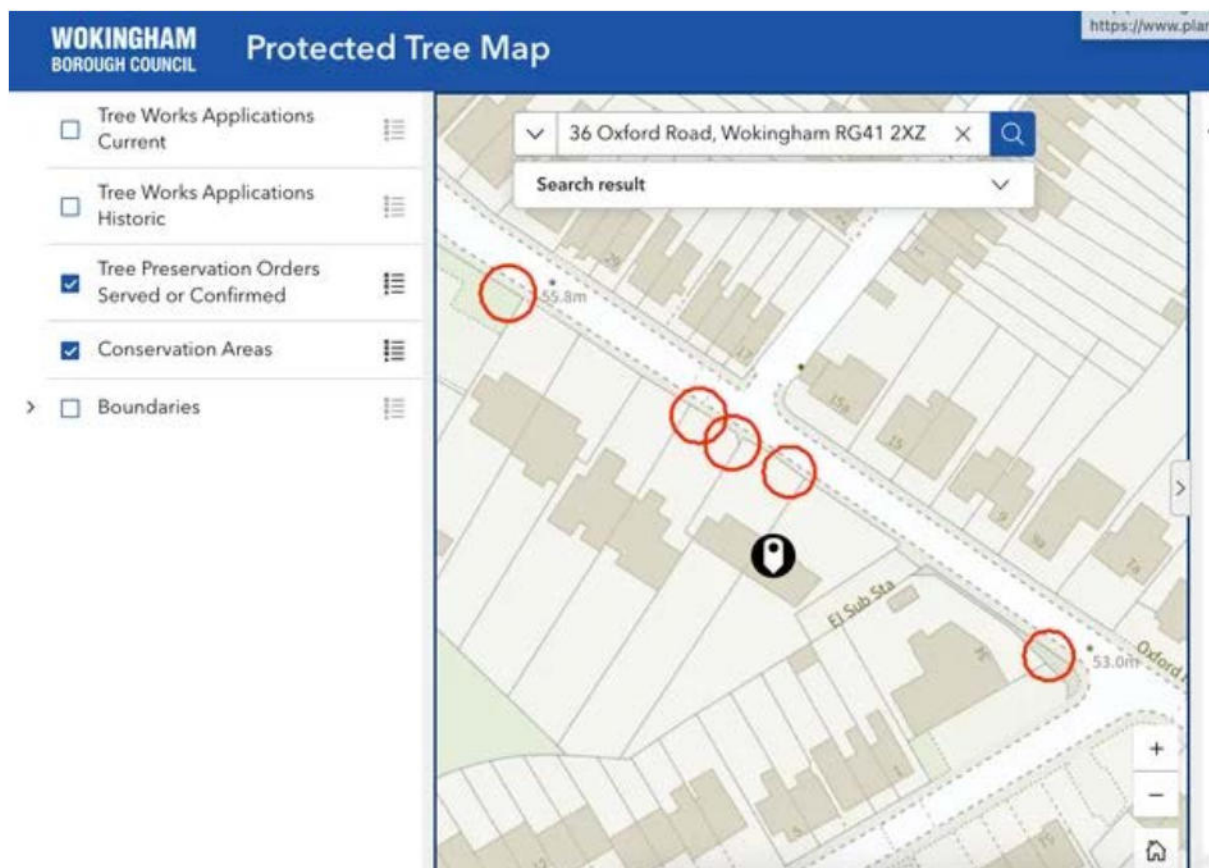


Image plate showing the desktop analysis results of the surveyed plot (Wokingham Borough Council 2026)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.
- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 5.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Proposals

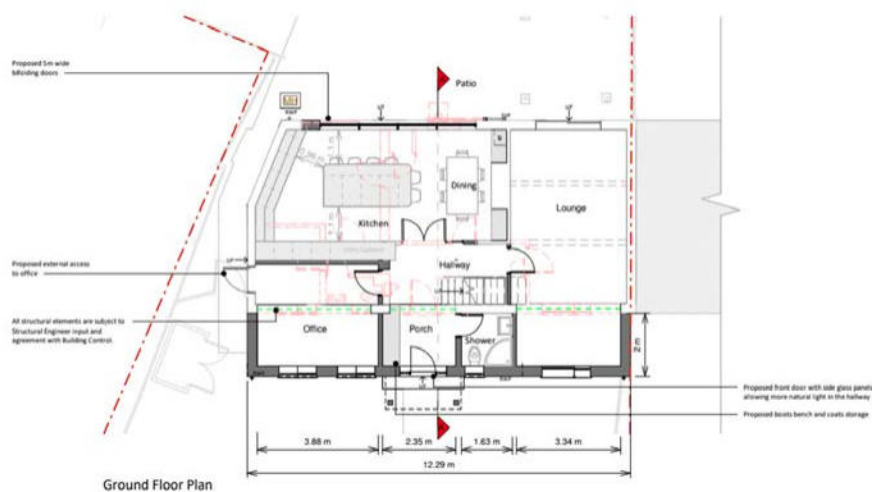
4.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 5) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Drawings/B244096-3100	18/08/2026	18/08/2026

4.2 Description of Proposals.

The proposed development, as detailed on architect's drawing 'Proposed Drawings/B244096-3100', comprises the construction of a single-storey front extension with a canopy roof, a new porch, and associated facade and internal alterations.



Photographic plate showing proposed plan (ROAVR, 2026)

5. Arboricultural Impact Assessment

5.0 Tree Quality Statement:

The survey recorded 21 entries, comprising 19 individual trees, one shrub and one hedge feature. No tree groups or woodlands were identified. All surveyed trees are located within the site boundaries. No veteran trees were recorded during the survey.

The tree population is of generally low to moderate quality. No trees were assessed as high quality (Category A) or unsuitable for retention (Category U). Seven trees were graded as moderate quality (Category B) and 14 as low quality (Category C). All trees were categorised on the basis of their arboricultural merit (subcategory 1). The most significant tree in relation to the site is the off-site Common Oak (T19), a moderate quality specimen with the largest Root Protection Area, calculated at the maximum radius of 15.00 m.

5.1 Trees for Removal

T18 will require removal due to a conflict with the proposed front extension.

5.2 Mitigation Planting

Opportunities for new tree planting should be considered as part of a soft landscaping scheme to enhance the site's future arboricultural value and mitigate the loss of T18.

5.3 Impacts to Tree Roots

The proposed single-storey front extension is located within the Root Protection Area (RPA) of the adjacent, TPO-protected Common Oak (T19). To mitigate the potential for root damage during foundation construction, all excavation in this area must be undertaken using hand tools under the direct supervision of an arboriculturist. This will allow for the careful retention or clean pruning of any roots encountered. It is noted that a trench was previously excavated in this vicinity for a sewage pipe without encountering significant roots, suggesting the impact may be minimal, but this does not remove the requirement for a precautionary, supervised approach.

5.4 Impact on Tree Canopies

The footprint of the single-storey extension is unlikely to create any direct conflict with the canopies of retained trees. Minor, well-targeted pruning of trees T10-T18 may be required to facilitate construction access or provide working space. Any such pruning must be kept to a minimum and carried out in accordance with BS 3998:2010 recommendations for tree work.

5.5 Long-term Implications for Tree Canopies

The modest scale of the single-storey extension presents a low risk of future conflict with retained trees. The development is unlikely to create significant pressure for future pruning beyond routine maintenance, allowing the retained trees to develop their natural form.

5.6 New Surfaces

The extension footprint constitutes a new area of permanent hard surfacing within the RPA of T19. The impact of this will be mitigated by the use of supervised hand-dug foundations to minimise root loss. The front of the property is an existing gravel driveway, and no other new hard surfaces are proposed. Should any be required, they must be of a no-dig, permeable construction if located within an RPA.

5.7 Underground Services

No new underground services are detailed in the proposal. If any new services are required to pass through the RPA of a retained tree, they must be installed using trenchless methods (e.g., impact moling), with launch and reception pits located outside of any RPA.

5.8 Changes in Ground Level

Ground levels within the RPAs of all retained trees must be protected. The only proposed change is the excavation for the new foundations within the RPA of T19, which will be managed through arboricultural supervision as detailed above. No other raising or lowering of ground levels is permissible within any RPA.

5.9 Soil Compaction

To prevent soil compaction from vehicles, plant, and material storage, protective barriers will be erected to create a Construction Exclusion Zone (CEZ). This will protect the RPAs of trees at the front of the property (T10-T17) and isolate the rear garden from all construction activity. Any required access within an RPA must use appropriate ground protection.

5.10 Demolition Works

Demolition is expected to be limited to the removal of the existing front facade where the extension will join the house. All demolition works must be undertaken with care to avoid accidental damage to retained trees. Debris and materials must be removed from site or stored outside of all RPAs.

5.11 Hazardous Materials

The storage and mixing of cement, fuels, and other potentially hazardous materials must occur in a designated area at least 10 m outside of any RPA, on an impermeable surface. A washout facility for concrete and cement mixers must also be located away from all trees.

5.12 Site Set-Up

Prior to any works commencing, robust protective fencing must be erected to establish a Construction Exclusion Zone (CEZ). Fencing will be positioned to protect the group of trees at the front of the property (T10-T17) and to segregate the entire rear garden, protecting trees S1, T1, T9 and others. The precise location of barriers will be detailed on a Tree Protection Plan.

5.13 Boundary Treatments

No changes to boundary treatments are proposed. Any future works to boundaries must not involve excavation or root severance within the RPAs of retained trees.

5.14 Arboricultural Method Statement Requirement

An Arboricultural Method Statement is appended. The proposal includes the construction of new foundations within the Root Protection Area of the TPO-protected Common Oak (T19), which necessitates a detailed methodology for supervised, hand-dug excavation. The AMS will also specify the precise location and specification of tree protection barriers and any ground protection measures required for site access.

6. Limitations

- 6.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 6.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 6.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 6.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Tom Fellows
Arboricultural Consultant

Tom Fellows

Prepared by: Tom Fellows
Checked by: Connor Harmsworth



Appendix 1 – Site Location



(Google Maps 2026).

Appendix 2 – Arboricultural Data Tables

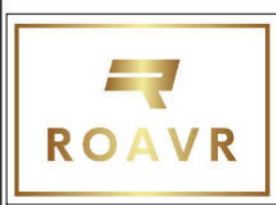
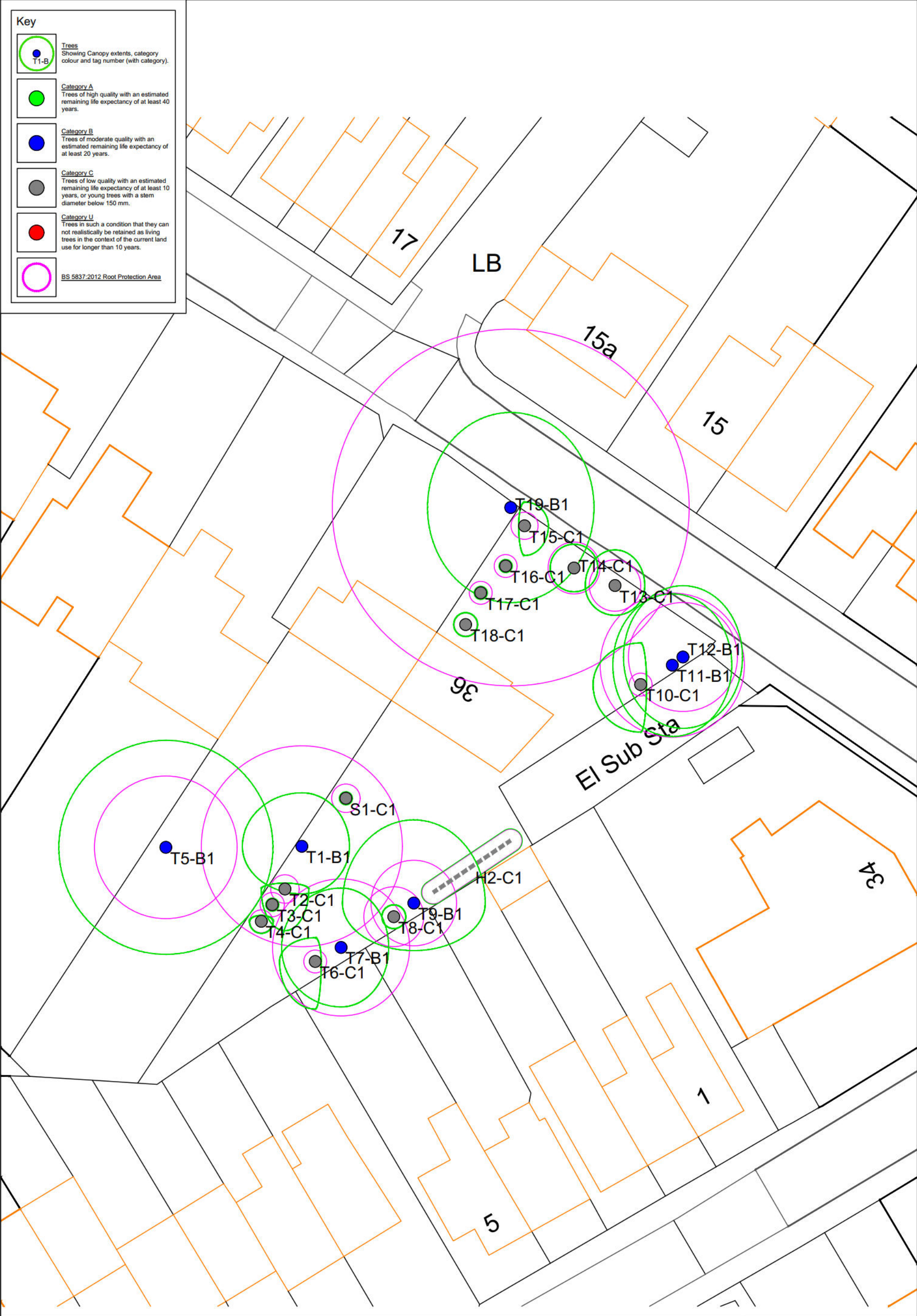
Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Management Recommendations	RPA offset from stem.	Category Rating
S1	<i>Berberis × ottawensis</i> 'Superba (Purple-leaved Barberry)	Y	100	3(0.5)	0.5	0.5	0.5	0.5	Fair	10+	Small garden shrub	Spindly. Multiple stems at ground level.	None	1.2	C1
T1	<i>Prunus avium</i> (Wild Cherry)	EM	498	11(1.5)	4.5	4	4	5	Good	20+	low U shaped union with concluded bark on lower part of stem	Stem divides below 1.5m. Dieback in crown.	None	8.45	B1
T2	<i>Prunus laurocerasus</i> (Cherry Laurel)	Y	100	2(0.5)	0.5	2	3.5	2	Fair	10+	Small shrub	Leaning South-West. Multiple stems at ground level. Dieback in crown.	None	1.2	C1
T3	<i>Prunus avium</i> (Wild Cherry)	Y	85	6(1)	0.5	0.5	0.5	0.5	Fair	10+	Small ornamental tree within shrubs	Spindly.	None	1.02	C1
T4	<i>Cotoneaster</i>	Y	80	2(0.5)	0.5	1	1	1	Fair	10+	small ornamental shrub, pruned very harsh	Poor shape & form. Low vitality. Declining. Spindly. Dieback in crown.	None	0.96	C1
T5	<i>Malus</i> (Apple)	M	500	13(3)	9	9	9	9	Good	20+	Off site in neighbours garden next to out house	Unable to inspect stem due to undergrowth.	None	6	B1
T6	<i>Ligustrum</i> (Chinese privet)	Y	80	4(0.5)	2	0.5	4	3	Fair	10+	small ornamental shrub, pruned very harsh	Poor shape & form. Spindly. Leaning South-West. Unable to inspect stem due to undergrowth. Multiple stems at ground level. Crown distorted due to group pressure.	None	0.96	C1
T7	<i>Crataegus monogyna</i> (Hawthorn)	SM	480	12(2)	5	4	5	5	Good	20+	Hawthorne behind small shed on site	Ivy on tree. Unable to inspect stem due to undergrowth. Multiple stems at ground level. Dieback in crown. Branches encroaching upon building.	None	5.76	B1
T8	<i>Crataegus monogyna</i> (Hawthorn)	Y	210	10(6)	1	1	1	1	Fair	10+	Behind shed	Spindly. Unable to inspect stem due to undergrowth. Multiple stems at ground level. Crown distorted due to group pressure.	None	2.52	C1
T9	<i>Crataegus monogyna</i> (Hawthorn)	SM	300	6(2)	7	6	4	6	Good	20+	Heavy Ivy clad Hawthornden, over children's play area	Poor shape & form. Leaning North-West. Ivy on tree. Unable to inspect stem due to undergrowth. Multiple stems at ground level. Unbalanced crown shape. Branches encroaching upon building.	None	3.6	B1
H2	<i>Ligustrum</i> (common Privet)	Y	80	4(0.5)	1	1	0.5	1	Fair	10+	Heavy ivy cladded stems within	Poor shape & form. Part of linear group. Spindly. Ivy on tree. Unable to inspect stem due to undergrowth. Multiple stems at ground level.	None	0.96	C1
T10	<i>Sorbus aucuparia</i> (Rowan)	Y	80	3(0.5)	3.5	0.5	4	4	Fair	10+	possibly Self sown on driveway	Spindly. Leaning South-West. Multiple stems at ground level. Multiple stems below 1.5m. Unbalanced crown shape. Crown distorted due to group pressure. Branches encroaching upon building.	None	0.96	C1
T11	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	EM	505	15(2)	6	5	6	5	Good	20+	in small flower bed on left side of driveway	Ivy on tree. Dieback in crown.	None	6.06	B1
T12	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	EM	382	15(2)	6	5	6	5	Good	20+	in small flower bed on left side of driveway	Ivy on tree. Dieback in crown.	None	4.58	B1

T13	<i>Quercus robur</i> (Common Oak)	Y	180	7(0.5)	3	2.5	2.5	2.5	Fair	10+	Has bramble within crown	Spindly. Unable to inspect stem due to undergrowth. Low branches over road/footpath.	None	2.16	C1
T14	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	Y	182	7(0.5)	2	2	2	2	Fair	10+	ornamental within flower bed on driveway	Tree located within raised bed. Spindly. Stem divides below 1.5m.	None	2.18	C1
T15	<i>Prunus laurocerasus</i> (Cherry Laurel)	Y	95	2.5(0.5)	2	2	2.5	0.5	Fair	10+	slightly formally pruned in corner of driveway	Tree located within raised bed. Spindly. Leaning South-East. Unable to inspect stem due to undergrowth. Multiple stems at ground level. Crown distorted due to group pressure.	None	1.14	C1
T16	<i>Corylus avellana</i> (Hazel)	Y	80	3(0.5)	0.5	0.5	0.5	0.5	Fair	10+	Covered in climber	Spindly. Coppice. Multiple stems at ground level.	None	0.96	C1
T17	<i>Corylus avellana</i> (Hazel)	Y	80	3(0.5)	0.5	0.5	0.5	0.5	Fair	10+	Small bits of climber within crown	Spindly. Coppice. Multiple stems at ground level.	None	0.96	C1
T18	<i>Salix caprea</i> (Goat Willow)	Y	80	6(0.5)	1	1	1	1	Fair	10+	Growing close to house, small portion of crown touch house but not much at all	Spindly. Stem divides below 1.5m. Branches encroaching upon building.	None	0.96	C1
T19	<i>Quercus robur</i> (Common Oak)	M	1800	14(4)	8	7	8	7	Good	40+	Very significant mature Oak tree with high amenity value. Principal tree on site, and a major contribution to the street scene.	Tree located within hard surface area. Unable to inspect stem due to undergrowth. Dieback in crown. Low branches over road/footpath.	None	15	B1

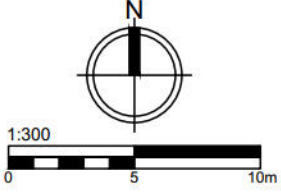
Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. 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 U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

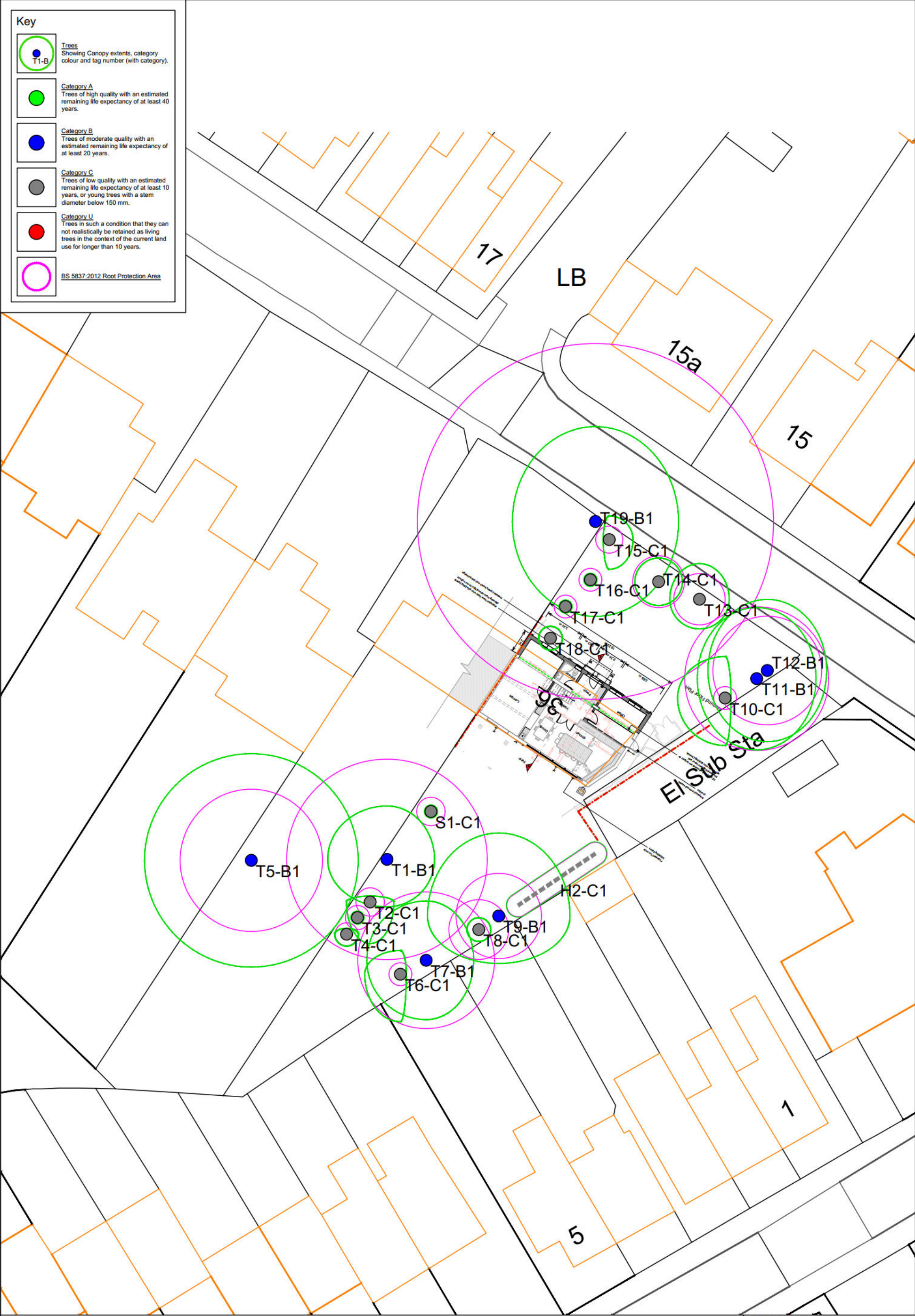
Appendix 3 – Arboricultural Plans



Drawing Title		Scale/Sheet		Date	
Tree Constraints Plan		1:300 @ A3		17/08/2026	
Client	Drawing No		Rev	Drawn By	Checked By
Alastair Barrow	26_5837_08_78		1	AC	MH
Site/Project					
36 Oxford Road, Wokingham RG41 2XZ		ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302			



General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

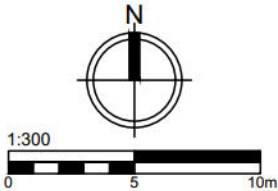
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Drawing Title		Scale/Sheet		Date		
Tree Assessment Plan		1:300 @ A3		18/08/2026		
Client		Drawing No		Rev	Drawn By	Checked By
Alastair Barrow		26_5837_08_78		1	AC	MH
Site/Project		ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302				
36 Oxford Road, Wokingham RG41 2XZ						



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Arboricultural Method Statement

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8. Contingencies
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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Introduction

This Arboricultural Method Statement (AMS) provides the technical methodology for safeguarding retained trees during the proposed development at 36 Oxford Road, Wokingham RG41 2XZ. The proposed scheme comprises the construction of a single-storey front extension with a canopy roof, a new porch, and associated facade and internal alterations.

The primary arboricultural constraint on site is the off-site, TPO-protected Common Oak (T19; TPO Ref: TPO-1687-2019), whose Root Protection Area (RPA) extends into the footprint of the proposed front extension. Additional low- and moderate-category trees (T10–T18) located along the front driveway boundary also require robust protection.

This document must be read in conjunction with the Tree Protection Plan (TPP) and the Arboricultural Impact Assessment (AIA). Strict adherence to the procedures outlined herein is mandatory to satisfy Local Planning Authority (LPA) planning conditions and ensure compliance with BS 5837:2012, BS 3998:2010, and BS 8545:2014.

2. General Restrictions

The Construction Exclusion Zone (CEZ) encompasses the entire Root Protection Area (RPA) of all retained trees, as defined by the protective fencing and ground protection layout shown on the TPP. The rear garden (containing trees S1 and T1–T9) and protected zones within the front driveway are strict CEZs.

Within the CEZ, the following operations are strictly prohibited at all times:

- No mechanical digging, trenching, or soil scraping.
- No storage of construction materials, soil, spoil, or site debris.
- No parking or movement of vehicles, plant, or heavy machinery.
- No mixing of cement, concrete, mortar, or discharge of liquid chemical spillages.
- No lighting of fires (bonfires must be situated a minimum of 10 metres outside any RPA and downwind).
- No mounting of signs, cables, or fixtures to any part of a retained tree.
- No alterations to ground levels (raising or lowering) without prior written arboricultural approval.
- No storage of fuels, oils, solvents, or hazardous substances within 10 metres of an RPA.

3. Tree Protection Fencing

Prior to any site clearance, demolition, or delivery of materials, protective barrier fencing must be erected in the positions indicated on the Tree Protection Plan.

- Specification: Fencing must strictly adhere to the default specification described in BS 5837:2012 Figure 2.
- Framework: The barrier shall consist of a vertical and horizontal scaffold framework, well-braced to resist impacts. Vertical tubes must be spaced at a maximum interval of 3 metres and driven securely into the ground to a minimum depth of 0.6 metres.
- Panels: Heavy-gauge 2-metre tall galvanized tube and welded mesh infill panels (e.g., 'Heras') must be securely fixed to the scaffold framework using wire ties or anti-tamper couplers.
- Service Avoidance: Care must be exercised when driving vertical poles into the ground to avoid underground utility services and structural tree roots.
- Signage: All-weather notices must be fixed to the exterior of the fencing at 5-metre intervals stating: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".
- Integrity: The fencing must remain fully intact, rigid, and unmoved for the entire duration of the construction process, and may only be removed upon full practical completion of all external building works.

4. Ground Protection

Where temporary construction access or working space is required within an RPA outside the primary barrier fencing (specifically along the driveway and approach to the front extension within the RPA of T19), temporary ground protection must be installed prior to the commencement of works.

- Pedestrian Access Specification:
 1. A geotextile membrane laid directly onto the uncompacted soil surface.
 2. A 150 mm thick compressible cushion layer of woodchip or clean sharp sand spread evenly over the membrane.
 3. Interlocking proprietary synthetic ground protection boards (e.g., TuffTrak or Eve Trakway) or scaffold boards secured over the compressible layer to distribute point loads evenly.
- Operation: Ground protection must prevent soil compaction and root shear. All machinery and vehicle movements must remain strictly outside these zones unless operating over engineered temporary ground protection designed to withstand the specific axle loads.

5. Task-Specific Method Statement (Supervised Hand Digging)

Excavation for the foundations of the single-storey front extension encroaches into the RPA of the TPO-protected Common Oak (T19). All excavation within this zone must be carried out manually under direct arboricultural supervision.

Step-by-Step Hand Digging Procedure:

1. **Tool Restrictions:** Mechanical excavators, diggers, or heavy machinery are strictly banned from operating within the RPA of T19. Excavation must be undertaken using non-motorized hand tools (e.g., spades, shovels, hand-trowels) or air-displacement equipment (Air spade).
2. **Supervision:** The Project Arborist must be present on site to directly oversee the initial turf stripping and excavation within the RPA.
3. **Excavation Methodology:** Soil must be removed in shallow, cautious layers (maximum 100 mm increments) to expose underlying roots without snagging or tearing the bark.
4. **Handling Roots <25 mm Diameter:** Roots under 25 mm in diameter may be pruned back cleanly by the Project Arborist using sharp bypass secateurs or a clean handsaw.
5. **Handling Roots $\geq$ 25 mm Diameter:** Any root encountered with a diameter of 25 mm or greater, or any dense clumps of roots, must be retained intact. Roots must not be severed without prior written authorization from the Project Arborist and the LPA.
6. **Protection of Exposed Roots:** Exposed roots must be wrapped immediately in clean, damp hessian sacking to prevent desiccation and extreme temperature fluctuations.
7. **Backfilling / Concrete Pouring:** Prior to pouring concrete or backfilling, exposed roots must be surrounded by a layer of uncompacted sharp sand or topsoil. If poured concrete is used for foundations, an impermeable membrane must line the excavation to prevent liquid cement/concrete leachate (which is highly alkaline) from burning exposed root tissues.

6. Tree Works Schedule

Tree Ref	Species	Proposed Action	Justification
S1	<i>Berberis ottawensis</i> 'Superba'	Retain and Protect	Low category shrub; within rear CEZ.
T1	<i>Prunus avium</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T2	<i>Prunus laurocerasus</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T3	<i>Prunus avium</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T4	<i>Cotoneaster</i> sp.	Retain and Protect	Category C1; protected within rear garden CEZ.
T5	<i>Malus</i> sp.	Retain and Protect	Category B1 (off-site); rear garden protection.
T6	<i>Ligustrum</i> sp.	Retain and Protect	Category C1; protected within rear garden CEZ.
T7	<i>Crataegus monogyna</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T8	<i>Crataegus monogyna</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T9	<i>Crataegus monogyna</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
H2	<i>Ligustrum vulgare</i>	Retain and Protect	Category C1; protected within rear garden CEZ.
T10	<i>Sorbus aucuparia</i>	Retain and Minor Pruning	Category C1; minor crown clearance pruning if required for scaffolding space (BS 3998:2010).
T11	<i>x Cupressocyparis leylandii</i>	Retain and Protect	Category B1; driveway boundary protection.
T12	<i>x Cupressocyparis leylandii</i>	Retain and Protect	Category B1; driveway boundary protection.
T13	<i>Quercus robur</i>	Retain and Minor Pruning	Category C1; minor clearance pruning of low encroachment if required (BS 3998:2010).
T14	<i>Chamaecyparis lawsoniana</i>	Retain and Protect	Category C1; protected within raised driveway bed.
T15	<i>Prunus laurocerasus</i>	Retain and Protect	Category C1; protected within driveway corner.

T16	<i>Corylus avellana</i>	Retain and Protect	Category C1; driveway boundary protection.
T17	<i>Corylus avellana</i>	Retain and Protect	Category C1; driveway boundary protection.
T18	<i>Salix caprea</i>	Remove and replace	Category C1; requires removal to facilitate construction
T19	<i>Quercus robur</i>	Retain and Supervise	Category B1 (TPO Protected); off-site oak. Foundation excavation within RPA strictly managed via supervised hand digging.

7. Supervision and Monitoring

A structured system of arboricultural monitoring and site supervision is required to ensure all protective measures are maintained and planning conditions are formally discharged.

Phase	Action / Event	Responsibility	Output / Deliverable
Pre-Commencement	Pre-commencement site meeting with Site Manager, Project Arborist, and LPA Tree Officer (if required).	Project Arborist / Site Manager	Formal sign-off of site setup protocols.
Pre-Commencement	Inspection and approval of BS 5837:2012 Figure 2 Tree Protection Fencing and Ground Protection.	Project Arborist	Compliance Certificate issued to Client and LPA.
Construction Phase	Direct supervision of initial ground clearance and hand digging for foundation excavations within the RPA of T19.	Project Arborist	Direct on-site supervision log and photographic record.
Construction Phase	Monthly routine site monitoring visits to inspect fencing integrity, CEZ status, and ground protection.	Project Arborist	Site Monitoring Reports submitted to Client and LPA.
Completion Phase	Final inspection of retained tree stock, removal of protective barriers, and post-construction health assessment.	Project Arborist	Final Arboricultural Sign-off Letter to discharge conditions.

8. Contingencies

Should any unforeseen events or site conflicts arise during construction, the following mandatory protocols must be implemented immediately:

- **Unidentified Structural Defects:** If previously unidentified decay, cavities, major deadwood, or structural splits are discovered during works, operations in the immediate vicinity must cease. The Project Arborist must be notified immediately to inspect the defect, carry out a risk assessment, and specify appropriate remedial pruning in accordance with BS 3998:2010.
- **Protected Species (Bats and Birds):** All tree works and ivy clearance must comply with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. If nesting birds or evidence of roosting bats (e.g., cavities, deep bark fissures) are discovered at any stage, work must stop immediately. Advice must be sought from a qualified Ecological Consultant or Natural England before proceeding.
- **Encountering Significant Roots (≥ 25 mm):** If major structural roots (≥ 25 mm diameter) are uncovered during hand excavation within an RPA, work must stop around the root. The root must be wrapped in damp hessian and the Project Arborist called to site to evaluate whether the root can be bridged, engineered around, or if LPA consent is required for root severance.
- **Accidental Damage or Chemical Spillages:** In the event of accidental mechanical damage to a tree, or a chemical/fuel spillage within an RPA, the incident must be reported immediately to the Project Arborist. Soil remediation (e.g., flushing with clean water or soil removal) or remedial tree care must be executed under the direct guidance of the Project Arborist.
- **Changes to Specification:** Any proposed alteration to construction methodologies, building footprints, site access, or tree protection layouts that deviates from this approved AMS must be submitted to the Local Planning Authority (LPA) for formal written approval prior to implementation on site.



Woodland Solutions (Northern) Ltd t/a ROAVR Group
 The Green House
 Beechwood Business Park North
 Inverness
 IV2 3BL
 www.roavr-group.co.uk
 T: 01463 667302

**SITE SUPERVISION FORM - ARBORICULTURAL
 CLERK OF WORKS**

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.

Comments/Actions:

Ground Protection.

Comments/Actions:

Additional Comments.

Remarks:

I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

9. Limitations

- 9.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 9.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 9.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 9.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 9.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 9.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

Tom Fellows
Arboricultural Consultant

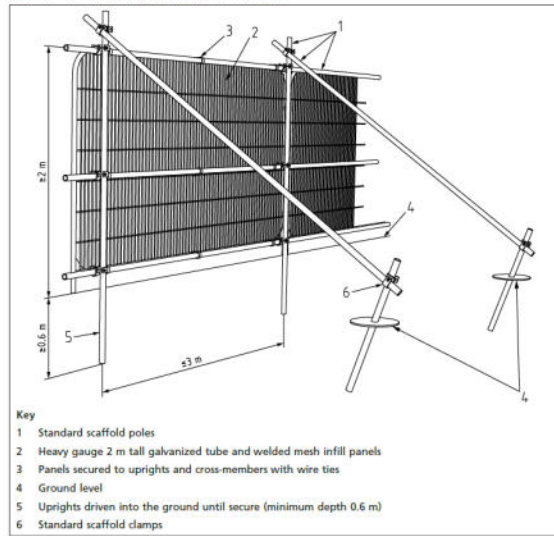
Tom Fellows



Prepared by: Tom Fellows
Checked by: Forest Shum

Appendix 1 – Tree Protection Specification

Figure 2 Default specification for protective barrier



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PROTECTION FENCING

THIS FENCE MUST BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND DRAWINGS FOR THIS DEVELOPMENT.

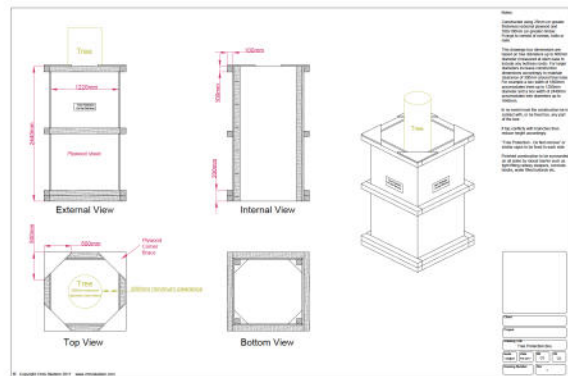
TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER. CONTRAVENTION OF A TREE PROTECTION ORDER MAY LEAD TO CRIMINAL PROSECUTION.

ANY INCLUSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.

Tree protection fencing

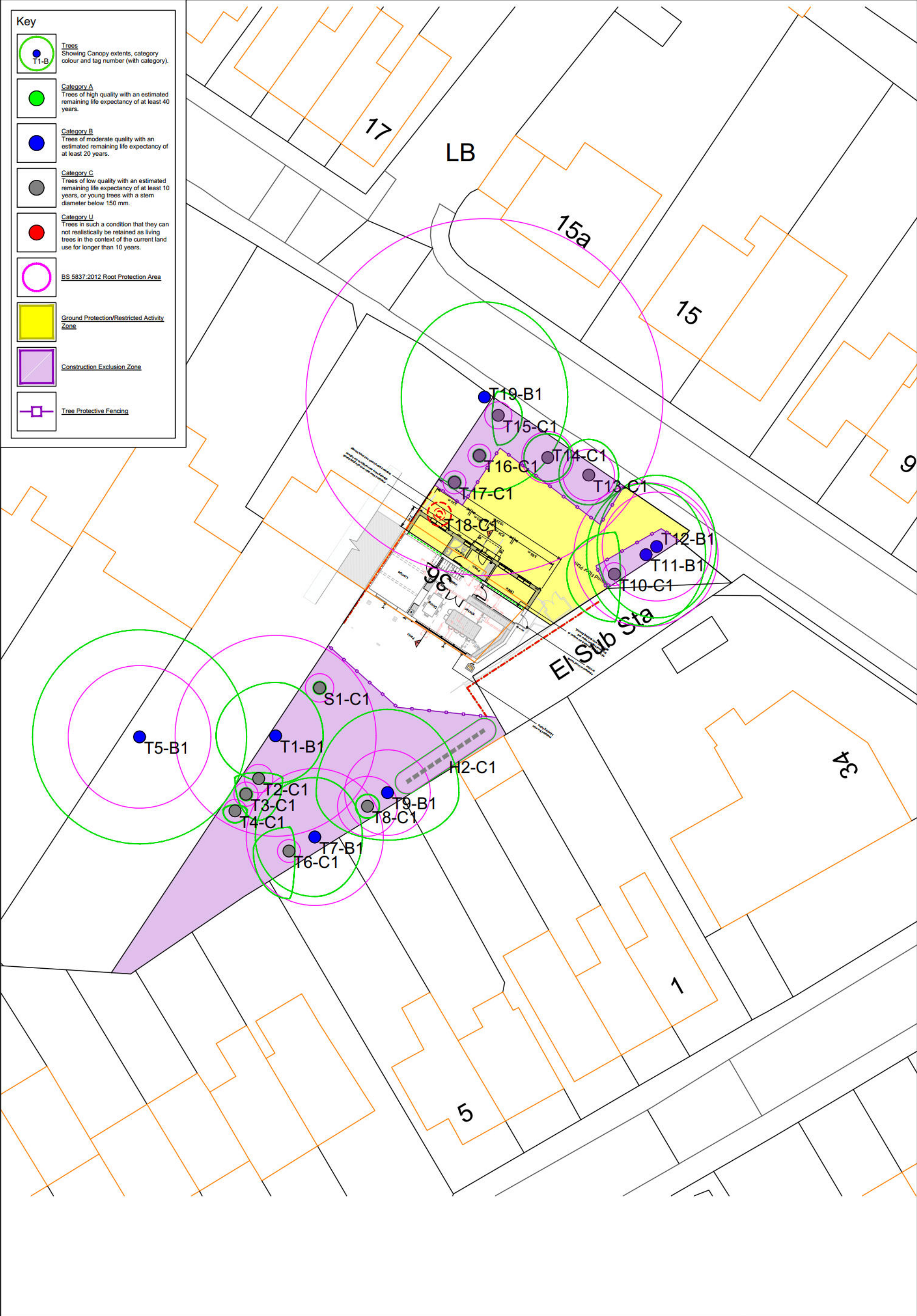
Fencing signage



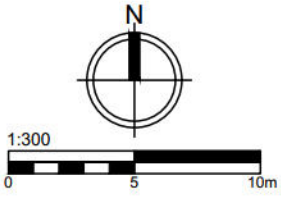
Ground protection

Stem protection

Appendix 2 – Tree Protection Plan



Drawing Title		Scale/Sheet		Date	
Tree Protection Plan		1:300 @ A3		18/08/2026	
Client		Drawing No		Rev	Drawn By
Alastair Barrow		26_5837_08_78		1	AC
Site/Project		Checked By			
36 Oxford Road, Wokingham RG41 2XZ		MH			
		ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302			



General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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