



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

LAND AT POUND LANE
HURST
BERKSHIRE
RG10 0RS

CLIENT: DALEY PHILLIPS

DECEMBER 2025

Ref: AIA/AMS 06901 / 2025

REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com

M: 07810 440546



Project: The proposed change of use of agricultural land for agricultural and commercial storage.

Prepared by: Sarah Duckworth

Position: Arboricultural Consultant

Qualifications: DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons),
LANTRA Professional Tree Inspector

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EXECUTIVE SUMMARY

This Arboricultural Report provides an assessment of the trees located on and adjacent to Land at Pound Lane, Hurst, Berkshire, in relation to a proposed change of use to a 50/50 split agricultural and commercial storage facility.

The report has been written in accordance with the guidelines and recommendations in the British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction', and includes an Arboricultural Survey, Impact Assessment (AIA), and a detailed Arboricultural Method Statement (AMS) with an accompanying Tree Protection Plan.

The tree survey recorded 27 individual trees and 3 tree groups growing around the boundaries of the site. No trees will be removed or pruned to facilitate the proposed change of use.

The proposed development represents a low risk to trees. Shed 'A' (an equipment store) will be sited entirely outside all Root Protection Areas (RPAs). Shed 'B' (Agricultural / Feed Store) will be constructed on the existing concrete slab of a former building, protecting roots and ensuring no new encroachment within the RPA of T001 (Oak).

Adjustments have been made to site layout in accordance with the arboricultural recommendations. This has enabled the creation of a soft-landscaped buffer zone between working areas and trees along the northern boundary. This will reduce the risk of harm to the offsite trees as a result of the change of use and reduce future pressure for tree removal on completion of the ground works.

Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken without unacceptable harm to the trees and in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction. The application is therefore acceptable as it relates to trees.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE.....	6
1.3	DOCUMENTS.....	6
1.4	CAVEATS	7
2.	ARBORICULTURAL IMPACT ASSESSMENT.....	8
2.1	INTRODUCTION	8
2.2	PLANNING CONSTRAINTS	8
2.3	SOIL	8
2.4	SITE DESCRIPTION	9
2.5	TREES APPRAISAL	11
2.6	APPLICATION ASSESSMENT.....	11
2.7	TREE PROTECTION DURING BUILDING WORKS.....	12
2.8	SERVICES	12
2.9	CONCLUSIONS	13
3.	ARBORICULTURAL METHOD STATEMENT (AMS)	14
3.1	INTRODUCTION	14
3.2	SITE SUPERVISION AND MONITORING	14
3.3	TREE WORKS	15
3.4	REMOVAL OF HARDCORE WITHIN RPA OF OFFSITE TREES.....	15
3.5	TREE PROTECTION FENCING.....	15
3.6	RE-USE OF FOUNDATIONS WITHIN THE RPA OF T001 (OAK).....	16
3.7	CONSTRUCTION EXCLUSION ZONE.....	16
3.8	GENERAL CONSIDERATIONS.....	17
3.9	LANDSCAPING	17
3.10	UNFORESEEN CIRCUMSTANCES	17
	APPENDICES.....	18
	APPENDIX A - SURVEY DATA.....	19
	APPENDIX B - KEY	20
	APPENDIX C - BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT.....	21
	APPENDIX D - TREE DATA	22
	APPENDIX E – TREE PLANS.....	32
	APPENDIX F – PHASING OF WORKS.....	33
	APPENDIX G – CONTACTS	34
	APPENDIX H - TREE PROTECTION FENCING	35
	APPENDIX I - TREE PROTECTION SIGNAGE.....	36
	APPENDIX J - QUALIFICATIONS	37

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing on and adjacent to Land at Pound Lane, Hurst, Berkshire, RG10 0RS.

I have been instructed to survey relevant trees in accordance with BS:5837 (2012) to ascertain the constraints posed by the trees to the proposed change of use to create 50/50 split agricultural and commercial storage on land at Land at Pound Lane, Hurst, Berkshire, RG10 0RS.

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

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

1.2 SCOPE

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

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

1.3 DOCUMENTS

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

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

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 11th December 2025 and will expire on 11th December 2027.

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

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

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

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The application is made for a change of use on agricultural land to create 50/50 split agricultural and commercial storage on land at Pound Lane, Hurst, Berkshire, RG10 0RS.

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate.

The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that there are no Tree Preservation Orders on site.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

Land at Pound Lane is not within a Conservation Area.

ANCIENT WOODLAND

Land at Pound Lane does not include Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Land at Pound Lane is London Clay Formation consisting of clay, silt and sand.

Soil characteristics and index properties (shrink / swell potential) can only be determined precisely by laboratory testing of soil samples. However, London clay is generally considered to be a 'High Plasticity' soil and is known to have significant capacity to shrink and swell with changing moisture levels.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

2.4 SITE DESCRIPTION

The site is a rectangular plot of land around 0.4 acres situated off a short spur road south of Pound Lane.

There are no significant trees growing within the site. Offsite there are a number of mature trees which have wider landscape value. These include a linear group beyond the northern boundary which are dominated by a number of Lombardy Poplar, Pines and some conifer trees. Beyond the southwest corner of the site there is a mature Oak.

The site is level and covered in a built-up layer of compacted hardcore. The site is also divided into two parts by a concrete kerbstone which has been laid east to west (front to back) across the site.

Historically there was a small wooden building within the centre of the site and second building in the southwest corner of the plot, both of which have been removed. Debris from the building in the southwest corner of the plot is still evident but covered in dense bramble and vegetation. I have been advised that this building was erected on a concrete foundation which is to be retained.



Photo 1. Site image with T001 (Oak)



Photo 2. Trees along the northern boundary



Photo 3. Existing hardcore surface

2.5 TREES APPRAISAL

Number of individual trees surveyed:	27
Number of tree groups surveyed:	3
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	11
Number of category 'C' trees / groups:	16
Number of category 'U' trees / groups:	3

Figure 1 - Tree quality summary

The most visually significant trees in relation to the site are growing offsite along the northern boundary. This linear group includes specimen Lombardy Poplars and Pines which have been given a category 'B' grade as a reflection of their moderate to high amenity value and good health (See photo 2).

Also of note, T001 is a mature Oak growing offsite (Photo 1). The roots of T001 are likely to extend into the site, however in this location they will be protected by the foundations of the original building structure which are to be retained.

Aside from the category 'B' trees, there are also a number of lower grade 'C' trees along the northern and western boundaries. These are mostly smaller lapsed hedgerow trees of very limited merit or such impaired condition that they do not qualify in higher categories.

No trees are to be pruned or removed to facilitate the proposed works.

2.6 APPLICATION ASSESSMENT

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

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

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

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

The proposed change of use represents low risk to trees. Shed 'A' for the storage of equipment will be positioned outside of the identified Root Protection Areas of all trees.

Shed 'B' which is an Animal Feed Store replaces an earlier building that was damaged by a large fallen branch from T001 and subsequent weather damage. In this location, 18m² of the building will be within the RPA of T001 (Oak). This equates to 6.2% of the overall RPA for the tree.

The existing slab foundation for the shed within the RPA of T001 remains in situ and is believed to be in a reusable condition. It is therefore intended that Shed 'B' will be erected onto the existing concrete slab and that the site preparation will be limited to the removal of the existing (collapsed) timber frame building. Re-using the existing foundation slab and avoid the need for further encroachment within the RPA of T001 (Oak) and any roots under the existing foundations will be protected and retained.

Poplar trees are prone to shed branches. The proposed new areas of gravel parking and hardcore for storage have therefore been adjusted following arboricultural feedback to create a buffer zone between the onsite working areas and the trees along the northern boundary. This will stop the trees causing an excessive nuisance with the shedding of branches and debris which might otherwise put pressure on trees to be pruned or removed prematurely.

Within this buffer zone, existing hardcore that has been previously laid within the rooting areas of the trees will be carefully pulled back into the site to reveal the original soil levels and the ground mulched to improve the rooting environment of the trees and benefit their long-term health. Once the hardcore has been removed the area will need to be excluded from the build area with temporary Tree Protection Fencing to prevent vehicles and storage damaging trees and tree roots through compaction and pollution.

There will remain a good gap between the trees' canopies and the new store buildings on completion of the build with no further foreseeable need for pruning works in the future.

2.7 TREE PROTECTION DURING BUILDING WORKS

The root protection areas of trees along the northern boundary will be protected with fit for purpose Tree Protection Barriers in accordance with BS:5837 (2012).

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

2.8 SERVICES

I have not received any drainage or service plans for the site. However, services can connect forward of the new buildings via the access to those in Pound Lane in which location all trenches will be outside of the identified rooting areas of the retained trees.

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

2.9 CONCLUSIONS

This report demonstrates that an application for the proposed change of use to create 50/50 agricultural and commercial storage on land at Land at Pound Lane, Hurst, has been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction’).

The proposed layout respects the constraints identified in the arboricultural survey and the site layout has been adjusted to ensure all new structures and activities are outside of the RPAs of the surrounding trees.

No trees are to be removed or pruned to facilitate the proposed change of use. The reuse of the existing foundations for Shed B will provide full protection for the roots of T001 (Oak) where they extend into the site, while the creation of a buffer zone and the removal and remediation of previously installed hardcore will provide long-term benefits to trees along the northern boundary.

This application is supported by an Arboricultural Method Assessment which provides detailed information on how trees will be protected during the proposed building works.

Provided the method statement is followed in full, I am satisfied the proposed new dwelling can be constructed without unacceptable harm to the trees and the application is therefore acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

The method statement will be read, approved and agreed to by all key personnel prior to the commencement of any ground clearance or construction work within the site.

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

To ensure a commitment from all parties to the healthy retention of the trees, tree protection details will be forwarded to all contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING

The schedule proposed here for site supervision and monitoring is considered reasonable and proportionate to the arboricultural issues and low-intensity of development within the site.

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

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Email photographic evidence of the tree protection fencing to the appointed planning officer once it has been erected.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the consultant arboriculturalist in the event of any related tree problems occurring whether actual or potential.

3.3 TREE WORKS

No tree works are required or proposed to facilitate the building works.

3.4 REMOVAL OF HARDCORE WITHIN RPA OF OFFSITE TREES

Existing hardcore within the RPA of trees along the northern boundary will be scraped back from the tree buffer zone using the toothless bucket of a mechanical excavator working from existing areas of hard landscaping.

The hardcore should be scraped back in shallow layers with a person overseeing the excavated area to assess for tree roots and ensure the excavation does not go below the original soil levels. Hardcore will be pulled south away from the trees where it can be stored prior to removal from site. Care will be taken not to strike tree trunks and low branches during these works.

It is intended that the original ground level will be exposed and not excavated therefore roots will not be harmed. However, if any roots inadvertently exposed during these works should be covered immediately with damp hessian or 100mm of screened topsoil to prevent desiccation.

Once the area is cleared of hardcore, 100mm of composted organic material such as garden compost, well rotted manure or chipped bark will be raked over the area taking care not to obscure the root collars of any trees.

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

Suitable barriers will be installed such as wooden posts to mark the edge of the soft landscaped areas to prevent vehicles leaving the gravel area and / or the encroachment of works activities and storage in this area on completion of the works.

3.5 TREE PROTECTION FENCING

Once the hardcore has been removed from within the RPA of trees along the northern boundary, no further works in relation to the build will be undertaken, including construction, excavation or demolition, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix H).

Onto this framework all weather signage will be attached stating ‘Tree Protection Fencing – KEEP OUT!’. (See Appendix I).

The fencing will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed 'On-Site Tree Supervisor' will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.6 RE-USE OF FOUNDATIONS WITHIN THE RPA OF T001 (OAK)

Existing concrete foundations will be retained within the RPA of T001 (Oak) and Shed 'B' will be erected directly onto the foundations of the previous building. In the event the existing foundations are found not to be fit for purpose or suitable to re-use then works should cease and the advice of a qualified Arboriculturist should be sought.

The Arboriculturist would provide an updated arboricultural method statement to cover any new works required within the RPA of T001 (Oak) and liaise with the local Authority where necessary to advise them of the required deviation from this Arboricultural Method Statement.

3.7 CONSTRUCTION EXCLUSION ZONE

The areas behind the tree protection barriers are designated the Construction Exclusion Zone and will be isolated from all activity during construction work on the site.

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

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

3.8 GENERAL CONSIDERATIONS

In accordance with the Tree Protection Plan which accompanies this report, all storage and preparation of materials, parking, skips etc. will be kept outside of the Construction Exclusion Zones.

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane and well away from the tree root protection areas.

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

Any transit or traverse of plant in proximity to the tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance is maintained at all times.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown offsite.

There will be no open fires on site during the building works.

3.9 LANDSCAPING

To benefit trees and local ecology, the following guidance will be adhered to during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of any tree following completion of the change of use.
- On completion of the build, any permanent new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- Where new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

3.10 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

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

APPENDIX A - SURVEY DATA

- The trees were surveyed on Tuesday 25th November 2025 from ground level only.
- On the day of the survey the weather conditions were dry and sunny. Visibility was good.
- Trees were viewed from within the site curtilage only. Fences have been taken as the presumed site boundary. Neighbouring properties were not entered into.
- Heights were estimated as part of a group. Soil samples were not taken.
- The tree survey identified 27 trees and 3 tree groups growing on or adjacent to the site which were relevant to this planning application.
- The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS: 5837:2012 – 'Trees in Relation to Design, Demolition and Construction'.

APPENDIX B - KEY

Ref: T001 = Tree 1

G001 = Group 1

A001 = Area 1

W001 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

 Category 'A' tree (Green)  Category 'C' tree (Grey)

 Category 'B' tree (Blue)  Category 'U' tree - Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres¹

¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that 'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

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

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

APPENDIX D - TREE DATA

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
G001	Blackthorn (<i>Prunus spinosa</i>) Elm (<i>Ulmus sp.</i>) Field maple (<i>Acer campestre</i>)	Group	Height (m): 5 Stem Diam(mm): 90 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Slender hedgerow trees. Dead elm stems in group.	C2	Area: 88 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
H001	Blackthorn (<i>Prunus spinosa</i>) Elm (<i>Ulmus sp.</i>)	Hedge	Height (m): 2 Stem Diam(mm): 10 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Thin, gappy native hedge. Suppressed in many areas by bramble.	C1,2	Radius: 0.1m. Area: 3 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low	
H002	Common hawthorn (<i>Crataegus monogyna</i>)	Hedge	Height (m): 5 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Linear group of multi-stem small trees forming a relaxed boundary hedge.	C2	Radius: 1.0m. Area: 87 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T001	Pedunculate oak (<i>Quercus robur</i>)	Tree	Height (m): 14 Stem Diam(mm): 800 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:7 S:6 W:8	Off-site Oak tree. Dieback in upper crown. Derelict building on site within root protection area.	B1	Radius: 9.6m. Area: 290 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access	
T002	Elm (<i>Ulmus sp.</i>)	Tree 2 stems	Height (m): 3.5 2 stems, avg.(mm): 80 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:1 S:1.5 W:0.5	Small hedge row tree with limited long term potential due to Dutch elm disease	C1	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T003	Blackthorn (<i>Prunus spinosa</i>)	Tree	Height (m): 5 Stem Diam(mm): 90 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Small lapsed hedgerow tree	C2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T004	Blackthorn (<i>Prunus spinosa</i>)	Tree	Height (m): 5 Stem Diam(mm): 90 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Small lapsed hedgerow tree. Kinked trunk.	C2	Radius: 1.1m. Area: 4 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T005	Elm (<i>Ulmus sp.</i>)	Tree	Height (m): 6.5 Stem Diam(mm): 100 Crown Clearance (m): 2.5 Life Stage: Dead	N:1.5 E:1.5 S:1.5 W:1.5	Standing dead elm.	U	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Dead Structural Condition: Poor Public Amenity Value: Low	
T006	Hawthorn (<i>Crataegus sp.</i>)	Tree 8 stems	Height (m): 6.5 8 stems, avg.(mm): 60 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2.5 S:3 W:1.5	Multi-stem small tree within lapsed native hedgerow.	C2	Radius: 2.0m. Area: 13 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T007	Blackthorn (<i>Prunus spinosa</i>)	Tree	Height (m): 5.5 Stem Diam(mm): 100 Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:1 E:2.5 S:2 W:0	Small tree, swept low stem. Asymmetrical crown.	C1,2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T008	Common hawthorn (<i>Crataegus monogyna</i>)	Tree 4 stems	Height (m): 7 4 stems, avg.(mm): 70 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Multi-stem small tree. Prolific bramble in crown.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T009	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 11 Stem Diam(mm): 320 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:2.5 S:3.5 W:2	Small tree, well-formed compact crown	B2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T010	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 7.5 Stem Diam(mm): 200 Crown Clearance (m): 3.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:3.5 S:0 W:1	Suppressed form, swept stem and asymmetrical crown.	C2	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T011	Common hawthorn (<i>Crataegus monogyna</i>)	Tree 4 stems	Height (m): 6.5 4 stems, avg.(mm): 70 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Multi-stem small tree. Prolific bramble in crown.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low	
T012	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 19 Stem Diam(mm): 480 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Slender, fastigate tree.	B1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T013	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 11 Stem Diam(mm): 260 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:2.5 S:0 W:2.5	Suppressed form, swept stem and asymmetrical crown.	C2	Radius: 3.1m. Area: 30 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T014	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 8 Stem Diam(mm): 250 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0 E:3 S:4 W:2.5	Small tree, compact, asymmetrical crown	B2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Good Structural Condition: Good Public Amenity Value: Moderate Inspection Limitations: Access	
T015	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 13 Stem Diam(mm): 300 Crown Clearance (m): 4 Life Stage: Over Mature Rem. Contrib.: <10 years	N:2 E:2 S:2 W:2	Slender crown. Foliage brown. Tree dead or in advanced decline.	U	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T016	Scots pine (<i>Pinus sylvestris</i>)	Tree	Height (m): 7.5 Stem Diam(mm): 100 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:1 S:0 W:1	Slender tree. Suppressed form, swept stem and asymmetrical crown.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access	
T017	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 20 Stem Diam(mm): 540 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Slender, fastigate tree.	B1	Radius: 6.5m. Area: 133 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	
T018	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 19 Stem Diam(mm): 340 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Slender, fastigate tree. Asymmetrical crown due to proximity of T017	B1	Radius: 4.1m. Area: 53 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T019	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 12 Stem Diam(mm): 100 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Very slender, fastigate tree.	B1	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	
T020	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 20 Stem Diam(mm): 500 Crown Clearance (m): 5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:4 S:3 W:2	Slender, fastigate tree. Asymmetrical crown.	B1	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	
T021	Lombardy poplar (<i>Populus nigra italica</i>)	Tree 2 stems	Height (m): 21 2 stems, avg.(mm): 340 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Slender, fastigate tree. Twin stem from ground level.	B1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T022	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tree	Height (m): 16 Stem Diam(mm): 490 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:1 S:5 W:3	One of three trees planted close together. Restricted canopy space. Suppressed form.	C1,2	Radius: 5.9m. Area: 109 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T023	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tree	Height (m): 16 Stem Diam(mm): 530 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:2 S:6 W:3	One of three trees planted close together. Restricted canopy space. Suppressed form. Foliage browning off.	C1,2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Access	
T024	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Tree	Height (m): 14 Stem Diam(mm): 500 Crown Clearance (m): 1 Life Stage: Over Mature Rem. Contrib.: <10 years	N:3 E:4 S:3 W:2	One of three trees planted close together. Restricted canopy space. Major deadwood. Canopy in advanced decline.	U	Radius: 6.0m. Area: 113 sq m.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Structure	Measurements	Spread	General Observations	Retention Category	RPA	Summary	Photos
T025	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 21 Stem Diam(mm): 480 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:3.5 S:3 W:0.5	Slender, fastigate tree. Within tight group of three trees.	B1	Radius: 5.8m. Area: 106 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	
T026	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 21 Stem Diam(mm): 350 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:2 S:0.5 W:0.5	Asymmetrical crown. Slender, fastigate tree. Within tight group of three trees.	B1	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	
T027	Lombardy poplar (<i>Populus nigra italica</i>)	Tree	Height (m): 21 Stem Diam(mm): 450 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:1 S:0.5 W:1.5	Asymmetrical crown. Slender, fastigate tree. Previously topped around 5m. Within tight group of three trees.	C1	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Access	

APPENDIX E – TREE PLANS

Attached as separate pdf documents

- Tree Protection Plan ref: [LAND AT POUND LANE TPP 06901 2025](#)

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

REMOVE HARDCORE WITHIN THE RPA OF
TREES ALONG THE NORTHERN BOUNDARY



INSTALLATION TREE PROTECTION
& UPDATE LOCAL AUTHORITY -MIN 5 DAYS



STAGE 2 (DEMOLITION & CONSTRUCTION)

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



STAGE 3 (POST DEVELOPMENT)

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



REMOVE HARDCORE WITHIN RPA OF
TREES ALONG THE NORTHERN BOUNDARY

APPENDIX G – CONTACTS

Arboricultural Consultant

Sarah Duckworth

Glebelands Bungalow
Mildenhall
Marlborough
Wiltshire
SN8 2LR

E: sarahcduckworth@hotmail.com

M: 07810 440546

Client

Daley Phillips

Pound Lane Cottage
Pound Lane
Hurst
Berkshire
RG10 0RS

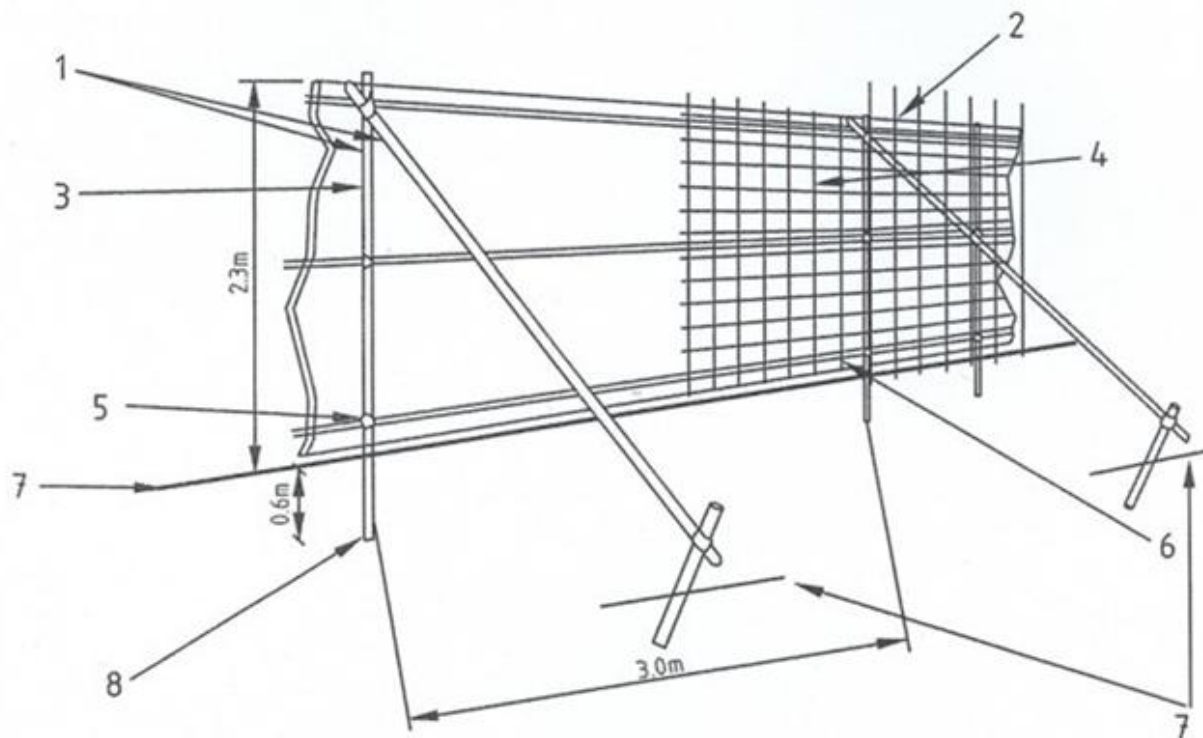
E: daley@rackprojectsLtd.co.uk

Local Planning Authority

Wokingham Borough Council

T: 0118 974 6000

APPENDIX H - TREE PROTECTION FENCING



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

APPENDIX I - TREE PROTECTION SIGNAGE



TREE PROTECTION AREA KEEP OUT !

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

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

APPENDIX J - QUALIFICATIONS

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

I have over 20 years' experience working in the field of Arboriculture and for the past 17 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.