

DUCKWORTHS
ARBORICULTURE LTD.

ARBORICULTURAL REPORT

TREE CONDITION SURVEY

17 TIFFANY CLOSE
WOOSEHILL
WOKINGHAM
BERKSHIRE
RG41 3BN

CLIENT: NIGEL FISHER

JUNE 2025

Ref: 06748 / 2025

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1 INTRODUCTION

1.1 Instruction

This Arboricultural Report has been commissioned by Nigel Fisher, owner / occupier of 17 Tiffany Close, Woosehill, Wokingham, RG41 3BN.

I have been asked to provide a visual inspection and report on the condition of trees growing beyond the rear boundary of the property within the garden of neighbouring property 174 Bearwood Road.

I have been asked to specify any necessary remedial tree works to address identified hazards from the trees and advise on any works which may be appropriate to trees to create reasonable clearance to 17 Tiffany Close.

1.2 Inspection information

The trees were inspected on Friday 20th June 2025 by Sarah Duckworth, Arboricultural Consultant.

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

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

1.3 Qualifications

Surveyor: Sarah Duckworth

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

1.4 Insurance

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

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

2 STATUTORY TREE PROTECTION

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that at the time of this report, trees at 174 Bearwood Road and beyond the southern border of 17 Tiffany Close are protected by Woodland Tree Preservation Order (ref W1 / TPO-0020-1973).

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

CONSERVATION AREAS

17 Tiffany Close is not within a Conservation Area.

3 GENERAL GUIDANCE

3.1 Tree Work Good Practice

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

In order to limit the harm to trees caused by the pruning operations, pruning work on live trees (aside from trees to be felled) should be undertaken in the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

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

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

3.2 Protected Species

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

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.3 Ash Dieback

Ash trees are susceptible to Ash Dieback (*Hymenoscyphus fraxineus*), a disease which is spreading through the country. Many parts of the UK are now affected by Ash dieback to various degrees and the future of the species is uncertain.

Experience in continental Europe, which is now being seen replicated in the UK, indicates that Ash dieback can kill young and coppiced ash trees quite quickly. However, older trees can resist it for some time until prolonged exposure, or another pest or pathogen, such as Armillaria (honey fungus), attacking them in their weakened state eventually causes them to succumb. There is no known cure.

However, with the exception of felling for public safety or timber production, Forest Research recommends a general presumption against felling living ash trees, whether infected or not. This is because there is good evidence that a small proportion will be able to tolerate an Ash Dieback infection. There is also the possibility that a proportion of ash trees can become diseased, but then recover to good health. These trees would be valuable for research.

For these reasons the pre-emptive removal of Ash trees is not required and is only recommended when trees are in advanced decline to a point that recovery is not considered viable or where the structure of the tree is severely impaired as a result.

Public safety is the priority, and land managers are advised to keep an eye on tree condition as the disease progresses by informal monitoring and scheduled Tree Inspections.

4 SCOPE & LIMITATIONS

4.1 Scope

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

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

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

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

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

The extent of the survey was limited to a survey of trees as viewed from 17 Tiffany Close only. Neighbouring properties were not entered or included in the survey.

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

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

4.2 Caveats

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

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

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

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

This report is valid for two years from the survey date. A follow-on inspection of trees is due before 20th June 2027.

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

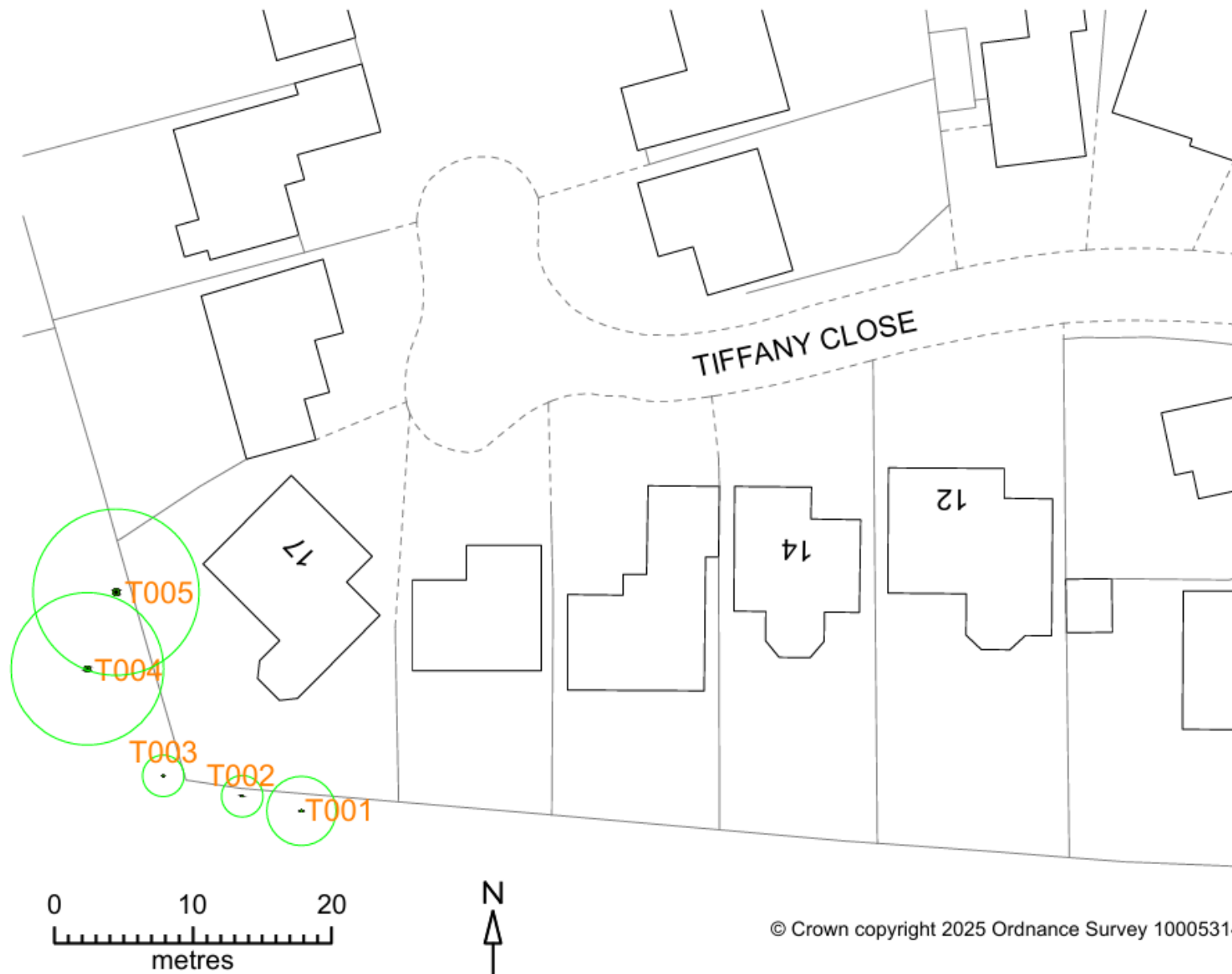
5 TREE SURVEY DATA

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T001	Holly (<i>Ilex sp.</i>)	Height (m): 8 Crown Radius (m): 2.5 DBH (cm): 13 Life Stage: Mature Life Exp.: 20+ Years	Mature, single stem tree. Previously suppressed by cypress conifers which have since been removed. This has prevented the trunk from growing vertical and it sweeps North over the garden of 17 Tiffany Close. Asymmetrical crown. Short tree with no wider visual amenity value.	Fair	Wildlife Value: Low Inspection Limitations: Access	Coppice at ground level and allow to regrow as a multi-stem shrub. Timescale: 20-Jun-2026 (1 Year)	
T002	Holly (<i>Ilex sp.</i>)	Height (m): 4.5 Crown Radius (m): 1.5 DBH (cm): 5 Stems: 2 Life Stage: Mature Life Exp.: 20+ Years	Multi-stem large shrub / small tree. Foliage dense. Good vitality.	Fair	Wildlife Value: Low Inspection Limitations: Access	Reduce height by up to 1m and clip sides lightly to form a compact, oval shape. Timescale: 20-Jun-2026 (1 Year)	
T003	Holly (<i>Ilex sp.</i>)	Height (m): 8 Crown Radius (m): 1.5 DBH (cm): 8 Stems: 2 Life Stage: Mature Life Exp.: 20+ Years	Twin stem from approximately 2.5m. Small tree, previously suppressed by cypress conifers which have since been removed. This has resulted in an aesthetically poor tree formed of dense shoots around base and lower trunk and sparse, suppressed foliage in the upper crown. Short tree with no wider visual amenity value.	Fair	Wildlife Value: Low Inspection Limitations: Access	Coppice at ground level and allow to regrow as a multi-stem shrub. Timescale: 20-Jun-2026 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T004	Copper beech (<i>Fagus sylvatica purpurea</i>)	Height (m): 17 Crown Radius (m): 5.5 DBH (cm): 36 Life Stage: Early Mature Life Exp.: 40+ Years	Early-mature tree with potential for significant future growth. Currently 5m canopy clearance to dwelling. Lower branches previously cut back to boundary with 2.5m new growth on previous reduction points. Three -way stem fork in upper crown forming multiple leaders of elongated slender shoots several of which extend below the lower canopy creating a 'top-heavy' visual appearance. Asymmetrical crown over the garden of 17 Tiffany Close. T004 is a young tree in good health but with potential to grow much larger if unmanaged The tree cannot reasonably grow to its full potential without an unacceptable impact on the garden of 17 Tiffany Close. Selective works are therefore recommended to lightly prune the crown to create a well formed but compact canopy shape to which it can be managed back to in the future. The tree has limited wider visual amenity value. Cuts will be kept small and the overall health an condition of the tree will not be impaired in any way.	Good	Wildlife Value: Good Inspection Limitations: Access	• Crown lift lower branches over garden back to boundary line to create 5m canopy clearance above ground level. • Reduce elongated shoots in upper canopy by approximately 4m to improve tree form and reduce branch vulnerability in high winds. • Reduce tips of branches on East side of crown following aforementioned works to create a more even, compact canopy shape. Cuts will not exceed 50mm and will be graded into the surrounding canopy to leave a compact and more natural looking canopy shape. Timescale: 20-Jun-2026 (1 Year)	

Ref:	Species	Measurements	Survey Notes	Condition	Other Data	Recommendations	Photo
T005	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 20 Crown Radius (m): 6 DBH (cm): 45 Life Stage: Mature Life Exp.: 20+ Years	Single stem to 9m. No visible defects on stem however cavities visible in old pruning cuts above fork. Pruning cuts on lower trunk fully occluded. High compact crown. Foliage dense. No obvious symptoms visible of Ash dieback in crown. Two small dead branches over seating area. Resident has raised concerns regarding bird droppings from roosting birds on one branch over their seating area. The removal of the branch would create a large pruning cut and entry point for decay into the trunk of the tree, undermining adjacent branches and is not therefore recommended. Alternative solutions such as installing bird scarers or spikes along the branch may resolve the issue. Spikes where used should be kept in place with small nails and not strapped around the trunk as this would restrict the branch growth.	Good	Wildlife Value: Good Inspection Limitations: Access	Remove deadwood. Consider installing spikes along branch to discourage roosting birds. Inspect cavities in old pruning cuts around fork when climbing tree. Timescale: 20-Jun-2026 (1 Year)	 

6 SITE PLAN



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