



Project: 26_5837_06_97
Site: 2 Bigshotte Court, Wokingham, RG45 6WR
Client: Lenn Han



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Project Number:	26_5837_06_97
Report Type:	Arboricultural Impact Assessment - 26_5837_06_97
Site Address:	2 Bigshotte Court, Wokingham, RG45 6WR

Role:	Name:	Date:
Instructing Party	Lenn Han	03/06/2026
Client	Lenn Han	22/06/2026
Surveyor	Connor Harmsworth	02/07/2026
Consultant	Connor Harmsworth	02/07/2026

Revision History		
Date:	Version number:	Summary of changes:
02/07/2026	1.0	First Review (Internal)
14/07/2026	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 4 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 T2 (left) to T5 (right). (ROAVR, 2026)



Photographic plate showing T10 (right). (ROAVR, 2026)



Photographic plate showing T10 (centre). (ROAVR, 2026)



Photographic plate showing the proposed rear extension area. (ROAVR, 2026)

2. Site Conditions & Site Surroundings

- 2.1 The site is located at 2 Bigshotte Court, Wokingham, RG45 6WR, a residential address.
- 2.2 The site is currently occupied by a residential dwelling with associated private garden areas.
- 2.3 The surrounding area is predominantly residential in character, with similar properties and gardens.
- 2.4 A desktop assessment confirms the site is subject to an active Tree Preservation Order (TPO) administered by Wokingham Borough Council. TPOs are also in effect on adjacent properties. No part of the site is within a Conservation Area or designated as Ancient Woodland. Formal written consent from the Local Planning Authority is required before undertaking any works to protected trees.
- 2.5 A desktop assessment was undertaken on the 24th June 2026.

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

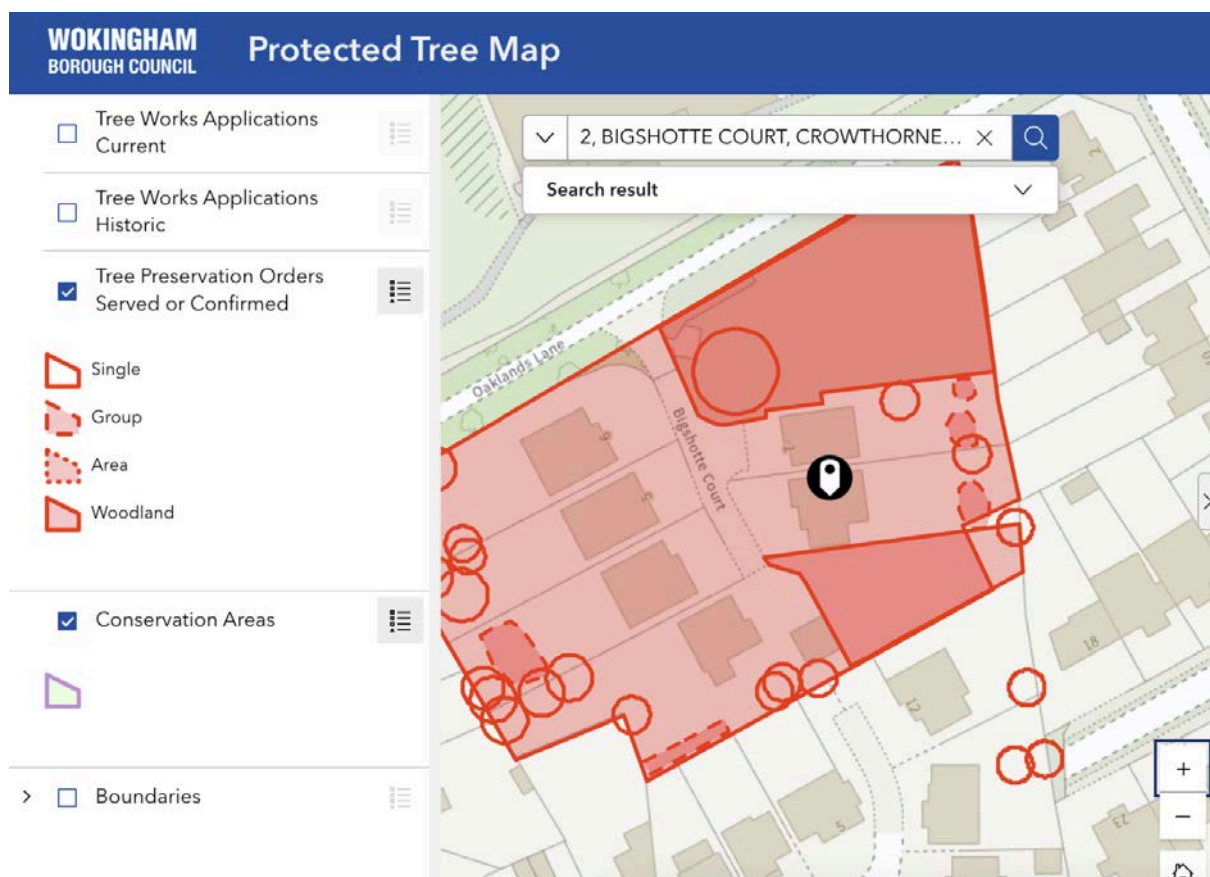


Image plate showing the desktop analysis results of the surveyed plot. (Wokingham Borough Council, 2026)

- 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 4.
- 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:
WH-02BC-P-08 Proposed Block Plans	24/06/2026	02/07/2026

4.2 Description of Proposals.

It is proposed to construct a single-storey rear extension to the existing semi-detached dwelling at 2 Bigshotte Court. The extension projects approximately 4.0m beyond the existing rear elevation and spans the full width of the dwelling. It is designed with a flat roof incorporating two roof lanterns, enclosed by parapet walls, and will provide enlarged ground floor accommodation with wide bi-folding doors opening onto the rear garden. External wall materials and roof finishes are proposed to match the existing dwelling.

In addition to the rear extension, the proposals include the conversion of the existing loft space to provide an additional bedroom, hall and bathroom, together with the installation of two rooflights within the rear roof slope. The front elevation of the dwelling remains unchanged.

The proposed development is confined to the existing residential curtilage and does not include alterations to the existing site access or parking arrangements. The extension is located directly to the rear of the dwelling within the existing garden area.

5. Arboricultural Impact Assessment

5.0 Tree Quality Statement:

The survey recorded a total of 19 entries, comprising 17 individual trees and 2 tree groups. The tree stock is of mixed quality, with 5 high-quality Category A trees, 5 moderate-quality Category B trees, and 9 low-quality Category C trees. No trees were identified as being unsuitable for retention (Category U). The majority of trees were assessed for their arboricultural value (17 entries), with 2 groups noted for their landscape value.

The tree population includes a mix of species, notably Common Oak, Norway Maple, and Large-leaved Lime. Two trees, T2 (Common Oak) and T17 (Common Oak), are located off-site but their canopies and root systems influence the site. The largest tree surveyed is the off-site Common Oak (T2), which has a Root Protection Area (RPA) radius of 10.2 metres. Signs of dieback were noted on several trees, including T3 (Ash), T10 (Norway Maple), and T17 (Common Oak), which will require monitoring.

5.1 Trees for Removal:

No trees are proposed for removal to facilitate the proposed development.

5.2 Mitigation Planting:

As no trees are scheduled for removal, no compensatory mitigation planting is required. However, new tree and shrub planting could be incorporated into the final landscaping scheme to enhance the site's arboricultural value.

5.3 Impacts to Tree Roots:

The proposed rear patio will encroach into the Root Protection Area (RPA) of the retained Norway Maple, T10.

This constitutes a potential direct impact on its rooting environment.

To mitigate this, the patio within the RPA must be constructed using a 'no-dig' method, placed on top of the existing ground level.

Furthermore, temporary ground protection will be required for any access or works within the northern part of T10's RPA during the landscaping phase. All other retained trees will be protected from root disturbance by the installation of protective barriers.

5.4 Impact on Tree Canopies:

The proposed development will not conflict with the canopies of any retained trees. No pruning works are required to facilitate the construction.

5.5 Long-term Implications for Tree Canopies:

The new patio is located beneath the canopy of T10. While there is no immediate conflict, the future growth of the tree may lead to seasonal shading and leaf litter. The relationship between the tree and the new patio is considered acceptable and can be managed with routine maintenance and minor pruning in accordance with BS3998:2010, subject to LPA consent due to the TPO.

5.6 New Surfaces:

The proposed rear patio extends into the Root Protection Area (RPA) of retained tree T10 and will therefore be constructed using an arboriculturally sensitive methodology. The finished surface should utilise a permeable construction where practicable to maintain gaseous exchange and water infiltration to the rooting environment.

To achieve the required finished levels, limited excavation of the existing ground will be necessary. Excavation within the RPA shall be undertaken using hand tools or low-impact techniques under arboricultural supervision, with any roots exceeding 25mm diameter encountered during the works retained wherever possible. Where root pruning is unavoidable, it shall be undertaken using sharp, clean pruning tools in accordance with BS3998:2010, following agreement with the project arboriculturist.

The depth of excavation shall be kept to the minimum necessary to accommodate the patio construction, with no unnecessary excavation or disturbance of the soil profile. Should significant structural roots be encountered, works shall cease in that location and the patio design shall be locally modified to avoid root damage.

5.7 Underground Services:

No new underground services are proposed to run through the RPA of T10 or any other retained tree. Should any new services be required, they must be routed outside of all RPAs. If this is unavoidable, trenchless installation methods must be used, with entry and retrieval pits located outside the RPAs.

5.8 Changes in Ground Level:

No changes to ground levels are permitted within the RPAs of retained trees, other than the specified 'no-dig' construction for the new patio. Any landscaping works must maintain existing ground levels around trees.

5.9 Soil Compaction:

To prevent soil compaction, protective barriers will be erected around all retained trees to establish a Construction Exclusion Zone (CEZ) before any works commence.

For T10, where access is required within the RPA for landscaping, specific ground protection measures must be installed.

The specification for this protection will depend on the type of traffic but will likely involve inter-linked boards on a compression-resistant layer over a geotextile.

5.10 Demolition Works:

No demolition works are anticipated. If any unforeseen demolition is required, it must be conducted with care to avoid damage to retained trees, with machinery operating outside of all RPAs.

5.11 Hazardous Materials:

The storage of fuels, chemicals, and the mixing of cement or concrete must take place at least 10 metres outside of any RPA, on an impermeable surface, to prevent contamination of the rooting environment.

5.12 Site Set-Up:

All site infrastructure, including contractor parking, welfare facilities, and material storage areas, must be located outside the RPAs of all retained trees.

5.13 Boundary Treatments:

The existing boundary treatments are to be retained and will not be affected by the proposals.

5.14 Arboricultural Method Statement Requirement:

An Arboricultural Method Statement will be appended to this report. The proposals include the construction of a new patio and temporary access for landscaping works within the Root Protection Area of the retained Norway Maple (T10).

These activities will require a detailed method statement specifying the precise location of tree protection barriers, the specification for 'no-dig' surfacing, the installation of temporary ground protection, and arrangements for arboricultural supervision.

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.

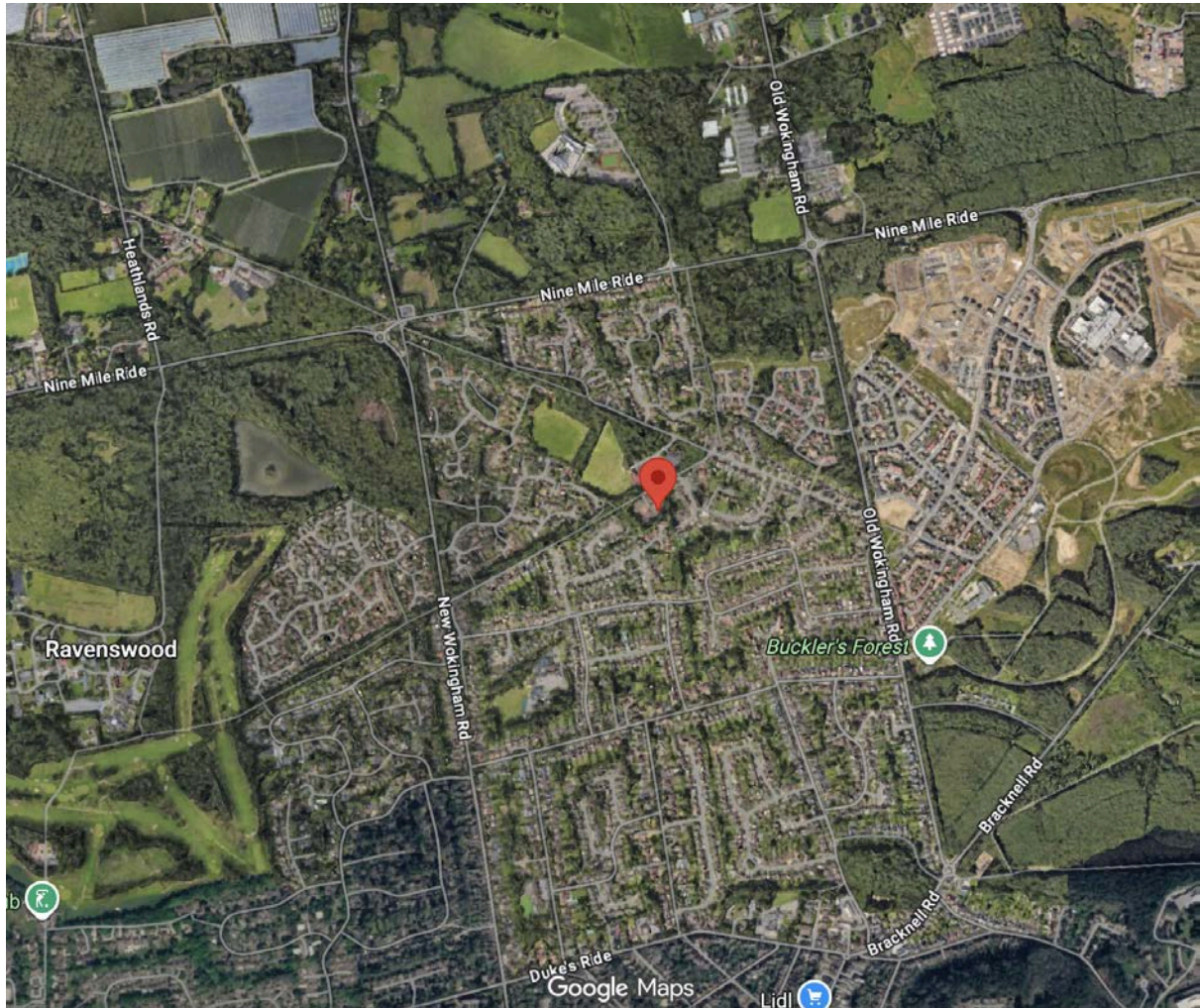
Connor Harmsworth
Arb Consultant

C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Forest Shum



Appendix 1 – Site Location



Google Maps, 2026

Appendix 2 – Arboricultural Data Tables

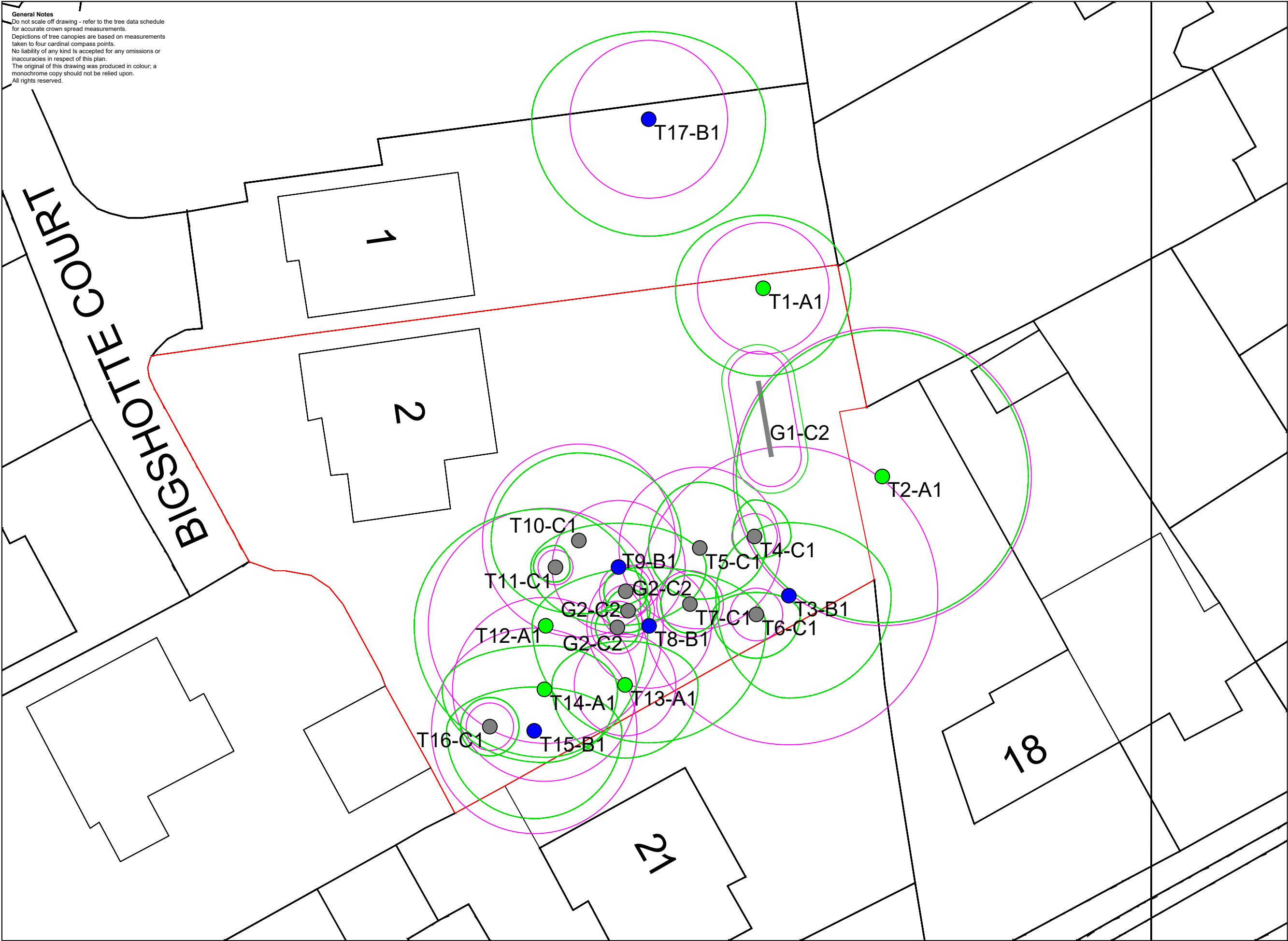
Key to Arboricultural Data Tables

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

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Quercus robur</i> (Common Oak)	EM	375	17(2)	5	6	6	6	Good	40+	/	/	4.5	A1
G1	<i>Acer platanoides</i> (Norway Maple)	SM	170	7(1.5)	2.5	2.5	2.5	2.5	Fair	10+	Part of linear group.4 stems.	/	2.04	C2
T2	<i>Quercus robur</i> (Common Oak)	M	850	20(5)	10	10	10	10	Good	40+	Off site.	/	10.2	A1
T3	<i>Fraxinus excelsior</i> (Ash)	M	850	15(3)	5	7	7	5	Good	20+	Dieback in crown.	/	10.2	B1
T4	<i>Castanea sativa</i> (Sweet Chestnut)	Y	130	6(1)	2.5	2.5	1.5	1.5	Fair	10+	Leaning North-East.	/	1.56	C1
T5	<i>Castanea sativa</i> (Sweet Chestnut)	M	461	6(1)	4.5	4.5	3.5	3.5	Fair	10+	Leaning North-East. Stem divides at ground level.Included union at base.	/	5.53	C1
T6	<i>Crataegus monogyna</i> (Hawthorn)	SM	150	6(1)	1.5	3	3	3	Fair	10+	/	/	1.8	C1
T7	<i>Ilex aquifolium</i> (Holly)	SM	190	7(2)	2	2	2	2	Fair	10+	/	/	2.28	C1
T8	<i>Acer platanoides</i> (Norway Maple)	M	355	17(4)	4	8	8	8	Good	20+	/	/	4.26	B1
G2	<i>Ilex aquifolium</i> (Holly)	SM	150	5(2)	1.5	1.5	1.5	1.5	Fair	10+	Part of linear group.	/	1.8	C2
T9	<i>Acer platanoides</i> (Norway Maple)	M	380	16(3)	3	6	4	6	Good	20+	/	/	4.56	B1
T10	<i>Acer platanoides</i> (Norway Maple)	M	550	16(3)	6	7	5	6	Fair	10+	Declining. Dieback in crown. Low bud/leaf density.	/	6.6	C1
T11	<i>Tilia platyphyllos</i> (Large-leaved Lime)	Y	100	5(2)	1.5	1	1	1.5	Fair	10+	/	/	1.2	C1
T12	<i>Acer platanoides</i> (Norway Maple)	M	670	19(3)	8	7	9	9	Good	40+	/	/	8.04	A1
T13	<i>Tilia platyphyllos</i> (Large-leaved Lime)	EM	290	14(3)	3	5	5	5	Good	40+	/	/	3.48	A1
T14	<i>Tilia platyphyllos</i> (Large-leaved Lime)	M	524	14(3)	3	5	5	7	Good	40+	/	/	6.29	A1
T15	<i>Acer platanoides</i> (Norway Maple)	M	586	19(3)	3	6	6	6	Good	20+	/	/	7.03	B1
T16	<i>Ilex aquifolium</i> (Holly)	Y	135	7(1)	2	2	2	2	Fair	10+	Multiple stems at ground level.	/	1.62	C1
T17	<i>Quercus robur</i> (Common Oak)	M	450	17(6)	6	8	8	8	Good	20+	Dieback in crown. Low bud/leaf density. Broken branches in crown.Off site.	/	5.4	B1

Appendix 3 – Arboricultural Plans

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).

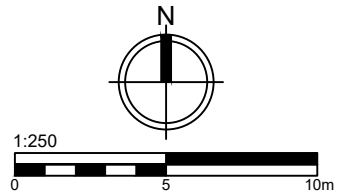
 **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

 **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
Tree Constraints Plan

Client
Lenn Han

Site/Project
2 Bigshotte Court, Wokingham,
RG45 6WR

Scale/Sheet
1:250 @ A3

Date
02/07/2026

Drawing No
26_5837_06_97

Rev
1

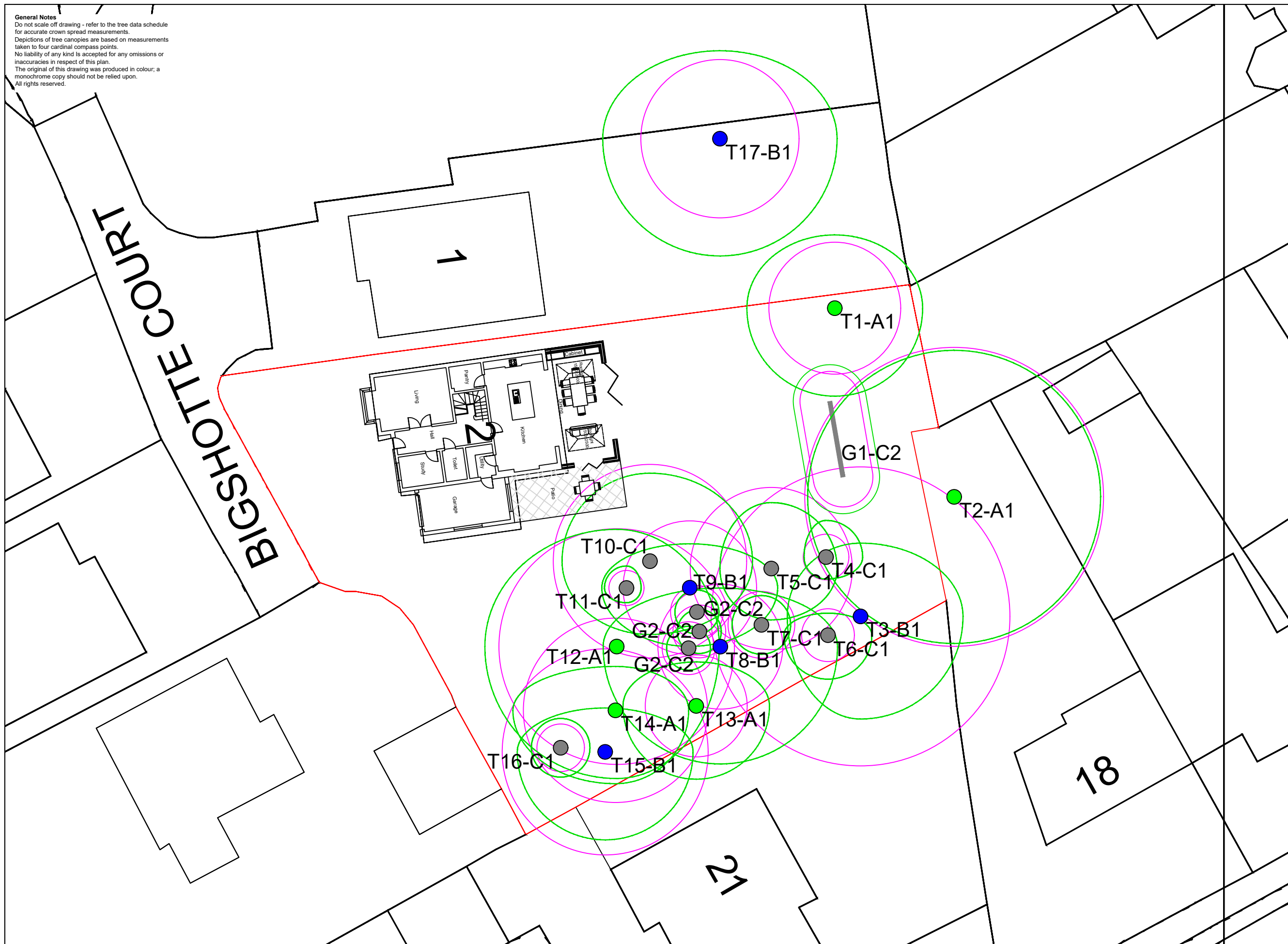
Drawn By
AC

Chkd By
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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
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Key



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



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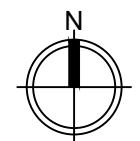
Category C
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Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.



BS 5837:2012 Root Protection Area



1:250



0 5 10m

Tree Assessment Plan

Client	Lenn Han
--------	----------

Site/Project

2 Bigshotte Court, Wokingham,
RG45 6WR

Scale/Sheet	Date
1:250 @ A3	02/07/2026

Drawing No	Rev	Drawn By	Chkd By
26_5837_06_97	1	AC	MH



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Arboricultural Method Statement

1. Introduction
2. Retained Trees
3. Pre-Commencement Works
4. Tree Protection Fencing
5. Site Compound
6. Construction of the Rear Extension
7. Construction of the Patio Within the RPA of T10
8. Temporary Ground Protection
9. Services
10. Site Supervision
11. Unexpected Root Discoveries
12. Completion
13. Limitations

Appendix 1 – Tree Protection Plan

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) has been prepared to accompany the Arboricultural Impact Assessment and should be read alongside the Tree Protection Plan. It has been produced in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

The purpose of this document is to describe the sequence of works and the arboricultural protection measures required to facilitate the proposed development whilst safeguarding retained trees throughout the construction process.

The proposed development comprises the construction of a single-storey rear extension together with a new rear patio. The only arboricultural constraint requiring specific construction methodology is the construction of the new patio within part of the Root Protection Area (RPA) of retained Norway Maple T10.

2. Retained Trees

All surveyed trees are to be retained.

No tree removal or pruning is required to facilitate the proposed development.

Particular attention shall be given to the protection of T10 (Norway Maple) whose Root Protection Area extends into the proposed patio construction area.

3. Pre-Commencement Works

Prior to any works commencing on site:

- A pre-start meeting shall be held between the contractor and project arboriculturist.
- All retained trees shall be identified on site.
- Protective fencing shall be erected in accordance with the approved Tree Protection Plan.
- No demolition, excavation, storage or delivery of materials shall occur until tree protection measures have been installed.

Tree protection fencing shall remain in position throughout the construction period unless its temporary removal has first been agreed by the project arboriculturist.

4. Tree Protection Fencing

Protective barriers shall comprise weldmesh panels securely fixed to a scaffold framework in accordance with Figure 2 of BS5837:2012.

The fencing shall define the Construction Exclusion Zones around retained trees.

The protected areas shall remain free from:

- vehicle access;
- material storage;
- spoil;
- mixing of cement or concrete;
- fires;
- fuel storage;
- plant and machinery.

Weatherproof signs stating "Tree Protection Area – Keep Out" shall be attached to the fencing.

5. Site Compound

The contractor's compound, welfare facilities, skips, parking and material storage shall all be located outside all Root Protection Areas.

Concrete washout, fuel storage and chemical storage shall be located a minimum of 10 metres from retained trees.

6. Construction of the Rear Extension

The proposed extension lies outside retained Root Protection Areas and may therefore proceed using conventional construction techniques.

Care shall be taken to ensure construction traffic does not enter fenced tree protection areas.

No plant shall operate beneath retained tree canopies unless ground protection has first been installed.

7. Construction of the Patio Within the RPA of T10

The proposed patio extends into the Root Protection Area of retained Norway Maple T10 and shall therefore be constructed using an arboriculturally sensitive methodology.

Prior to works commencing, the project arboriculturist shall inspect the construction area.

The existing ground vegetation shall be removed by hand without disturbing the underlying soil profile.

Where excavation is required to achieve the finished patio levels, excavation shall be restricted to the minimum depth necessary and undertaken using hand tools only. Mechanical excavation within the RPA shall not be permitted.

Should roots greater than 25mm diameter be encountered:

- works shall cease locally;
- roots shall be retained wherever practicable;
- any unavoidable pruning shall only be undertaken following inspection by the project arboriculturist;
- pruning shall be carried out using sharp, clean secateurs or handsaws in accordance with BS3998:2010.

If significant structural roots are encountered, the patio design shall be locally modified to bridge over the roots rather than remove them.

Following excavation, the patio shall be constructed using a permeable build-up that maintains air and water movement into the rooting environment.

No cement shall be mixed directly on existing soil.

8. Temporary Ground Protection

Where access is required within the northern section of T10's Root Protection Area during landscaping works, temporary ground protection shall first be installed.

Ground protection shall comprise:

- geotextile membrane;
- minimum 150mm depth of woodchip or similar compressible layer;
- interlocking scaffold boards or proprietary load-spreading panels securely fixed together.

This protection shall remain in place until all works within the RPA have been completed.

Only pedestrian traffic and lightweight equipment shall use this protected route unless otherwise agreed by the project arboriculturist.

9. Services

No new underground services shall be installed within retained Root Protection Areas.

Should unforeseen services become necessary, they shall either:

- be rerouted outside RPAs; or
- be installed using trenchless techniques following consultation with the project arboriculturist.

10. Site Supervision

The project arboriculturist shall undertake site inspections at the following stages:

Visit 1

- Installation of tree protection fencing.
- Confirmation of Construction Exclusion Zones.

Visit 2

- Prior to commencement of patio excavation within T10's Root Protection Area.

Visit 3

- Inspection during excavation and any root pruning.
- Approval of patio construction methodology.

Visit 4

- Final inspection following completion of external works and removal of protective fencing.

Additional visits may be requested should unforeseen arboricultural issues arise.

11. Unexpected Root Discoveries

If roots larger than anticipated are exposed:

- works shall stop immediately in that location;
- roots shall be kept damp and protected from direct sunlight;
- the project arboriculturist shall inspect the roots before works recommence;
- construction details shall be modified where necessary to retain significant roots.

No roots shall be severed without arboricultural approval.

12. Completion

Protective fencing shall remain in place until all construction and landscaping operations have been completed.

Upon completion of the works, the project arboriculturist shall undertake a final inspection to confirm retained trees have been adequately protected throughout the development.

Provided the measures detailed within this Arboricultural Method Statement are fully implemented, the proposed development can be completed without resulting in unacceptable harm to retained trees, including the protected Norway Maple (T10), and will remain compliant with the recommendations of BS5837:2012.



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 IV2 3BL
 www.roavr-group.co.uk
 T: 01463 667302

SITE SUPERVISION FORM - ARBORICULTURAL
 CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

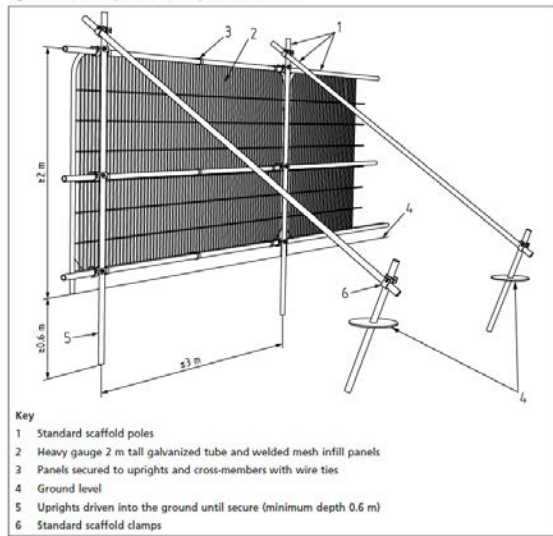
TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

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:

Site supervision sheet

Figure 2 Default specification for protective barrier



ROAVR | GROUP



PROTECTION FENCING

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

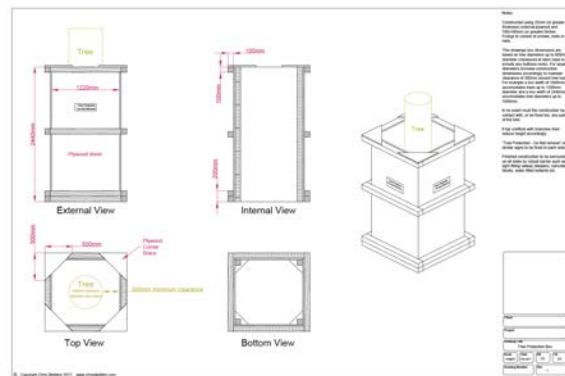
TREE PROTECTION AREA KEEP OUT!

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

13. Limitations

- 13.1 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.
- 13.2 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.
- 13.3 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.
- 13.4 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.
- 13.5 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.
- 13.6 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.

Connor Harmsworth
Arb Consultant

C Harmsworth

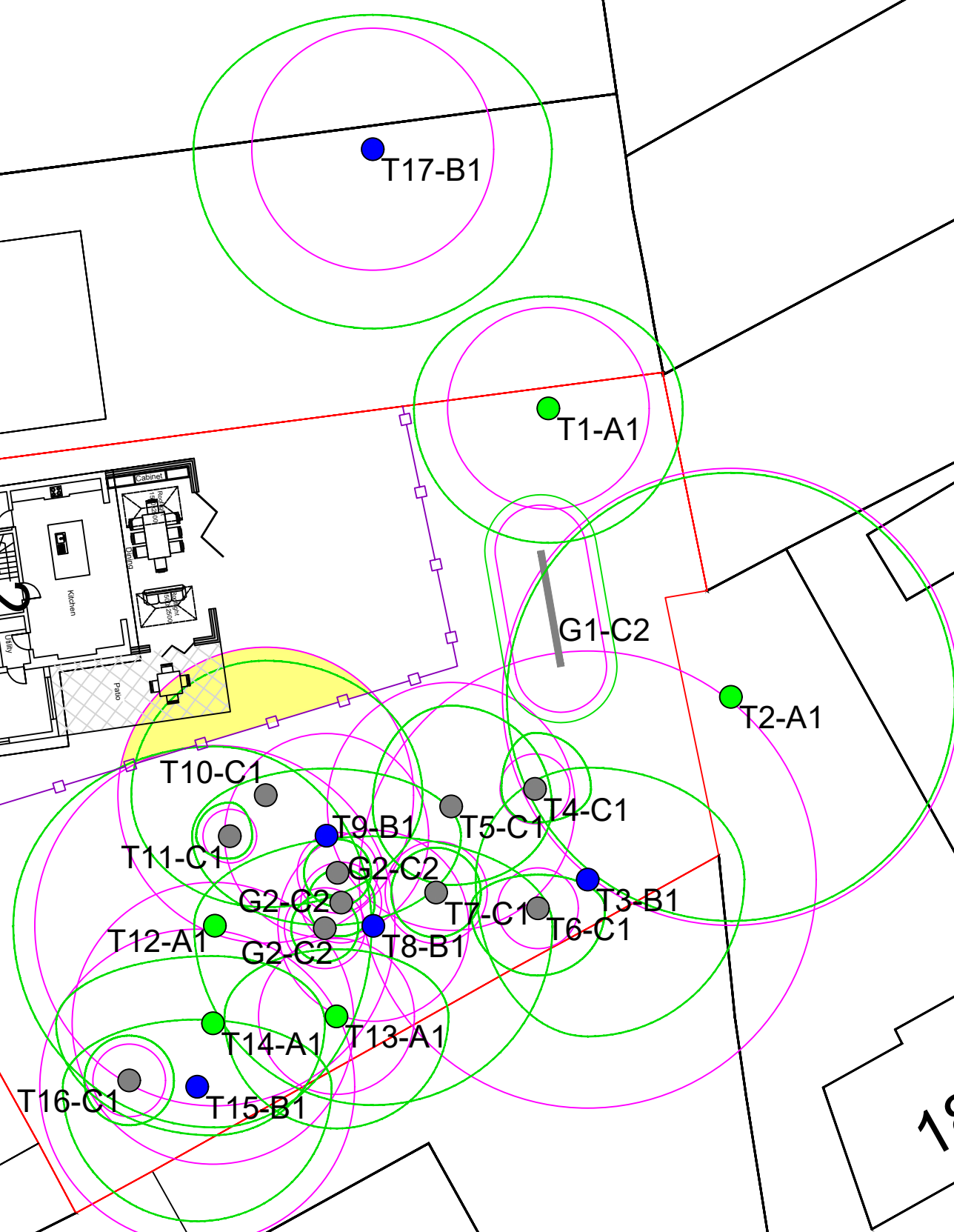
Prepared by: Connor Harmsworth
Checked by: Forest Shum



Appendix 1 – Tree Protection Plan

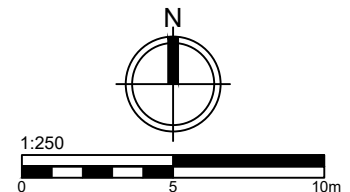
General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.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

2 BIGSHOTTE COURT



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
- Ground Protection/Restricted Activity Zone
- Tree Protective Fencing



Drawing Title			
Tree Protection Plan			
Client			
Lenn Han			
Site/Project			
2 Bigshotte Court, Wokingham, RG45 6WR			
Scale/Sheet		Date	
1:250 @ A3		02/07/2026	
Drawing No	Rev	Drawn By	Chkd By
26_5837_06_97	1	AC	MH

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