



ROAVR | GROUP

Project: 25_5837_01_24
Site: Chilterns, Thames Drive, Charvil, Reading, RG10 9TP
Client: Lauren Lewis & Alex Bailes



Project Number:	25_5837_01_24
Report Type:	Tree survey, arboricultural impact assessment, and arboricultural method statement
Site Address:	Chilterns, Thames Drive, Charvil, Reading, RG10 9TP

Role:	Name:	Date:
Instructing Party	Hoban Design	08/01/2025
Customer	Lauren Lewis & Alex Bailes	15/01/2025
Surveyor	Connor Harmsworth	23/01/2025
Consultant	Peter Haine FSDc Arb, MArborA	14/05/2025

Revision History		
Date:	Version number:	Summary of changes:
14/05/2025	1.0	First Review (Internal)
14/05/2025	1.0	First Issue

Arboricultural impact assessment

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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**

Customer Action Points.

- ☐ Reporting complete - send to your Local Planning Authority
- ☐ On planning award contact us with your decision notice

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 trees T1 (right), T2 (centre) and T3 (left). (ROAVR, 2024)



Photographic plate showing trees T6 (right) to T12 (left). (ROAVR, 2024)



Photographic plate showing T13 (centre). (ROAVR, 2024)



Photographic plate showing trees T36 (left), T35 (centre and T27 (right). (ROAVR, 2024)



Photographic plate showing T37. (ROAVR, 2024)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Charvil in the Wokingham Borough Council control area. The site is located on the north side of the town and has a rural feel.
- 2.2 The site is home to a detached dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly rural in nature. The site is accessed via a private entrance located just off Thames Drive.
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 24/01/2025 using the web portal provided by the local planning authority.

https://experience.arcgis.com/experience/c0ad4ce95f8e46cfb28bb8cb126eaec0#data_s=id%3Awidget_30_output_config_2%3A0

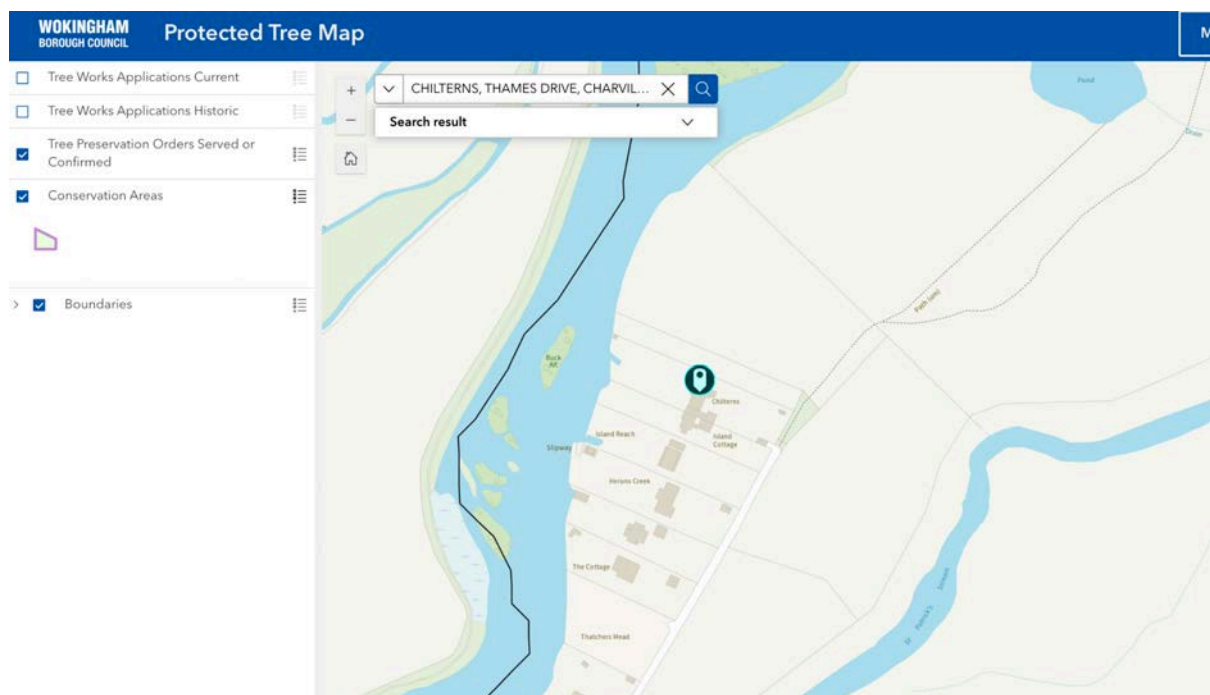


Image plate showing the desktop analysis results of the surveyed plot. (Wokingham Borough Council, 2025)

- 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/uksi/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/advice/wildlife-and-the-law/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. Tree Quality Statement

A total of 38 individual trees and two hedgerows were surveyed on or adjacent to the site. Tree quality was assessed in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

The following summary categorises the tree stock by BS5837 quality rating:

1. **Category A – High Quality (8 trees)**

- Trees: T6, T9, T13, T22, T27, T34, T35, T36
- Comprising mature Beech, Atlantic Cedar, Lawson Cypress, and Lombardy Poplar
- These trees have long remaining life expectancy (>40 years), good condition, and offer high arboricultural, landscape or cultural value

2. **Category B – Moderate Quality (18 trees)**

- Trees: T2, T3, T5, T7, T8, T10, T11, T12, T15, T18, T19, T20, T23, T24, T29, T30, T33, T36
- Includes mature and early mature Field Maple, Silver Birch, Cherry Plum, Beech and Weeping Willow
- Trees are generally in good condition with moderate value and expected retention life of at least 20 years

3. **Category C – Low Quality (10 trees and 2 hedges)**

- Trees: T4, T14, T16, T17, T25, T26, T28, T31, T32, T37
- Hedges: H1, H2
- Typically small or suppressed specimens with limited arboricultural merit or shorter remaining life expectancy (10–20 years)

4. **Category U – Unsuitable for Retention (2 trees)**

- Trees: T1 (Apple) and T21 (Silver Birch)
- These trees display advanced decline or structural defects such as decay and crown dieback and are not considered viable for retention

beyond 10 years

Key Observations

- The tree population includes a mix of native and ornamental species, with a strong presence of mature Silver Birch and Beech.
- Several trees show signs of structural or physiological defects, particularly those in Category C or U.
- High-quality trees (Category A) form the arboricultural backbone of the site and should be prioritised for retention within any development proposals.

5 Description of The Proposed Development

5.1. Based on the provided site plan, the proposals for the site include:

1. Construction of a New Dwelling

- A new residential building is proposed centrally within the plot, replacing the footprint of existing structures.
- Raised construction set on screw piles and ground beam with stone gabions to infill.

2. Demolition Works

- The existing gatehouse structure at the southeast corner of the site (adjacent to Thames Drive) is to be demolished to accommodate access changes.

3. New Site Access

- A new vehicular entrance gate is proposed off Thames Drive, with adjustments to the entrance layout and possible surfacing changes.

4. Landscape and Vegetation Changes

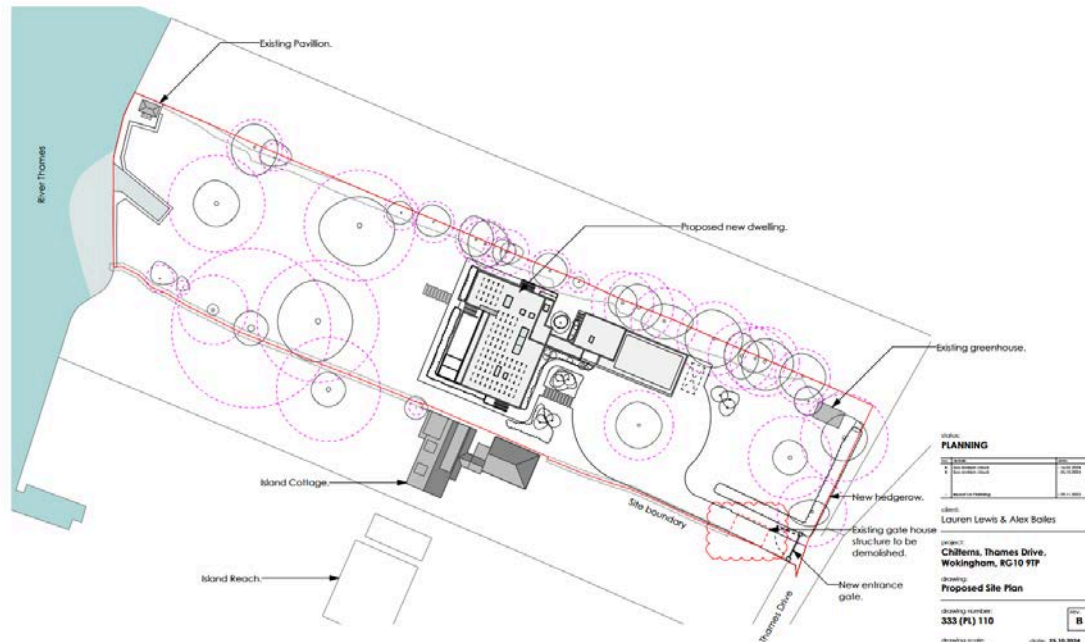
- A new hedgerow is proposed near the eastern boundary.
- Existing trees are shown to be retained, with root protection areas (RPAs) identified in dashed magenta circles.
- No trees are explicitly marked for removal on this plan, though this would need confirmation via a Tree Removal Plan or Arboricultural Impact Assessment.

5. Ancillary Features

- The plan retains an existing pavilion by the riverfront and a greenhouse toward the eastern boundary.
- Pathways and garden layout are retained or reconfigured around the proposed dwelling.

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 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Site Plan 333 (PL) 110	02/12/2024	06/02/2025
Proposed Foundation Plan 333 (PL) 119	02/12/2024	13/05/2025
Proposed Section C-C 333 (PL) 180	02/12/2024	n/a
Proposed Side Elevation 6-6 333 (PL) 165	02/12/2024	n/a
13982.1 Landscape Plan	13/05/2025	n/a



PLANNING

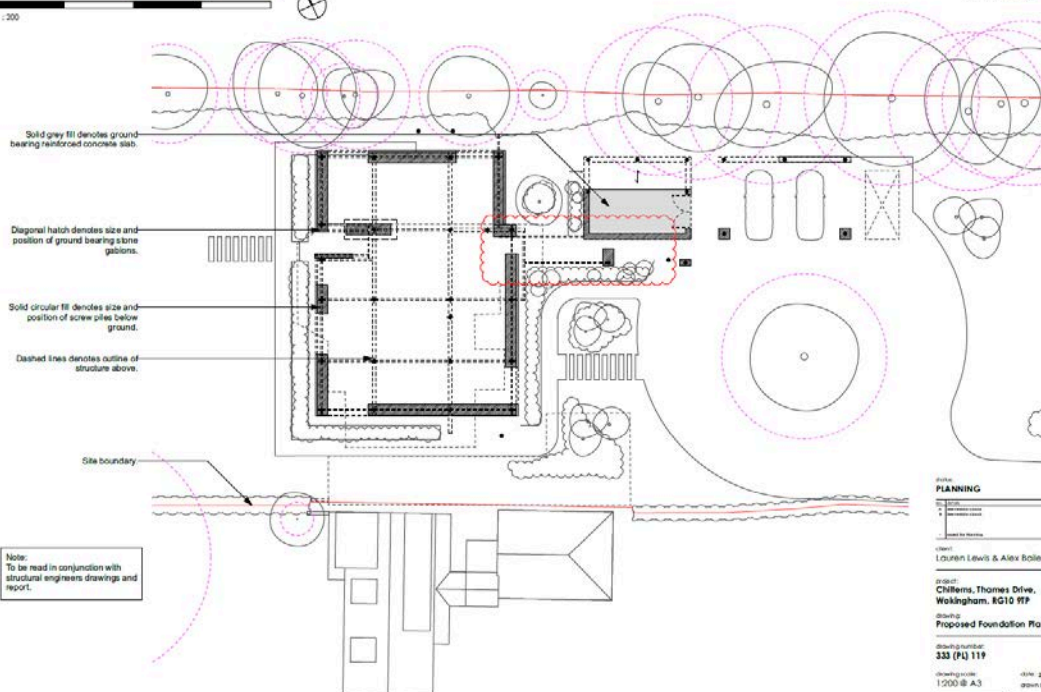
Project Name	Client
333 (P) 119	Lauren Lewis & Alex Boles
Project Address	Project Location
Chilfins, Thames Drive, Wokingham, RG10 9TP	Chilfins, Thames Drive, Wokingham, RG10 9TP
Project Number	Project Date
333 (P) 119	28.10.2024
Project Scale	Project Size
1:500 @ A3	Sheet 1 of 1

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0118 946 1000
www.hobandesign.co.uk

40 Church Road, Wokingham, RG40 3AB
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1 | Proposed Site Plan
1:500 @ A3



PLANNING

Project Name	Client
333 (P) 119	Lauren Lewis & Alex Boles
Project Address	Project Location
Chilfins, Thames Drive, Wokingham, RG10 9TP	Chilfins, Thames Drive, Wokingham, RG10 9TP
Project Number	Project Date
333 (P) 119	28.10.2024
Project Scale	Project Size
1:200 @ A3	Sheet 1 of 1

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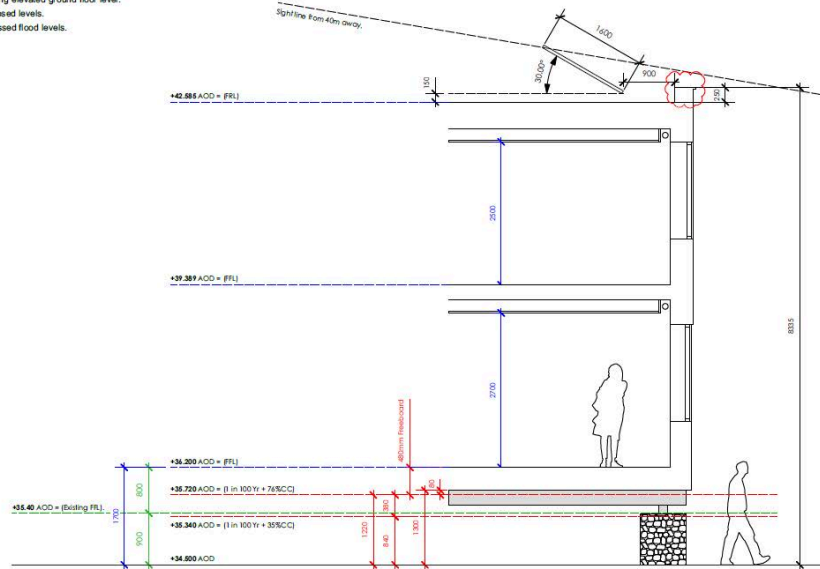
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40 Church Road, Wokingham, RG40 3AB
0118 946 1000
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1 | Proposed Foundation Plan
1:200 @ A3

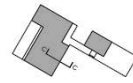


Legend:
 - Existing elevated ground floor level.
 - Proposed levels.
 - Assessed flood levels.



1 | Proposed Section C-C
 1:50 @ A3

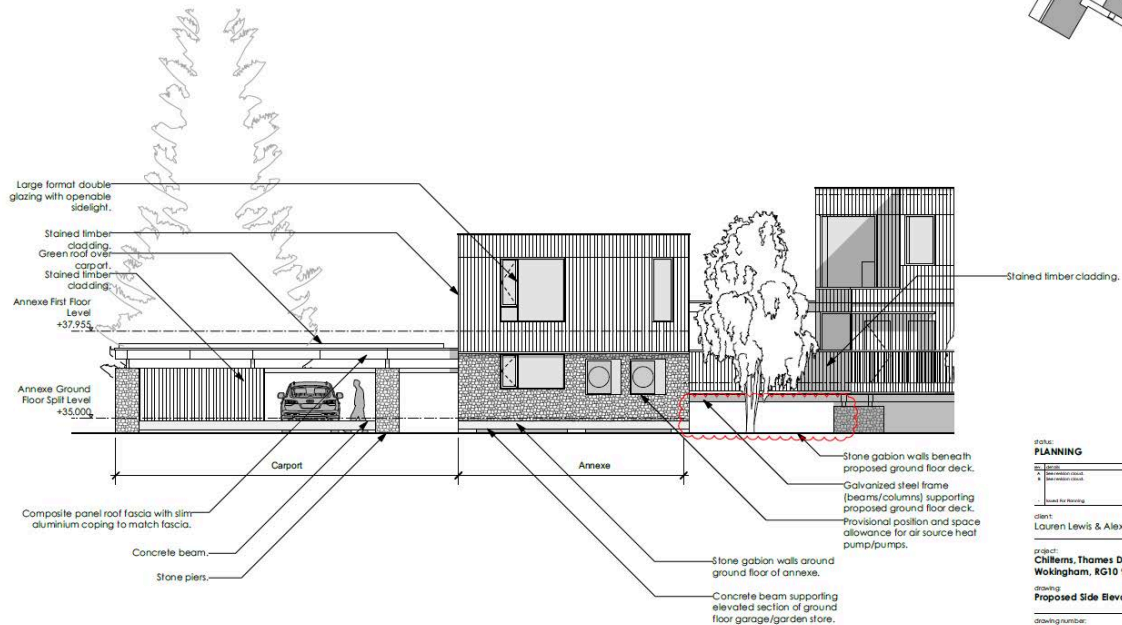
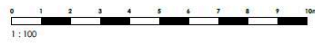
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PLANNING

Project Name	333 (PL) 180
Client	Lauren Lewis & Alex Bailey
Project	Chiltham, Thames Drive, Wokingham, RG10 9TF
Drawing	Proposed Section C-C
Drawing Number	333 (PL) 180
Scale	1:50 @ A3
Date	09/03/2024
Drawn by	EH

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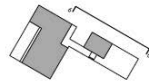


1 | Proposed Side Elevation 6-6
 1:100 @ A3

PLANNING

Project Name	333 (PL) 165
Client	Lauren Lewis & Alex Bailey
Project	Chiltham, Thames Drive, Wokingham, RG10 9TF
Drawing	Proposed Side Elevation 6-6
Drawing Number	333 (PL) 165
Scale	1:100 @ A3
Date	25/10/2024
Drawn by	EH

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6. Arboricultural Impact Assessment - Site Specific

6.1. Introduction

This assessment considers the arboricultural impacts arising from the proposed development at Chilterns, including a new dwelling, garage, annexe, new driveway and associated hard and soft landscaping. It should be read in conjunction with the appended Tree Protection Plan and Arboricultural Method Statement.

6.2. Tree Removals & Mitigation

The following trees are to be removed to facilitate access and construction:

- T1 (Apple) – Category U, removal justified due to condition and direct conflict with new entrance.
- H2 (Mixed hedge) – Category C3, to be removed to facilitate new access.
- T16 (Rowan) & T17 (Goat Willow) – Category C1, RPA/canopy conflict with new driveway alignment.

All other trees are to be retained and protected throughout construction.

Mitigation Proposals:

- The Landscape Plan includes areas of meadow planting with fifteen new specimen trees, and two substantial sections of new hedgerow, which is ample mitigation for the proposed removals.

6.3. Root Protection Area (RPA) Incursions

New Driveway:

- Encroaches into the RPAs of T8 (Silver Birch), T9 (Beech), T13 (Cypress).
- No-dig construction will be employed using a geocellular confinement system (e.g. Cellweb or Geoweb) filled with clean angular gravel and a permeable surface finish.

Garage and Annexe:

- Located within the RPAs of T9, T10, T11, and T12 (Beech and Silver Birch).
- To be constructed on mini screw piles with elevated concrete ground beams, avoiding the need for excavation within RPAs.

Main Dwelling:

- Minor encroachment into the RPAs of T19, T20, T22, and T24.
- Screw pile and beam construction, with stone gabions used to infill below the ground floor deck where required.
- Encroachment into the canopies of T19 and T22 will require crown reductions:
 - T19: Reduce southern crown spread by 1 metre.
 - T22: Reduce southern crown spread by 1.5 metres.
 - Ongoing maintenance pruning will be required to manage future canopy growth.

Proposed Path and Access Steps:

- Encroach into the RPAs of T19, T20, T22, T24.
- Will be constructed using no-dig methodology with a geocellular confinement system as described above.
- Access steps to be supported on mini screw piles to avoid excavation.

6.4. Demolition Works

- The existing gatehouse and dwelling is to be demolished. Works occur in proximity to T37 (Olive).
- No direct incursion into RPAs, but precautions must be taken to avoid accidental damage during demolition.

6.5. Tree Protection Measures

All retained trees will be protected in accordance with the appended Arboricultural Method Statement, which includes:

- Installation of temporary tree protection fencing as per BS5837:2012.
- Use of ground protection boarding where access within RPAs is required.
- Supervised installation of no-dig surfaces and screw pile foundations.

6.6. Construction Site Management

- There is ample space for site cabins and material storage outside RPAs.
- Where cabins are positioned within or adjacent to RPAs, they must be set on suitable ground protection and form part of the tree protection barrier strategy.

6.7. Summary

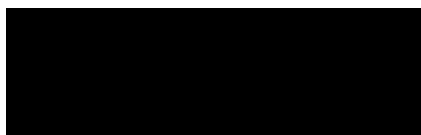
The proposals have been designed to retain the majority of existing tree cover, with only four removals (T1, H2, T16, T17), all of which are either low quality or in direct conflict with essential access routes. Through the use of no-dig construction techniques, screw pile foundations, and sensitive canopy management, the retained trees can be successfully integrated into the development without compromising their health or longevity.

7. Limitations

- 7.1 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.
- 7.2 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.
- 7.3 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.
- 7.4 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.
- 7.5 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.
- 7.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

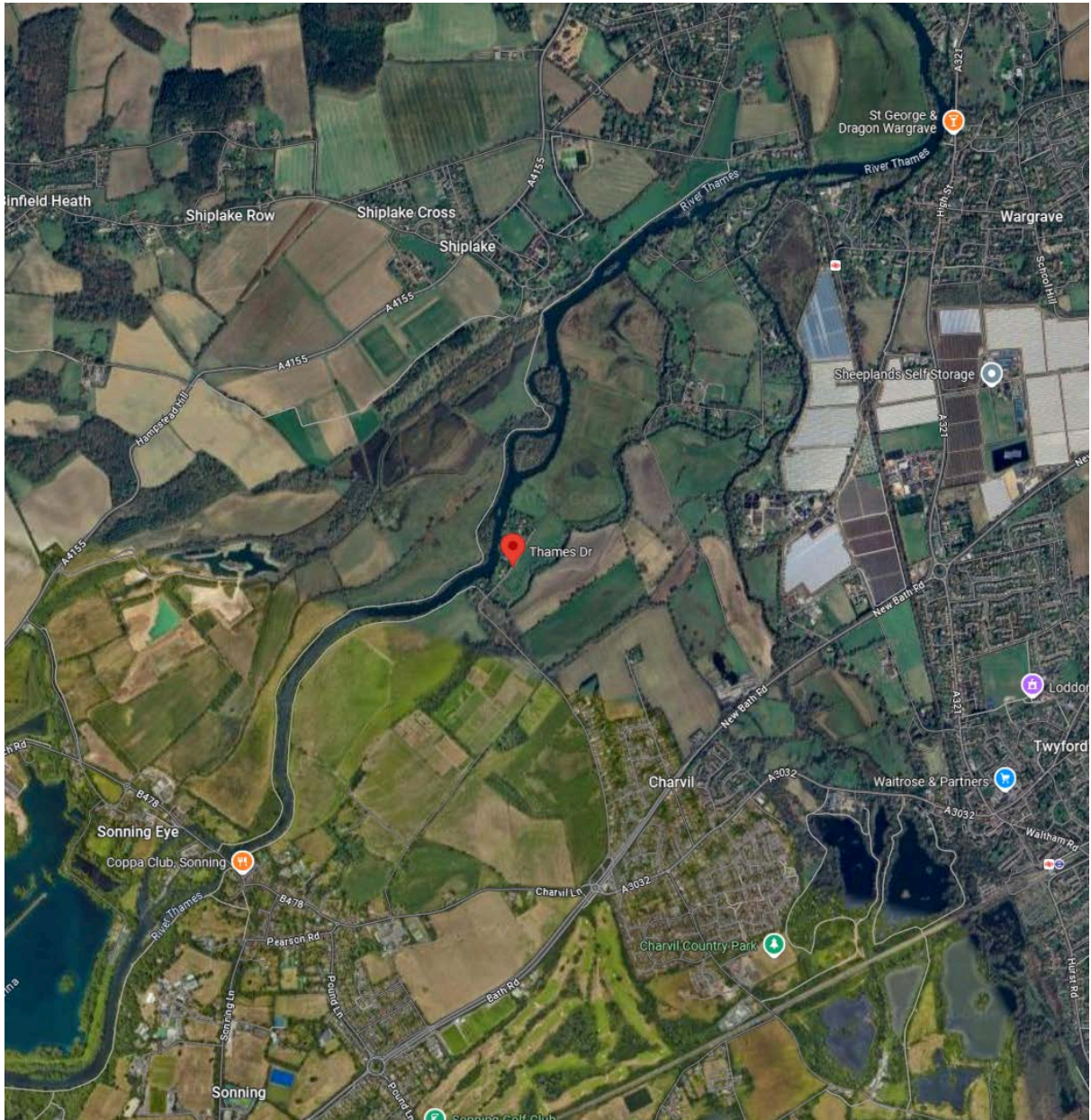
Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist


ROAVR | GROUP

Prepared by: Peter Haine
Checked by: Matt Harmsworth

Appendix 1 – Site Location



Google, 2025

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Malus</i> (Apple)	M	500	4.5(2)	3	3.5	3.5	3.5	Poor	<10	Decay present on stem. Fungal brackets visible on stem. Cavity on stem.	None	None	6	U
T2	<i>Prunus cerasifera</i> (Cherry Plum)	M	559	7(2)	4	4	4	4	Good	20+	None	None	None	6.71	B1
T3	<i>Acer campestre</i> (Field Maple)	M	640	15(2)	5	5	5	5	Good	20+	Mechanical Damage.	None	None	7.68	B1
T4	<i>Malus</i> (Apple)	EM	239	4.5(2)	1	3	3	3	Fair	10+	Cavity on stem.	None	None	2.87	C1
T5	<i>Betula pendula</i> (Silver Birch)	M	400	14(4)	5	5	5	3	Good	20+	Broken branches in crown.	None	None	4.8	B1
T6	<i>Fagus sylvatica</i> (Beech)	M	500	15(4)	5	4	5	4	Good	40+	None	None	None	6	A1
T7	<i>Betula pendula</i> (Silver Birch)	M	410	14(4)	5	2	5	4	Good	20+	Broken branches in crown.	None	None	4.92	B1
T8	<i>Betula pendula</i> (Silver Birch)	M	450	14(4)	6	2	6	4	Good	20+	Broken branches in crown.	None	None	5.4	B1
T9	<i>Fagus sylvatica</i> (Beech)	M	550	13(4)	6	3	6	5	Good	40+	None	None	None	6.6	A1
T10	<i>Betula pendula</i> (Silver Birch)	M	450	14(4)	5	2	6	4	Good	20+	Broken branches in crown.	None	None	5.4	B1
T11	<i>Betula pendula</i> (Silver Birch)	M	400	14(4)	5	3.5	5	4	Good	20+	Broken branches in crown.	None	None	4.8	B1
T12	<i>Betula pendula</i> (Silver Birch)	M	340	14(4)	4	2	3	4	Good	20+	Broken branches in crown.	None	None	4.08	B1
T13	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	719	16(0.5)	4	4	4	4	Good	40+	Stem divides at ground level.	None	None	8.63	A1
H1	<i>Fagus sylvatica</i> (Beech)	SM	100	3(0.5)	1.5	1.5	1.5	1.5	Fair	10+	None	None	None	1.2	C2
T14	<i>Malus</i> (Apple)	EM	157	4.5(0.5)	2.5	2.5	2.5	2.5	Fair	10+	Stem divides at ground level. Off site.	None	None	1.88	C1
T15	<i>Betula pubescens</i> (Downy Birch)	EM	180	10(1.5)	3	3	3	3	Good	20+	Off site.	None	None	2.16	B1
T16	<i>Sorbus aucuparia</i> (Rowan)	EM	178	4.5(0.5)	3	3	2	2	Fair	10+	Stem divides at ground level.	None	None	2.14	C1
T17	<i>Salix caprea</i> (Goat Willow)	EM	159	4.5(0.5)	3	3	3	2	Fair	10+	Stem divides at ground level.	None	None	1.91	C1
T18	<i>Fagus sylvatica</i> (Beech)	EM	228	6(2)	2.5	2.5	2.5	2.5	Good	20+	Stem divides below 1.5m.	None	None	2.74	B1
T19	<i>Betula pendula</i> (Silver Birch)	M	400	14(4)	5	4	5	4	Good	20+	Broken branches in crown.	None	None	4.8	B1
T20	<i>Prunus cerasifera</i> (Cherry Plum)	M	279	6(2)	4.5	4.5	3	2	Good	20+	None	None	None	3.35	B1
T21	<i>Betula pendula</i> (Silver Birch)	M	250	12.5(4)	3	2	3	2	Poor	<10	Low vitality. Declining. Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	None	3	U
T22	<i>Fagus sylvatica</i> (Beech)	M	500	16(3)	6	4	6	3	Good	40+	None	None	None	6	A1
T23	<i>Fagus sylvatica</i> (Beech)	EM	230	7(3)	1	1	3	3	Good	20+	None	None	None	2.76	B1
T24	<i>Betula pendula</i> (Silver Birch)	M	480	14(4)	5	2.5	5	4	Good	20+	Broken branches in crown.	None	None	5.76	B1
T25	<i>Betula pendula</i> (Silver Birch)	M	280	14(4)	3	3	2	3	Fair	10+	Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	None	3.36	C1

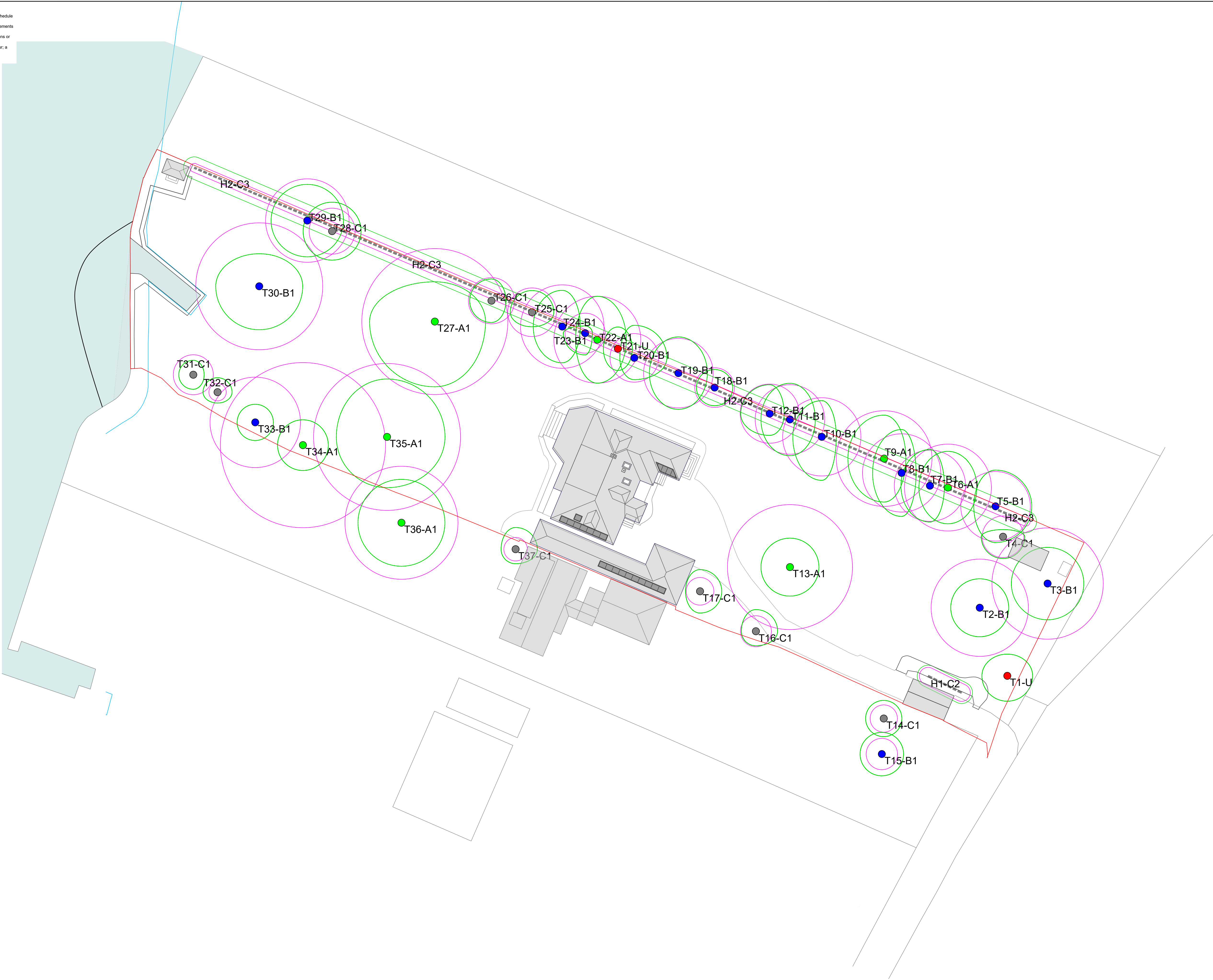
T26	<i>Crataegus monogyna</i> (Hawthorn)	M	266	5(1)	3	2	3	3	Fair	10+	Ivy on tree. Unable to inspect stem due to Ivy.	None	None	3.19	C1
T27	<i>Cedrus libani atlantica</i> (Atlantic Cedar)	M	840	18(2)	5.5	7	9	9	Good	40+	None	None	None	10.08	A1
T28	<i>Prunus cerasifera</i> (Cherry Plum)	M	264	6(2)	4	4	4	4	Fair	10+	Multiple stems at ground level.	None	None	3.17	C1
T29	<i>Betula pendula</i> (Silver Birch)	M	480	14(4)	5	5	5	5	Good	20+	Cavity on stem. Broken branches in crown.	None	None	5.76	B1
T30	<i>Salix X chrysocoma</i> (Weeping Willow)	M	730	14(2.5)	4.5	6	6	6	Good	20+	Fungal brackets visible on stem.	None	None	8.76	B1
T31	<i>Malus</i> (Apple)	M	230	4(2.5)	2	1.5	2	2	Fair	10+	Broken branches in crown.	None	None	2.76	C1
T32	<i>Cotoneaster frigidus</i> (Cotoneaster)	SM	100	4(2)	2	2	1.5	2	Fair	10+	Stem divides below 1.5m.	None	None	1.2	C1
T33	<i>Thuja plicata</i> (Western Red Cedar)	M	520	15(0.5)	2.5	2.5	2.5	2.5	Good	20+	None	None	None	6.24	B1
T34	<i>Populus nigra 'Italica'</i> (Lombardy Poplar)	M	950	21(2.5)	3.5	3.5	3.5	3.5	Good	40+	None	None	None	11.4	A1
T35	<i>Cedrus libani atlantica</i> (Atlantic Cedar)	M	845	15(2)	8	8	7	7	Good	40+	None	None	None	10.14	A1
T36	<i>Taxodium distichum</i> (Swamp Cypress)	M	650	17(2)	6	6	6	6	Good	20+	Off site.	None	None	7.8	A1
T37	Olive	EM	135	5(1.5)	3	3	2	2	Fair	10+	Tree located within hard surface area. Off site.	None	None	1.62	C1
H2	<i>Crataegus monogyna</i> (Hawthorn), <i>Prunus cerasifera</i> (Cherry Plum), Little privet	Y	50	2.5(0.5)	1.5	1.5	1.5	1.5	Fair	10+	None	None	None	0.6	C3

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

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

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

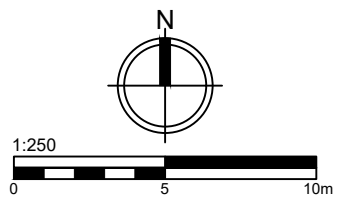
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

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
Lauren Lewis

Site/Project
Chilterns, Thames Drive,
Charvil, Reading, RG10 9TP

Scale/Sheet
1:250 @ A1

Date
13/05/2025

Drawing No
25_5837_01_24

Rev
2

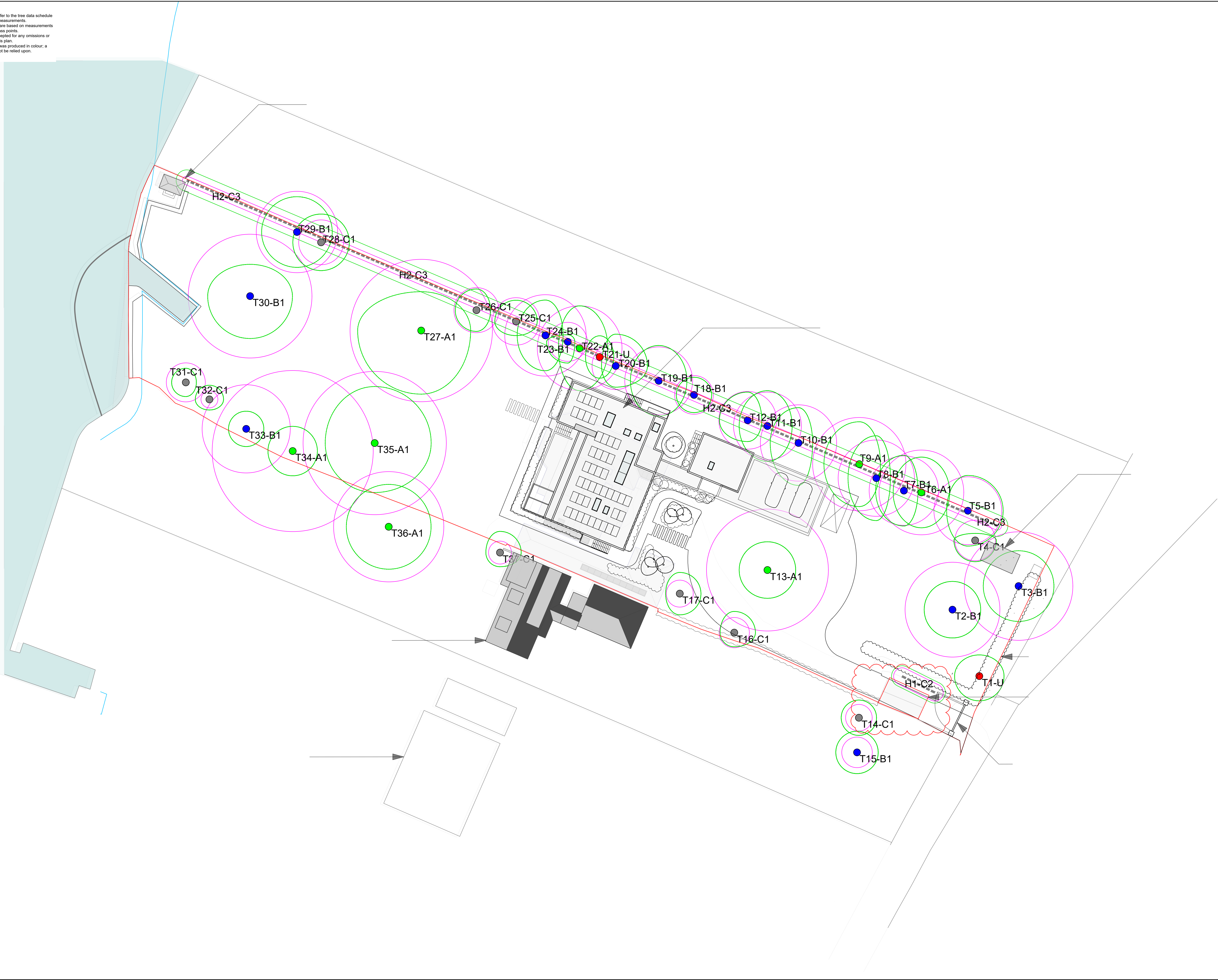
Drawn By
PH

Chkd By
MH

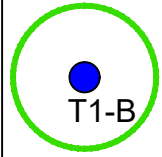
ROAVR | GROUP

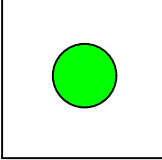
ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

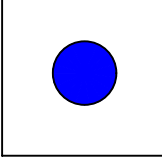
General Notes
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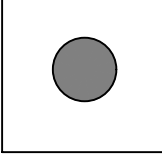


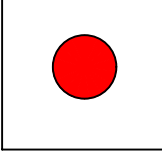
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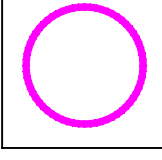
 **Trees**
Showing Canopy extents, category colour and tag number (with category).

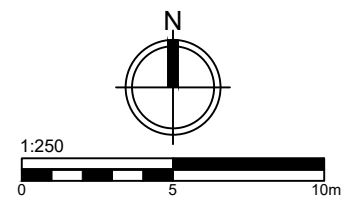
 **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

 **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 Assessment Plan

Client
Lauren Lewis

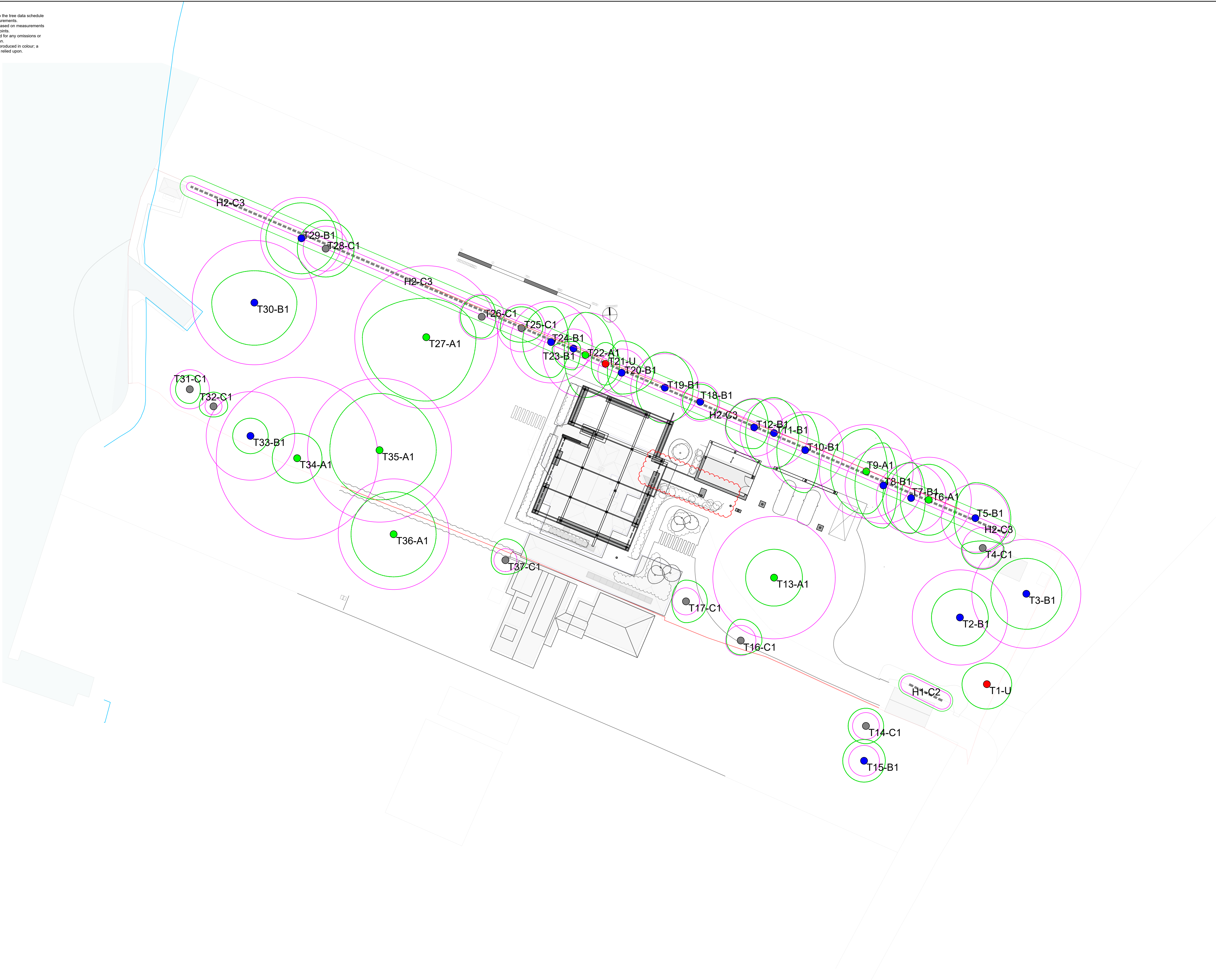
Site/Project
**Chilterns, Thames Drive,
Charvil, Reading, RG10 9TP**

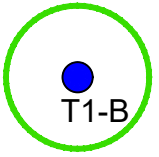
Scale/Sheet 1:250 @ A1	Date 13/05/2025		
Drawing No 25_5837_01_24	Rev 2	Drawn By PH	Chkd By MH


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01463 667302

General Notes
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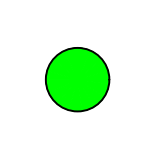




T1-B

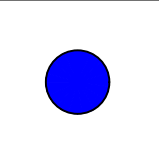
Trees

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



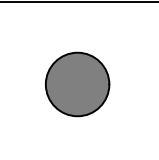
Category A

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



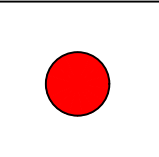
Category B

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



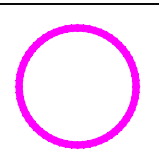
Category C

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.

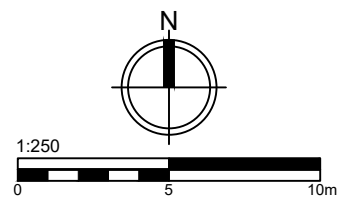


Category U

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 Assessment Plan - Foundations

Client

Lauren Lewis

Site/Project

Chilterns, Thames Drive,
Charvil, Reading, RG10 9TP

Scale/Sheet

1:250 @ A1

Date

13/05/2025

Drawing No

25_5837_01_24

Rev

1

Drawn By

PH

Chkd By

MH



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Arboricultural method statement

Table of Contents

1. Method Statement [Introduction and Overview]
2. Site Inspection
3. Tree Works Schedule
4. Tree Protection Barriers Detailed Specification
5. Ground Protection Measures Detailed Specification
6. New Surfaces Detailed Specification
7. 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. Method Statement [Introduction and Overview]

This Arboricultural Method Statement has been prepared in support of planning proposals at Chilterns. It outlines the protective measures and methodologies required to ensure retained trees are safeguarded throughout the development. The statement should be read in conjunction with the Tree Protection Plan and Arboricultural Impact Assessment.

Definitions:

- RPA: Root Protection Area – the minimum area around a tree that must be protected during development.
- No-dig: Construction methods designed to avoid excavation and minimise root disturbance.
- Arboricultural supervision: Monitoring by a qualified arboriculturist during sensitive site activities.
- Heras fencing: Braced steel mesh fencing panels used for temporary site protection.

2. Tree Protection Measures

- All retained trees will be protected by braced Heras fencing positioned in accordance with the Tree Protection Plan.
- Tree protection fencing will remain in place for the duration of the works and must not be moved without written approval.
- Within RPAs where access is required (e.g. for temporary cabins or material storage), ground protection will consist of synthetic trackway boards (e.g. Ground-Guards or equivalent) laid over a compressible layer on a geotextile membrane.

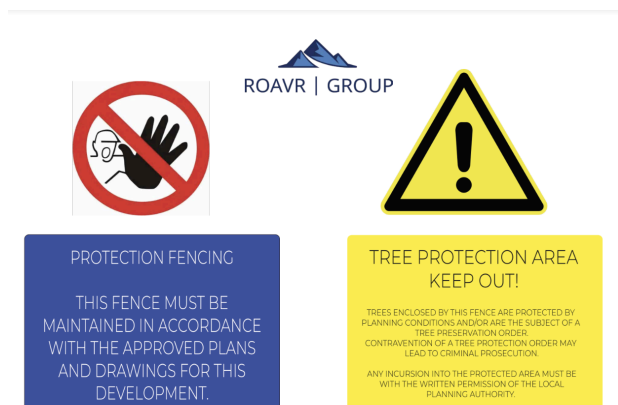
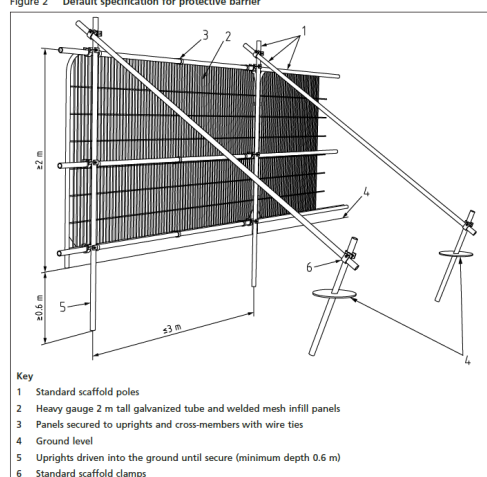


Figure 2 Default specification for protective barrier



3. Site Layout and Storage of Materials

- All materials, spoil, chemicals, and waste will be stored outside RPAs.
- Temporary site cabins and welfare facilities will be sited in areas outside RPAs where possible.
- Where it is necessary to site temporary cabins within or adjacent to RPAs, they will rest on ground protection measures described above, and form part of the tree protection barrier.
- No fires or fuel storage are permitted within 10 metres of any tree canopy or fencing.

4. Tree Works Specification

- Tree works must be carried out prior to any site activity and undertaken by a suitably qualified arborist (minimum NPTC CS30/31).
- Works include:
 - Removal of T1, H2, T16, & T17 as per the AIA.
 - Crown reduction of T19 by 1.0m southward spread only.
 - Crown reduction of T22 by 1.5m southward spread only.
 - All pruning cuts to comply with BS3998:2010.

5. Demolition Methodology Near Trees

- Demolition of the sections of dwelling close to trees will be undertaken manually or with small plant equipped with tree-friendly attachments (e.g. rubber-tracked or wheeled).
- Protective fencing will be installed prior to works.
- RPA T37 will be clearly marked, and operatives briefed.
- Arisings to be removed by hand or lightweight plant located outside RPAs.

6. Screw Pile Installation Methodology

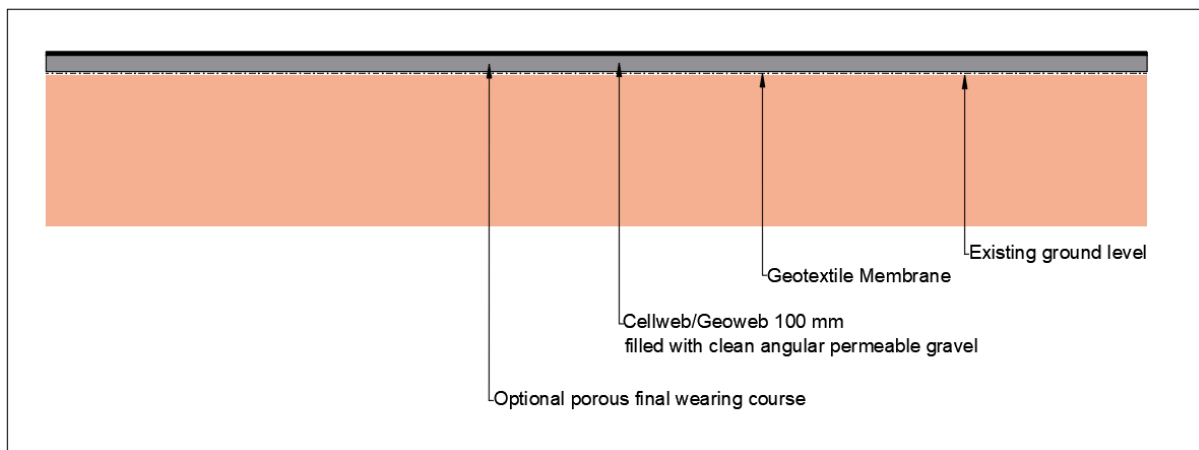
- Screw pile installation near or within RPAs (T9, T10, T11, T12, T19, T20, T22, T24) must be carried out under direct arboricultural supervision.
- The area will be pre-inspected and marked to avoid known rooting zones.
- Equipment should operate from outside the RPA wherever feasible.
- Piles to be installed using low-impact handheld or small tracked rigs; no open trenching is permitted.
- In the event of encountering large roots (>25mm), pile positions must be adjusted under supervision.

7. Gabion Placement Methodology

- Gabion baskets used to support the raised deck of the main dwelling will be assembled and filled manually.
- Materials delivered in small loads using tracked barrows.
- Heavy plant will not be permitted within RPAs.
- Surface preparation will be limited to minor grading using hand tools only.
- Gabions will be placed on a geotextile membrane and do not require foundations or fixings.

8. No-Dig Surface Installation Methodology

- Areas of driveway and access steps within RPAs will be constructed using a no-dig system:
 - Surface vegetation carefully removed by hand or with a turf stripper.
 - A geotextile membrane will be laid directly onto the existing soil surface.
 - Cellular confinement system (e.g. Cellweb or Terram Geocell) installed over the membrane and pinned as per manufacturer's guidance.
 - Cells filled with clean, angular, permeable stone (4–20mm range).
 - The surface will be topped with a permeable wearing course (e.g. resin-bound gravel or permeable block paving).
 - Edge restraints formed using pinned timber or plastic edging – no concrete kerbs or haunching permitted.



9. Schedule of Arboricultural Supervision

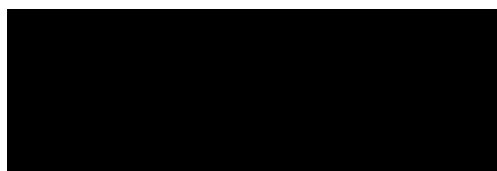
Activity	Timing	Supervising Arboriculturist Required	Notes
Pre-commencement site meeting	Prior to any works	Yes	With contractor and site manager
Tree protection fencing installation	Prior to site clearance	Yes	Confirm correct positioning and specification
Tree works	Pre-construction	No	Must be completed before other works
Ground protection installation (if required)	Before site setup	Yes	Where cabins/materials placed in or near RPAs
Demolition close to trees	During demolition	Yes	Supervise works near T37
Screw pile installation	During pile installation	Yes (on site)	All pile installation within RPAs under direct supervision
Gabion placement	During construction	Yes (spot-checks)	Ensure manual methods and no disturbance to roots
No-dig surface installation	During works	Yes	Supervise excavation and build-up
Final inspection and sign-off	Post-construction	Yes	Confirm protection measures upheld and tree condition maintained

10. Limitations

- 10.1 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.
- 10.2 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.
- 10.3 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.
- 10.4 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.
- 10.5 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.
- 10.6 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.

Mr. Peter Haine FDSc Arb
Consultant Arborist



Prepared by: Peter Haine
Checked by: Matt Harmsworth

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.
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Summary of the Arboricultural Method Statement for Chilterns, Thames Drive, Wokingham:

Tree Protection

Braced Heras fencing to be installed around all retained trees per the Tree Protection Plan.

Synthetic trackway boards used for ground protection within RPAs where access is required.

Site Layout & Storage

Materials, spoil, and chemicals to be stored outside RPAs.

Site cabins to be located outside RPAs where possible; if within, they must rest on ground protection.

Tree Works

Removal of T1, H2, T16, and T17 prior to construction.

Crown reductions: T19 (1.0m south), T22 (1.5m south).

All pruning to BS3998:2010.

Demolition Works

Manual or low-impact machinery to be used near trees.

No RPA breaches; arisings removed carefully by hand or lightweight plant.

Screw Pile Foundations

Installed under direct arboricultural supervision.

No trenching; root zones to be avoided or adjusted around during works.

Gabion Installation

Manual installation using tracked barrows.

No use of heavy plant; surface prepared with hand tools only.

No-Dig Surfacing

Geotextile and cellular confinement system used.

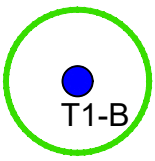
Filled with clean angular gravel and topped with permeable surface.

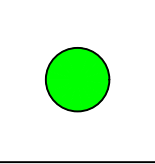
No concrete edging or kerbing permitted.

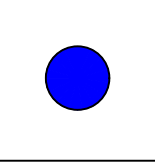
Supervision Schedule

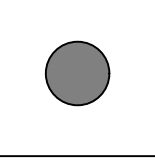
Arboricultural supervision required at key stages including fencing setup, demolition, pile installation, gabion placement, no-dig installation, and final inspection.

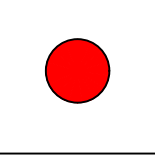
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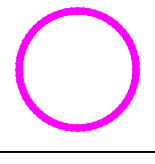
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Showing Canopy extents, category colour and tag number (with category).

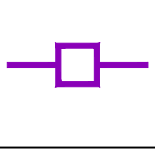
 **Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

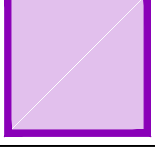
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Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

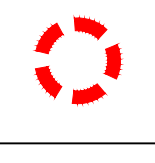
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Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

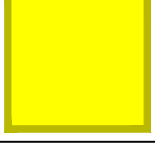
 **Category U**
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

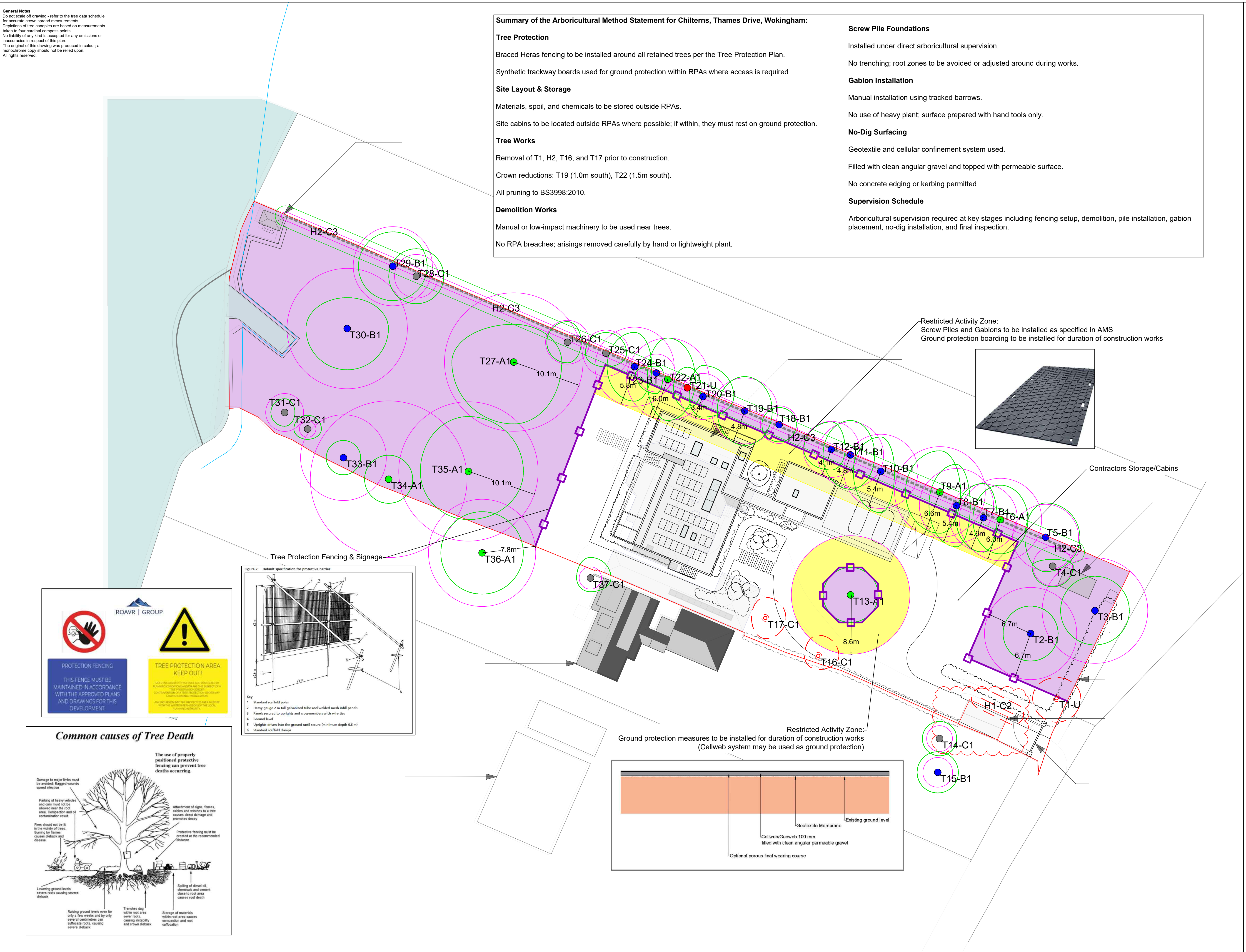
 **BS 5837:2012 Root Protection Area**

 **Tree Protective Fencing**

 **Construction Exclusion Zone**

 **Trees for Removal**

 **Ground Protection/ Restricted Activity Zone**



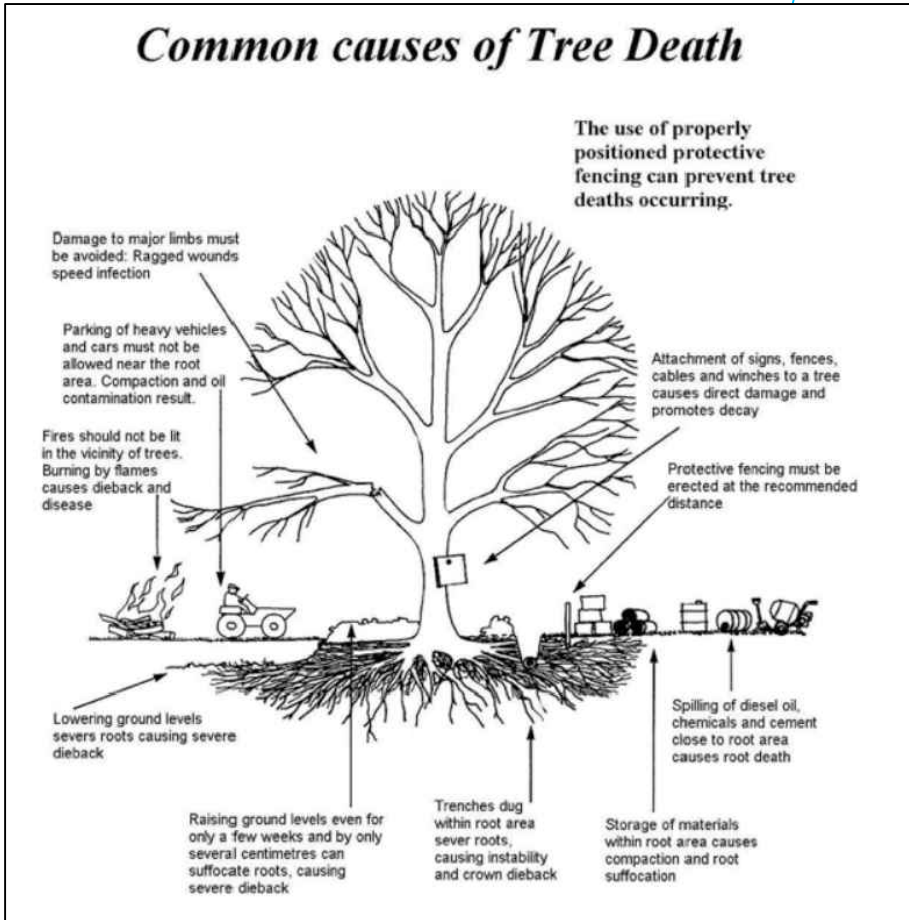
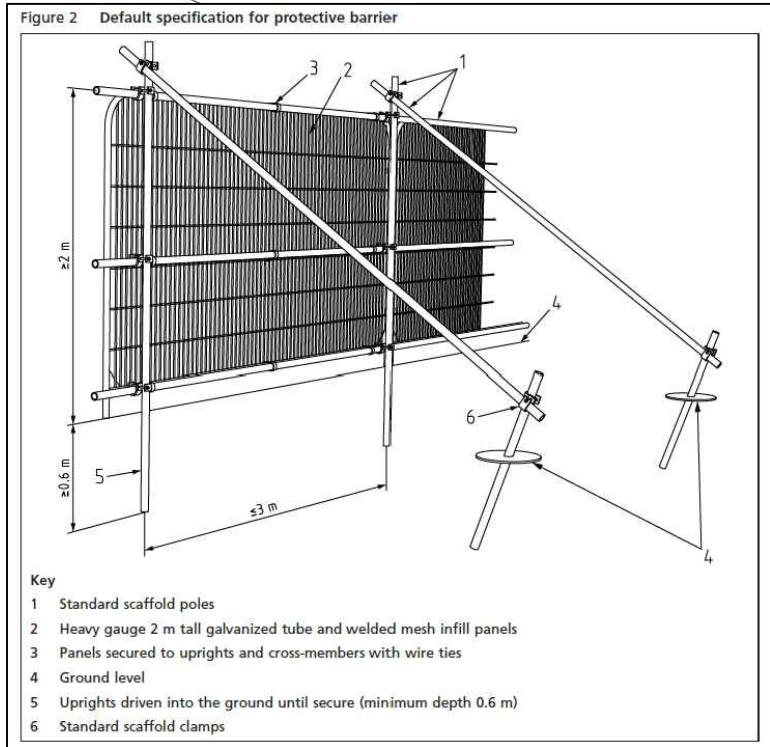
PROTECTION FENCING

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 CONSENT. ANY BREACH OF A TREE PROTECTION ORDER MAY LEAD TO CRIMINAL PROSECUTION.

DO NOT ENTER WITH HEAVY MACHINERY OR VEHICLES WITHIN THE PROTECTION OF THE LOCAL PLANNING AUTHORITY.



Drawing Title
Tree Protection Plan

Client
Lauren Lewis

Site/Project
Chilterns, Thames Drive, Charvil, Reading, RG10 9TP

Scale/Sheet
1:250 @ A1

Date
14/05/2025

Drawing No
25_5837_01_24

Rev
1

Drawn By
PH

Chk'd By
MH

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