



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

11 GLEBE ROAD
READING
BERKSHIRE
RG2 7AG

CLIENT: GANGA BHUSAL

JANUARY 2026

Ref: AIA/AMS 06903 / 2026

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Project: Erection of a single storey side extension with sky light windows, erection of front porch, alterations to existing side extension including new pitched roof & sky light windows, replacement of existing roof tiles, render of all elevations, removal of existing garage door, extended overhang of front & rear eaves to match existing, insertion of solar panels & air source heat pump

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File ref: 06903/2026

Date Issued: 12th January 2026

Report History					
Version	Date	Author	Checked	Comments	Status
0.1	12/01/2026	SCD	HDT		ISSUE

EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to prevent damage to trees during the proposed construction of a single-storey extension to the rear of 11 Glebe Road, Reading and other internal and external renovations and modifications.

The proposed rear extension is situated outside of the root protection areas of all trees. No trees will be removed or cut back to facilitate the proposed building works.

Trees on site can be fully protected in accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction'.

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

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Survey, Impact Assessment and Method Statement relating to trees growing within the garden of 11 Glebe Road, Reading, Berkshire, RG2 7AG.

Trees on site have been surveyed in accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction'. The Arboricultural Impact Assessment in this report uses the tree data to identify any short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

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

1.2 SCOPE

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

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

1.3 DOCUMENTS

The position of trees within the tree plans have been taken from a topographical survey provided by the client. Offsite trees and trees not covered by the survey have been plotted by eye by the Tree Surveyor, their positions measured against boundaries and triangulated against fixed objects on good representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only.

The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 12th January 2026 and will expire on 12th January 2028.

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

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

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

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

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

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 SITE DESCRIPTION

11 Glebe Road is a substantial corner plot northeast of the junction of Glebe Road with Christchurch Gardens. The property is situated within a roughly rectangular property curtilage, the southern boundary fronts onto Christchurch Gardens and the western boundary fronts onto Glebe Road.

The existing building is a detached property located in the northern half of the plot with an area of parking to the front and a children's play area to the rear.

The southern area of the garden was once a carefully manicured formal garden with shrubs, fruit trees and topiary. However, in recent years the garden has been less frequently maintained, and the topiary and clipped shrubs are overgrown. Suckering shoots of Robinia and Cherry Laurel grow in profusion in the southeastern corner of the plot.



Photo 1 – View of 11 Glebe Road from the public highway



Photo 2 – Existing parking area to the front



Photo 3 – Southern half of the plot as viewed from the public highway

2.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed with Reading Borough Council that three trees and one tree group at 11 Glebe Road are protected by a group Tree Preservation Order. The protected trees are recorded as T013 (False Acacia), T017 (Indian Bean Tree) and T030 (Horse Chestnut) and T022, T023, T024 & T026 (Yew) in this survey.

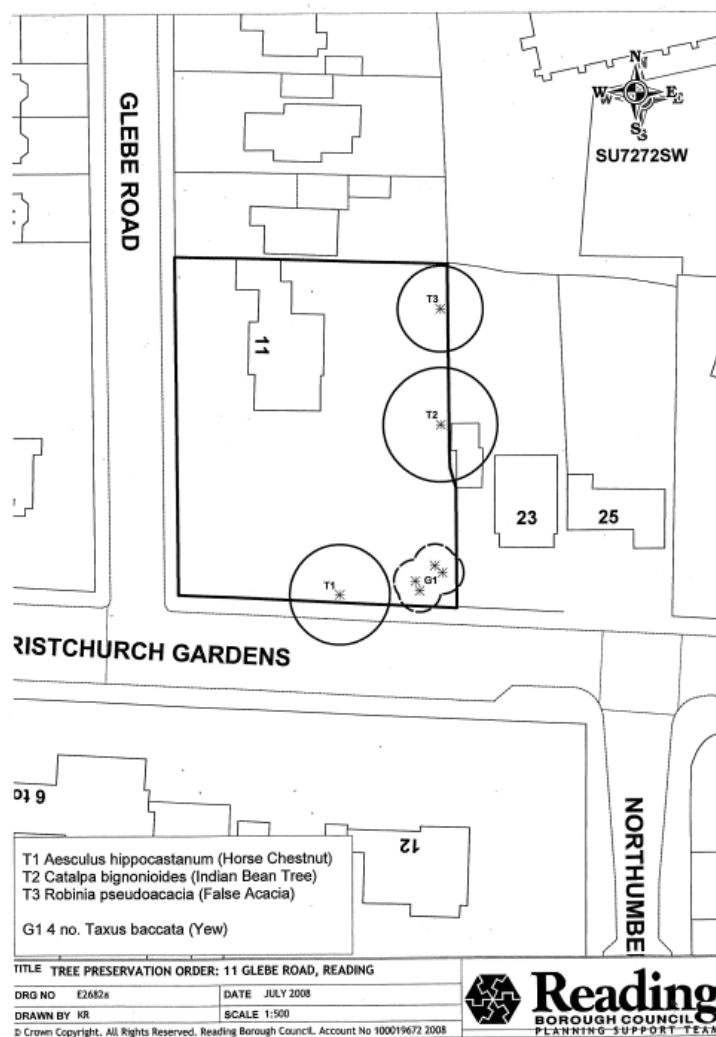


Figure 1 - Tree Preservation Order Plan

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

CONSERVATION AREA

11 Glebe Road is not currently within a Conservation Area.

ANCIENT WOODLAND

11 Glebe Road is not within Ancient Woodland or within an Ancient Woodland Buffer Zone.

2.4 PLOTTING OF ROOT PROTECTION AREAS (RPAs)

The root protection area radius is for information only and may not be appropriate in every case. BS:5837 2012 (Trees in Relation to Design, Demolition and Construction) advises that:

'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

Tree roots tend not to grow under public roads because the compacted and anaerobic conditions are less conducive to healthy tree root growth. For this site, Tree Root Protection Areas have been offset where they would otherwise fall within the adopted highway. The rooting areas for T026 (Yew) and T030 (Horse Chestnut) have therefore been plotted as polygons as this is more representative of the likely rooting area of the trees.

2.5 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for 11 Glebe Road is London Clay Formation consisting of clay, silt and sand.

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

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

2.6 TREES APPRAISAL

Total Number of individual trees surveyed:	42
Total Number of tree groups surveyed:	7
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	4
Number of category 'C' trees / groups:	41
Number of category 'U' trees:	4

Figure 2 - Tree quality summary

2.7 TREE WORKS AND REMOVAL

No trees are to be removed or cut back to facilitate the proposed building works.

2.8 APPLICATION ASSESSMENT

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

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

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

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

The proposed new rear extension is outside of the root protection area of all trees and represents a very low risk to trees. On completion of the build there will remain a good gap between the trees and extended residential property without the need for further tree pruning work in the future.

There is a substantial area of hard landscaping at the front of the property which will be used for storage outside of the root protection area of retained trees.

New solar panels on the roof are facing south, east and west in an area not overly shaded by trees and where they will not be unduly shaded by tree growth in the future.

11 Glebe Road will retain a large residential garden with a significant area of usable garden space not adversely affected by trees.

Leaf-drop and debris from the trees are inevitably a seasonal nuisance. As a single storey rear extension, gutter clearance will not be unduly onerous or expensive, however, hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

2.9 TREE PROTECTION DURING BUILDING WORKS

During the proposed building works, trees will be protected with fit for purpose Tree Protection Fencing and Temporary Ground Protection, installed in accordance with BS:5837 (2012).

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

2.10 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the existing property within the footprint of the rear extension and without any excavation for services within the rooting areas of retained trees.

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

2.11 CONCLUSIONS

This report demonstrates that this application for a single-storey rear extension and modifications to 11 Gleve Road including a replacement roof, new pitched garage roof, heat pump, solar panels and fenestration and windows replacement have been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The proposed extension is located outside of the root protection area of all trees and no trees are to be removed or cut back to facilitate the proposed building and renovation work

This application is supported by a detailed Arboricultural Method Assessment which provides detailed information on how the trees will be protected during the proposed building works in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

Provided this method statement is followed during the building work I am satisfied the application can be undertaken without unacceptable harm to the protected trees on site and the application is therefore acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

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

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details – to include the Arboricultural Method Statement and Tree Protection Plan, will be passed to all contractors working on site, so that the practical aspects of the required tree protection is included in their method statements, and financial provision made for these.

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

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

A site visit will be held once the Tree Protection Fencing is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

3.3 ON SITE TREE SUPERVISOR

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

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

3.4 TEMPORARY TREE PROTECTION

No works in relation to the build will be undertaken, including receipt of deliveries, excavation demolition or construction prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

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

The fencing will be located at all times to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development.

All-weather signage stating ‘TREE PROTECTION AREA – KEEP OUT’ will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached as Appendix H of this report.

The appointed Arboricultural Consultant will notify the Tree Officer once Tree Protection Fencing is installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

At no time will Tree Protection Measures be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

3.5 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection fencing and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

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

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires shall be lit within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.6 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect to those of the existing property within the footprint of the rear extension and without any excavation for services within the rooting areas of retained trees.

If at any point this route is found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to the Local Authority for approval.

3.7 GENERAL CONSIDERATIONS

- No vehicles will be driven over unprotected ground within the root protection areas of retained trees at any point during the build project.
- The extension foundations should be constructed in accordance with the guidelines and recommendations in HNBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of new and existing trees adjacent to the property.
- Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees and low branches making their safe retention impossible.
- No excavation or changes in ground levels is permitted within the rooting areas of retained trees.
- Storage and disposal of soil, rubble or materials of any other description will be on existing areas of hard standing adjacent at the front of the property only.
- There shall be no erection or installation of temporary structures of any description on soft landscaped areas where trees may be rooting.
- No fixtures or fittings such as security lighting, signage etc. shall be attached to any part of a tree.
- There will be no open fires on site during the building works.
- No chemicals, fuel, liquids/waste residues of any other description will be stored, disposed of or allowed to run off into soft landscaped areas where trees may be rooting.
- Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown offsite.
- Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained.

3.8 LANDSCAPING

The following rules will be followed during all future landscaping works:

- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation or changes in ground levels within the identified rooting areas of retained trees during or on completion of the proposed building works.
- Any new fence panels should include holes or gaps at ground level, a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- If new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved to avoid them. Post holes will be fully lined to prevent concrete coming into direct contact with tree roots.
- New plants planted within the root protection areas of retained trees should be planted bare root or in small pots no more than 15cm diameter.

3.9 UNFORESEEN CIRCUMSTANCES

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

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

APPENDICES

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

APPENDIX A - SURVEY DATA

The trees were surveyed on Monday 22nd July 2024 and reviewed on 12th January 2026.

The weather conditions were clear and dry. Visibility was good.

Heights were estimated where part of a group. Soil samples were not taken.

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 of trees in this report is based on the condition assessed at the time of inspection and is valid for 18 months.

If the condition of the trees evidently changes or the trees are subject to extreme weather conditions before this date, further inspection may be required. No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

The tree survey identified 42 individual trees and 7 tree groups growing on or adjacent to the site which were relevant to the building works. The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS:5837:2012.

APPENDIX B - KEY

Ref:	T001 = Tree 1	G001 = Group 1
	A001 = Area 1	W001 = Woodland 1
Species:	Common name (Botanical name)	
Height:	Measured with a clinometer (m) where possible or estimated when part of a group	
Stem:	Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters	
Branch spread:	Paced measurements at compass points or with a laser measure.	
Crown clearance:	Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.	
Epics:	Lower canopy created by epicormic growth.	
Age Class:	Newly planted - 3 years following planting.	
	Young - Tree well established but with juvenile crown form	
	Young Mature - Tree in first third of usual life expectancy for species	
	Mature - Tree in second third of usual life expectancy for species	
	Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.	
	Veteran - Older than usual for species or with historical/ cultural / ecological value	
General Observations:	Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.	
Estimated Remaining Contribution:	Estimated in years - less than 10, 10-20, 20-40, 40+	
BS: 5837:2012 category rating:	In accordance with the guidelines of the British Standard.	
	 Category 'A' tree (Green)	 Category 'C' tree (Grey)
	 Category 'B' tree (Blue)	 Category 'U' tree – Fell (Red)
RPA Area	BS:5837 (2012) Root Protection Area calculation in square metres	
RPA Radius	BS:5837 (2012) Root Protection Area calculation circle radius in metres. ¹	
Ash Dieback:	Based on 'Ash dieback disease: a guide for tree owners' (June 2020) Pub. The Tree Council which grades the extent of dieback into 4 classifications:	
	- CLASS 1 100%–76% of the crown remains - CLASS 2 75%–51% of the crown remains - CLASS 3 50%–26% of the crown remains - CLASS 4 25%–0% of the crown remains	

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

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

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

APPENDIX D - SURVEY DATA

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
G001	Privet x5 (Ligustrum vulgare)	Height (m): 4 5 stems, avg.(mm): 50 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:1 S:1 W:1.5	Lapsed hedging group	C2	Area: 18 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
G002	Laurel cherry x2 (Prunus laurocerasus)	Height (m): 3.5 2 stems, avg.(mm): 100 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:1.5 S:1.5 W:1	Two trees/shrubs	C2	Area: 22 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
G003	False acacia x14 (Robinia pseudoacacia)	Height (m): 6 14 stems, avg.(mm): 50 Crown Clearance (m): 0.5 Life Stage: Young Rem. Contrib.: 20+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Dense thicket of suckering young trees	C2	Area: 35 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
G004	Laurel cherry x4 (Prunus laurocerasus)	Height (m): 7 4 stems, avg.(mm): 300 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:3.5 S:4 W:4	L large multi-stem lapsed laurel bushes with low broad crowns. 3/4 stems on each, 300mm diameter. Woody stems resting on neighbours' garage.	C2	Area: 229 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Good Inspection Limitations: Dense vegetation
G005	Sycamore x2 (Acer pseudoplatanus)	Height (m): 7 2 stems, avg.(mm): 90 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	Small trees, one sycamore growing though fence.	C2	Radius: 1.1m. Area: 8 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Low Inspection Limitations: Ivy and dense vegetation
G007	Holm oak (Quercus ilex) Holly, (Ilex aquifolium), Laburnum (Laburnum anagyroides) Privet (Ligustrum vulgare)	Height (m): 5 Stem Diam(mm): 50 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Dense overgrown shrub area with occasional small trees.	C2	Area: 195 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation, no access in group.
H001	Privet (Ligustrum vulgare)	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Boundary hedge, asymmetrical suppressed crown. Limited leaf growth on northern face due to lack of light.	C2	Radius: 1.2m. Area: 86 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T001	Cultivar apple (Malus domestica)	Height (m): 3.5 Stem Diam(mm): 250 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3.5 S:2 W:2.5	Offsite fruit tree	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Low Inspection Limitations: Access
T002	Rowan (Sorbus aucuparia)	Height (m): 4 Stem Diam(mm): 30 Crown Clearance (m): 1 Life Stage: Young Rem. Contrib.: 40+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Offsite small tree. Recent planting.	C2	Radius: 0.4m. Area: 1 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T003	Cherry plum 'Nigra' (Prunus cerasifera)	Height (m): 5 Stem Diam(mm): 350 Crown Clearance (m): 2 Life Stage: Over Mature Rem. Contrib.: <10 years	N:2 E:2.5 S:2.5 W:2.5	Swept stem. Decay on trunk. Previous branch failure. Canopy formed of mature epicormic shoots in crown. Prolific ivy growth.	U	No RPA due to Retention Category of U.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Moderate Inspection Limitations: Ivy
T004	Bay tree (Laurus nobilis)	Height (m): 4.5 Stem Diam(mm): 60 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1 E:1 S:1 W:1	Small tree, feathered form.	C2	Radius: 0.7m. Area: 2 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T005	English yew (Taxus baccata)	Height (m): 5 3 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Lapsed topiary. Large shrub / small tree.	C1	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation.
T006	English yew (Taxus baccata)	Height (m): 4 2 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:1.5 S:1.5 W:1.5	Lapsed topiary. Large shrub / small tree.	C1	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation.
T007	English yew (Taxus baccata)	Height (m): 5.5 2 stems, avg.(mm): 200 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Lapsed topiary. Large shrub / small tree.	C1	Radius: 3.4m. Area: 36 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation.
T008	Holm oak (Quercus ilex)	Height (m): 5 Stem Diam(mm): 40 Crown Clearance (m): 0 Life Stage: Young Rem. Contrib.: 40+ Years	N:1.5 E:1 S:3 W:1	Potentially very large tree growing in unsustainable location too close to property.	C1,2	Radius: 0.5m. Area: 1 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T009	Laurel cherry (Prunus laurocerasus)	Height (m): 2.5 Stem Diam(mm): 40 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0.5 S:0.5 W:0.5	Small tree	C2	Radius: 0.5m. Area: 1 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T010	False acacia (Robinia pseudoacacia)	Height (m): 8 2 stems, avg.(mm): 100 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:3 S:3 W:4	Multi-stem tree growing in area of dense vegetation.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T011	Common holly (Ilex aquifolium)	Height (m): 6 Stem Diam(mm): 250 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:1 S:3 W:3	Swept, ivy clad stem. Suppressed crown	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access due to dense vegetation and ivy.
T012	Common holly (Ilex aquifolium)	Height (m): 8 Stem Diam(mm): 300 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Suppressed crown.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T013	False acacia (Robinia pseudoacacia)	Height (m): 7 Stem Diam(mm): 880 Crown Clearance (m): 0 Life Stage: Dead	N:1 E:1 S:1 W:1	Monolith of dead tree retained for habitat value.	U	No RPA due to Retention Category of U.	Physiological Condition: Dead Structural Condition: Poor Public Amenity Value: Low
T014	Common holly (Ilex aquifolium)	Height (m): 8 Stem Diam(mm): 320 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:3.5 S:3 W:3.5	Suppressed crown.	C2	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T015	Common holly (Ilex aquifolium)	Height (m): 8 Stem Diam(mm): 300 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:3 S:3 W:3	Suppressed crown.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T016	Common holly (Ilex aquifolium)	Height (m): 9 Stem Diam(mm): 140 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:1.5 S:2 W:3	Heavily suppressed crown.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T017	Indian bean tree (Catalpa bignonioides)	Height (m): 16 Stem Diam(mm): 830 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:7 S:4 W:4	Swept stem. Girdling roots. Decay pockets in old pruning cuts. Asymmetrical suppressed crown. Emergency works recently undertaken due to hazardous branch(es)	B1	Radius: 10.0m. Area: 314 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good Inspection Limitations: Dense vegetation
T018	Common holly (Ilex aquifolium)	Height (m): 9 Stem Diam(mm): 220 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Suppressed crown.	C2	Radius: 2.6m. Area: 21 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T019	Cultivar apple (Malus domestica)	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:0 S:1.5 W:2	Small tree, swept stem, low suppressed crown.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T020	Flowering cherry (Prunus Serrulata)	Height (m): 5 Stem Diam(mm): 250 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:0 S:2 W:3	Small tree, suppressed crown.	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T021	Flowering cherry (Prunus Serrulata)	Height (m): 3.5 Stem Diam(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:0.5 E:0 S:2 W:2.5	Small tree, suppressed crown.	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low
T022	English yew (Taxus baccata)	Height (m): 11 6 stems, avg.(mm): 280 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3.5 E:3.5 S:3.5 W:3.5	Multi-stem tree. Balanced crown. Needles slightly sparse.	B2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good
T023	English yew (Taxus baccata)	Height (m): 7 3 stems, avg.(mm): 240 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:2.5 S:3 W:1	Multi-stem tree. Low suppressed crown.	C2	Radius: 5.0m. Area: 79 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Moderate
T024	English yew (Taxus baccata)	Height (m): 6 5 stems, avg.(mm): 80 Crown Clearance (m): 2 Life Stage: Dead	N:1 E:1 S:1 W:1	Multi-stem dead tree.	U	No RPA due to Retention Category of U.	Physiological Condition: Dead Structural Condition: Fair Public Amenity Value: Low

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T025	English yew (Taxus baccata)	Height (m): 4.5 Stem Diam(mm): 120 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:0.5 E:2.5 S:1 W:1.5	Multi-stem tree. Low suppressed crown cut back over highway.	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Moderate
T026	English yew (Taxus baccata)	Height (m): 9 4 stems, avg.(mm): 280 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4.5 E:3 S:3.5 W:5	Multi-stem tree. Broad, low crown. Needles slightly sparse.	B2	Radius: 6.7m. Area: 141 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Good
T027	Holm oak (Quercus ilex)	Height (m): 9 2 stems, avg.(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1 E:2.5 S:3.5 W:1	Small tree, twin stem from 1m.	C2	Radius: 1.7m. Area: 9 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T028	Holm oak (Quercus ilex)	Height (m): 9 Stem Diam(mm): 120 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2.5 E:1 S:3 W:2	Small tree, asymmetrical suppressed crown	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation
T029	Norway maple (Acer platanoides)	Height (m): 11 Stem Diam(mm): 100 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:3 S:1 W:5	Small tree, squirrel damage on stem and branches	C2	Radius: 1.2m. Area: 5 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Low Inspection Limitations: Access
T030	Horse chestnut (Aesculus hippocastanum)	Height (m): 15 Stem Diam(mm): 690 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:7 W:6	Data estimated due to dense vegetation. Mature tree partially obscured by holly and hedge. No access to trunk. Where visible bud proliferation on trunk multi ply branching from 2.5m. Leaves slightly stunted. Pests and Diseases: Horse Chestnut Leaf Miner (<i>Cameraria ohridella</i>)	B1	Radius: 8.3m. Area: 216 sq m.	Physiological Condition: Fair Structural Condition: Unknown Public Amenity Value: High Inspection Limitations: Access due to dense vegetation
T031	English yew (Taxus baccata)	Height (m): 8 Stem Diam(mm): 240 Crown Clearance (m): 1 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:1 S:2 W:3	Multi-stem from 2m. Low suppressed crown.	C2	Radius: 2.9m. Area: 26 sq m.	Physiological Condition: Fair Structural Condition: Poor Public Amenity Value: Moderate

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T032	Common pear (<i>Pyrus communis</i>)	Height (m): 4 Stem Diam(mm): 70 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 10+ Years	N:0.5 E:0.5 S:0.5 W:1	Small tree, significant dieback in crown.	C1	Radius: 0.8m. Area: 2 sq m.	Physiological Condition: Poor Structural Condition: Fair Public Amenity Value: Low
T033	Cultivar apple (<i>Malus domestica</i>)	Height (m): 5 Stem Diam(mm): 330 Crown Clearance (m): 0.5 Life Stage: Mature Rem. Contrib.: <10 years	N:0 E:3 S:3 W:3.5	Partially collapsed tree. Canopy mostly dead.	U	No RPA due to Retention Category of U.	Physiological Condition: Poor Structural Condition: Poor Public Amenity Value: Low
T034	English yew (<i>Taxus baccata</i>)	Height (m): 6 3 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Lapsed topiary. Large shrub / small tree.	C1	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation.
T035	English yew (<i>Taxus baccata</i>)	Height (m): 6 3 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:2 W:2	Lapsed topiary. Large shrub / small tree.	C1	Radius: 2.1m. Area: 14 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: Dense vegetation.
T036	Bay tree (<i>Laurus nobilis</i>)	Height (m): 9 5 stems, avg.(mm): 100 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:4 E:1 S:3 W:3.5	Multi-stem tree. Asymmetrical crown. Dense suckering from base.	C2	Radius: 2.7m. Area: 23 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T037	Sycamore (<i>Acer pseudoplatanus</i>)	Height (m): 10 Stem Diam(mm): 130 Crown Clearance (m): 4 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2.5 E:0 S:3 W:3.5	Young tree, asymmetrical canopy.	C2	Radius: 1.6m. Area: 8 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T038	Pedunculate oak (<i>Quercus robur</i>)	Height (m): 6 Stem Diam(mm): 70 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:3 E:1.5 S:1 W:2	Young tree, asymmetrical canopy. Pests and Diseases: Powdery mildew	C2	Radius: 0.8m. Area: 2 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T039	Holm oak (<i>Quercus ilex</i>)	Height (m): 6 Stem Diam(mm): 80 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2 E:2 S:1 W:1.5	Young tree, suppressed canopy.	C2	Radius: 1.0m. Area: 3 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition
T040	English yew (Taxus baccata)	Height (m): 5 Stem Diam(mm): 120 Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:2	Young tree; suppressed canopy. Needles slightly sparse.	C2	Radius: 1.4m. Area: 6 sq m.	Physiological Condition: Good Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T041	English yew (Taxus baccata)	Height (m): 8 2 stems (mm): 140,210 Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	N:2.5 E:3.5 S:2 W:2	Twin stem from 0.6m. Asymmetrical, suppressed canopy.	C2	Radius: 3.0m. Area: 28 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Moderate Inspection Limitations: No access due to dense vegetation
T042	Common holly (Ilex aquifolium)	Height (m): 9 Stem Diam(mm): 300 Crown Clearance (m): 1.5 Life Stage: Mature Rem. Contrib.: 10+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Slender tree, feathered form. Foliage even cut noticeably sparse throughout crown.	C2	Radius: 3.6m. Area: 41 sq m.	Physiological Condition: Poor Structural Condition: Unknown Public Amenity Value: Moderate Inspection Limitations: Dense vegetation

APPENDIX E – TREE PLANS

Attached as separate pdf documents:

TREE PROTECTION PLAN:

- Ref: 11 GLEBE ROAD TPP 06903 2026

APPENDIX F – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

INSTALLATION OF TREE PROTECTION FENCING



SITE MEETING TO SIGN OFF TREE PROTECTION FENCING
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



STAGE 2 (DEMOLITION & CONSTRUCTION)

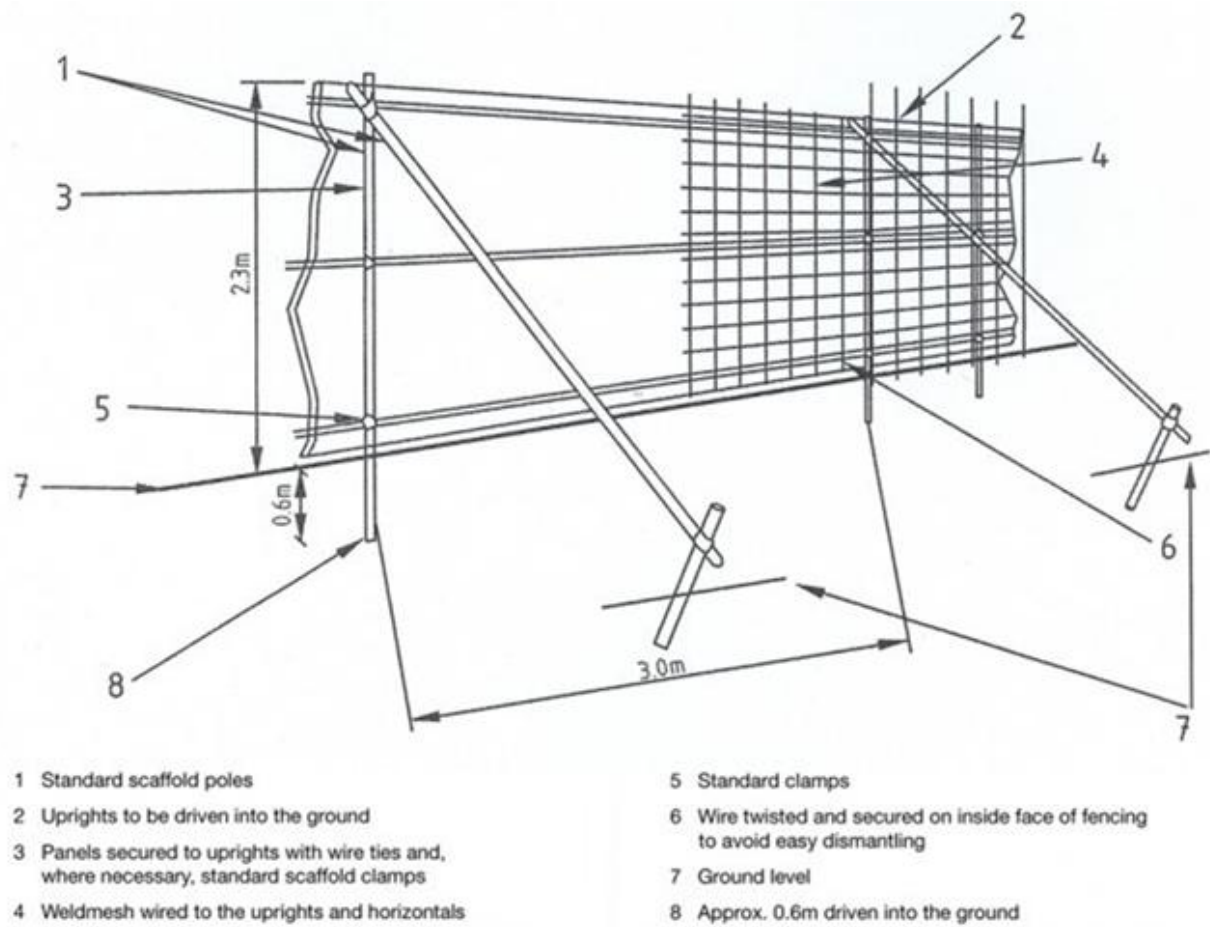
TREE PROTECTION MEASURES TO REMAIN RIGID AND INTACT
THROUGHOUT BUILD WORKS.



STAGE 3 (POST DEVELOPMENT)

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

APPENDIX G - TREE PROTECTION FENCING





**TREE PROTECTION AREA
KEEP OUT !**

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

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

APPENDIX I - CONTACTS

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APPENDIX J - QUALIFICATIONS

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

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

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

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