Invicta Arboriculture
Tree and Woodland Consultancy

Pre-development Tree Survey and Report

Highfield Park
Arborfield
Reading
Berkshire

21st September 2026

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Arboricultural ASSOCIATION Technician Member

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Executive Summary

1. **Brief:** Invicta Arboriculture has been appointed to provide arboricultural advice relating to the proposed development. This survey, report and all recommendations relating to the proposed development comply with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and should therefore be acceptable to the local planning authority.

2. **Proposal:** The planning application seeks consent for the siting of a static home along with associated vehicular access and parking.

3. **Survey:** The site was surveyed on 25th August 2026 following the guidance contained within BS5837:2012.

4. **Statutory designations**: T2 and T3 are subject to Wokingham Borough Council Tree Preservation Order reference 2015 – 2026.

   The application site is not located within a Conservation Area.

5. **Arboricultural impact:** The arboricultural impact of the proposed scheme is low as all will be retained.

   BS5837:2012 compliant fencing will be erected around the retained trees where necessary.

1 INTRODUCTION

1.1 **Brief:** I am instructed by my client to provide a pre-development arboricultural report in accordance with BS5837:2012 in respect of trees at Highfield Park, Arborfield, Reading, Berkshire to accompany a planning application for the siting of a static home along with associated vehicular access and parking.

1.2 **Qualifications and experience:** I have based this report on my site observations and the information provided, and I have come to conclusions in the light of my experience as an arboriculturist.

I hold the level four Technicians Certificate in Arboriculture.
I hold the LANTRA Professional Tree Inspection certification.
I am a registered user of the Quantified Tree Risk Assessment (QTRA) system.
I am a technician member of the Arboricultural Association.

1.3 **Documents and information provided:** I was provided with copies of the following documents…

- A plan of the site as existing.
- A plan of the site as proposed.

1.4 **Report limitations:** This report is only concerned with the one tree and one scrub group as shown on the site plans**.** It takes no account of any other trees. It includes a detailed assessment based on the site visit and the documents provided, listed in 1.3 above.

This report has been prepared on the basis of the proposed development and should not be interpreted as a report on tree health and safety. Whilst reasonable effort has been made to identify visible structural and physiological defects whilst undertaking the survey, trees and shrubs are living organisms; the health and stability of which can change rapidly; especially in the event of extreme weather conditions, therefore all recommendations given are valid for a period of twelve months from the date of this report.

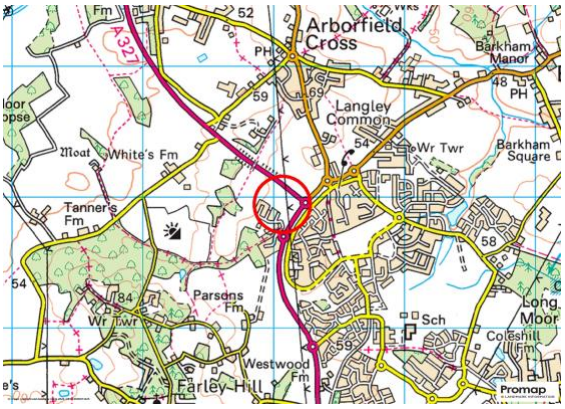
1.5 **Collection of data:** The survey was carried out using the following inspection aids:

- Digital clinometer - To calculate the height of the trees
- Girthing tape - To measure stem diameter
- Leica DISTO D1 Laser distance measurer – To measure canopy spreads

2 SITE VISIT AND OBSERVATIONS

2.1 **Site visit:** I carried an unaccompanied site visit on 25th August 2026. All my observations were from ground level. The weather at the time of inspection was warm and sunny with good visibility.

2.2 **Brief site description:** The application site is located on the western side of Eversley Road on the southern outskirts of Arborfield and comprises a vacant plot of land. The topography of the site is relatively flat. The site is not exposed.





2.3 **Identification and location of the trees:** The trees subject to this report are located around the boundaries of the application site.

I have illustrated the approximate location of the trees on the tree constraints plan included at Appendix B. All of the relevant information and measurements on it are contained within this report and the provided documents.

2.4 **Collection of basic data:** I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree survey schedule included at Appendix A. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level unless otherwise stated.

3 APPRAISAL

3.1 **Relevant references:** This inspection was undertaken in accordance with *B.S.5837:2012 Trees in relation to design, demolition and construction - Recommendations*. The trees were inspected visually from ground level using the principles of Visual Tree Assessment (VTA) as documented by Mattheck and Breloer in *'The Body Language of trees'*, ODPM Research for Amenity Trees number 4, 1994.

3.2 **British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations:** This report is set out according to the recommendations within B.S. 5837:2012 and contains the following information relating to the trees within and adjacent to the application site.

- Tree survey schedule (included at Appendix A)
- Tree Constraints Plan (included at Appendix B)
- Arboricultural Implication Assessment
- Arboricultural Method Statement
- Tree Protection Plan (included at Appendix C)

3.3 **Table 1: Tree quality assessment**

B.S. 5837:2012 Category	Survey Numbers	Total
U	----------	0
A	----------	0
B	G1	1
C	T2, T3	2

3.4 G1 comprises an off-site tree group located to the north of the application site. Containing Leyland Cypress, English Oak and Ash, the tree group displays good overall form and vitality, poses no constraints on the proposed development and will be retained. T2 and T3 comprise of two relatively small Ash trees that are both in gradual phycological decline, neither of which pose any constraints on the proposed development and will be retained.



4 TREE CONSTRAINTS PLAN

4.1 The tree constraints plan is primarily a design tool which shows the below ground constraints represented by the calculated root protection area and the above ground constraints represented by the current and ultimate heights of the trees and the potential effects of shade on any proposed development. The tree constraints plan is included at Appendix B.

4.2 **Below ground constraints:**

- The root protection area (RPA) is the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority. The RPA is measured in m^2. The RPA is shown as a red circle on the tree constraints plan.

- The root protection area relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. For single stem trees the RPA is calculated as an area equivalent to a circle with a radius of twelve times the stem diameter (or the mean diameter of the total number of stems in the case of multi-stemmed trees).

- The proposed development will be constructed outside the RPA's of all trees and as such no below ground constraints are anticipated.

4.4 **Above ground constraints:**

- There are no above ground constraints.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 **Arboricultural impact:** The arboricultural impact of the proposed scheme is low as all off-site trees will be retained.

BS5837:2012 compliant fencing will be erected around all retained trees where necessary.

5.2 **Presence of TPOs or conservation area designations:** The application site is not subject to any Tree Preservation Orders, nor is it located within a Conservation Area.

5.3 **Effects of new buildings on amenity value on or near the site:** The effects of the proposed development are not envisaged to have any detrimental effect on the amenity value of the tree or surrounding landscape providing all advice given in this report is adhered to.

5.4 **Above and below ground constraints:** The above and below ground constraints are discussed in section four above and shown on the tree constraints plan at Appendix B.

5.5 **Construction processes of the proposed development or demolition needs:** There are no requirements for any demolition.

5.6 **Modifications proposed to accommodate trees – Ground protection:** There are no requirements for any ground protection measures.

5.7 **Infrastructure requirements – highway visibility, lighting, CCTV, services etc:** All services will be routed in to the static home from outside the RPA's of the retained trees.

The trees subject to this report do not have any impact on highway visibility.

5.8 **End use of space:** The planning application seeks consent for the siting of a static home along with associated vehicular access and parking.

5.9 **Mitigating tree loss/ new planting:** Landscaping proposals are outside the scope of this report.

5.10 **Veteran trees:** None of the trees are considered to be veteran trees.

5.11 **Impact of trees on buildings and vice versa and allowance for future growth:** The impact of the trees on the proposed development and vice versa and allowance for future growth has been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc. have received due attention and is not considered to be a significant issue.

6 ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

Arboricultural Method Statement (AMS) includes a Tree Protection Plan (TPP) to identify:

- Protective fence positions therefore the Construction Exclusion Zones (CEZ) shown as a blue line on the TPP at Appendix C.
- Measurements to identify fence positioning in relation to the centre of the tree are recorded in the tree survey schedule at Appendix A.

1.0 Construction Exclusion Zone

1.1 The Construction Exclusion Zone (CEZ) as required by the current edition (2012) BS 5837 relates to the stem diameter of each retained tree when measured at a height of 1.5m from ground level or the mean diameter of the total number of stems in the case of multi-stemmed trees. No works will be undertaken within any CEZ that causes compaction to the soil or severance of tree roots.

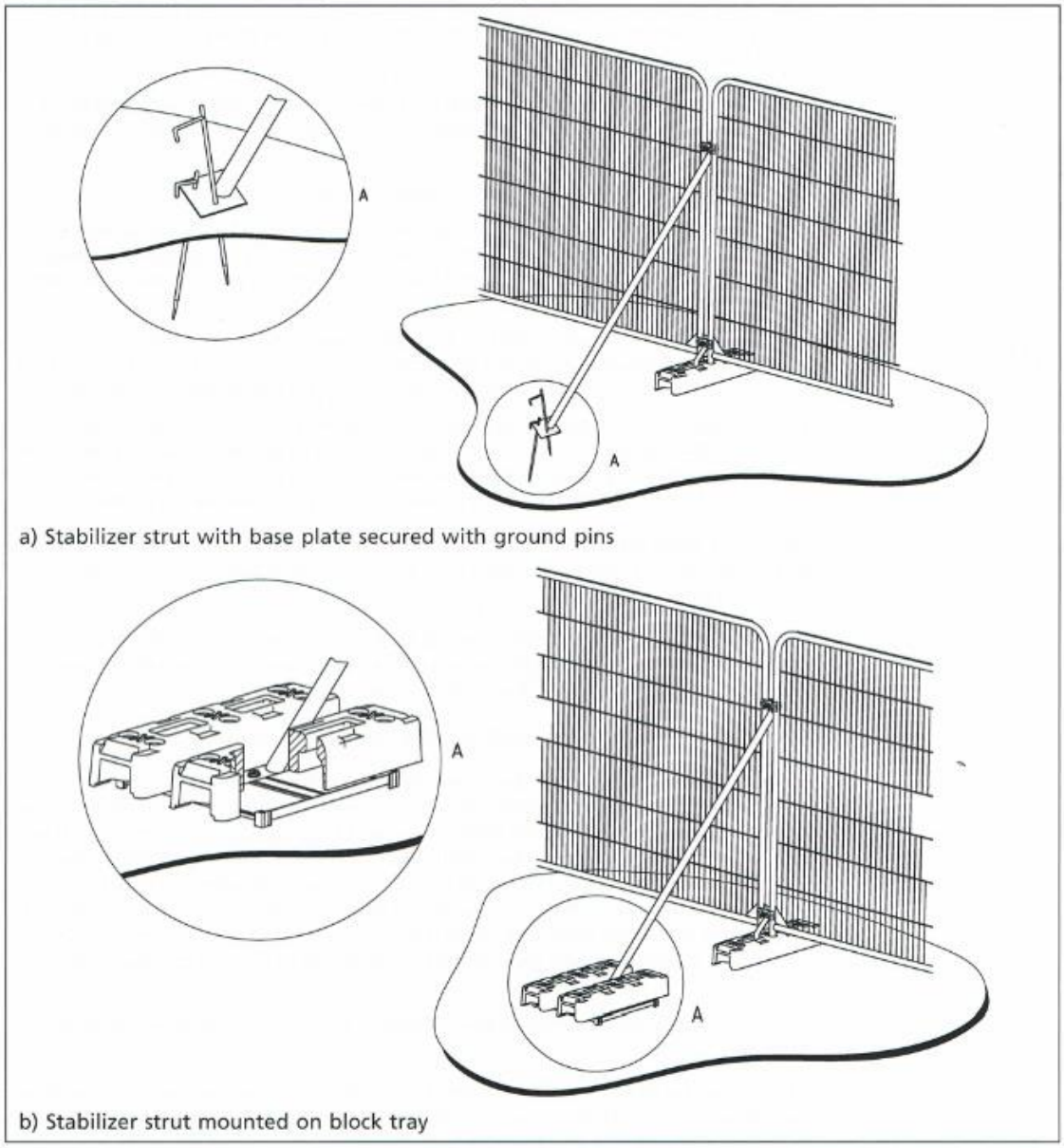
2.0 Protective Fencing

2.1 A protective fence will be erected around the RPA's of the retained trees where they extend in to the application site prior to the commencement of any site works e.g. before any materials or machinery are brought on site or development commences. The fence should have signs attached to it stating that this is a Construction Exclusion Zone and that **NO WORKS are Permitted** within the fence. The protective fencing may only be removed following completion of all construction works.

2.2 The fencing is required to be sited in accordance with the Tree Protection Plan enclosed within this method statement at Appendix B. The fencing shall be constructed as per figure 3 - B.S.5837: 2012 and be fit for the purpose of excluding any construction activity.

2.3 An example of protective fencing: Figure 3 - B.S.5837: 2012, is shown below...

Figure 3 **Examples of above-ground stabilizing systems**



3.0 Precautions in respect of temporary works

3.1 There are no precautions required in respect of temporary works.

4.0 Access Details

4.1 All construction traffic will access the site from Eversley Road via the existing vehicular entrance and access track.

5.0 Contractors car parking

5.1 Adequate space is available on site and away from the retained trees for contractors car parking.

6.0 Site Huts and Toilets

6.1 Site huts and toilets will not be required for this small-scale development.

7.0 Storage Space

7.1 Adequate space for storing all plant, machinery and building materials is available on site and away from all retained trees.

8.0 Additional Precautions

8.1 No storage of materials or lighting of fires will take place within the CEZ. No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

8.2 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.

8.3 High-sided vehicles will not access to the site.

8.4 No notice boards, cables or other services will be attached to any tree.

8.5 Materials that may contaminate the soil should not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground is taken in to consideration so that it does not allow contaminates to run towards a tree root area.

9.0 Site Gradients

9.1 I am not aware of the need to alter site gradients.

10.0 Demolition

10.1 There are no requirements for any demolition operations.

11.0 Hard Surfaces within RPA's

11.1 No new hard surfacing will be formed within the RPA's of the retained trees.

12.0 Soft landscaping

12.1 Soft landscaping is not required.

13.0 Use of Herbicides

13.1 I am not aware of the need to use herbicides on the site.

14.0 On site Monitoring Regime

14.1 All operations will be monitored by the main contractor.

15.0 Use of subcontractors

15.1 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any trees adjacent to the application site.

16.0 Contingency Plan

16.1 Water should be made readily available on site and should be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact the project arboriculturist for advice.

17.0 Remedial Tree Works

17.1 There are no requirements for any remedial tree works.

18.0 Responsibilities

18.1 It is the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site if required.

18.2 The main contractor will be responsible for contacting the project arboriculturist or Local Planning Authority (Wokingham Borough Council) at any time issues are raised in relation to the trees within and adjacent to the application site.

7 BIBLIOGRAPHY

7.1 Claus Mattheck and Helge Breloer, The Body Language of Trees. Office of the Deputy Prime Minister, Research for Amenity Trees No 4, 1994.

David Lonsdale, Principles of Tree Hazard Assessment and Management. Department for Transport, Local Government and the Regions, 1999.

British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations.

Mr David Sephton **Tech Cert (Arbor. A)**

Appendix A:

Tree Schedule and Explanatory Notes

- **Number:** Number of tree as shown on site plan.
- **Species:** Tree name is given using its commonly known English name.
- **Hgt:** Height is estimated using a clinometer and given to the nearest metre.
- **St Dia:** Stem Diameter. Estimated stem diameter, measured 1.5 metres above ground level and given in millimetres.
- **N-E-S-W:** Crown Spread, estimated by pacing and given in metres.
- **Cr Cl:** Crown Clearance above ground level, given in metres.
- **AC:** Age Class. young (Y), semi mature (SM), mature (M), over mature (OM), veteran(V).
- **PC:** Physiological Condition. Good (G), fair (F), poor (P), dead (D).
- **SC:** Structural Condition. Good (G), fair (F), poor (P).
- **Recommendations:** Preliminary management recommendations/ general comments.
- **ERCY:** Estimated remaining contribution in years (0-10, 10-20, 20-40, 40+).
- **Cat:** Retention Category. See table 2 below.
- **RPA Radius:** Root Protection Area Radius, given in meters.

Table 2: Retention Category's (as per cascade chart, Table 1, B.S. 5837:2012)

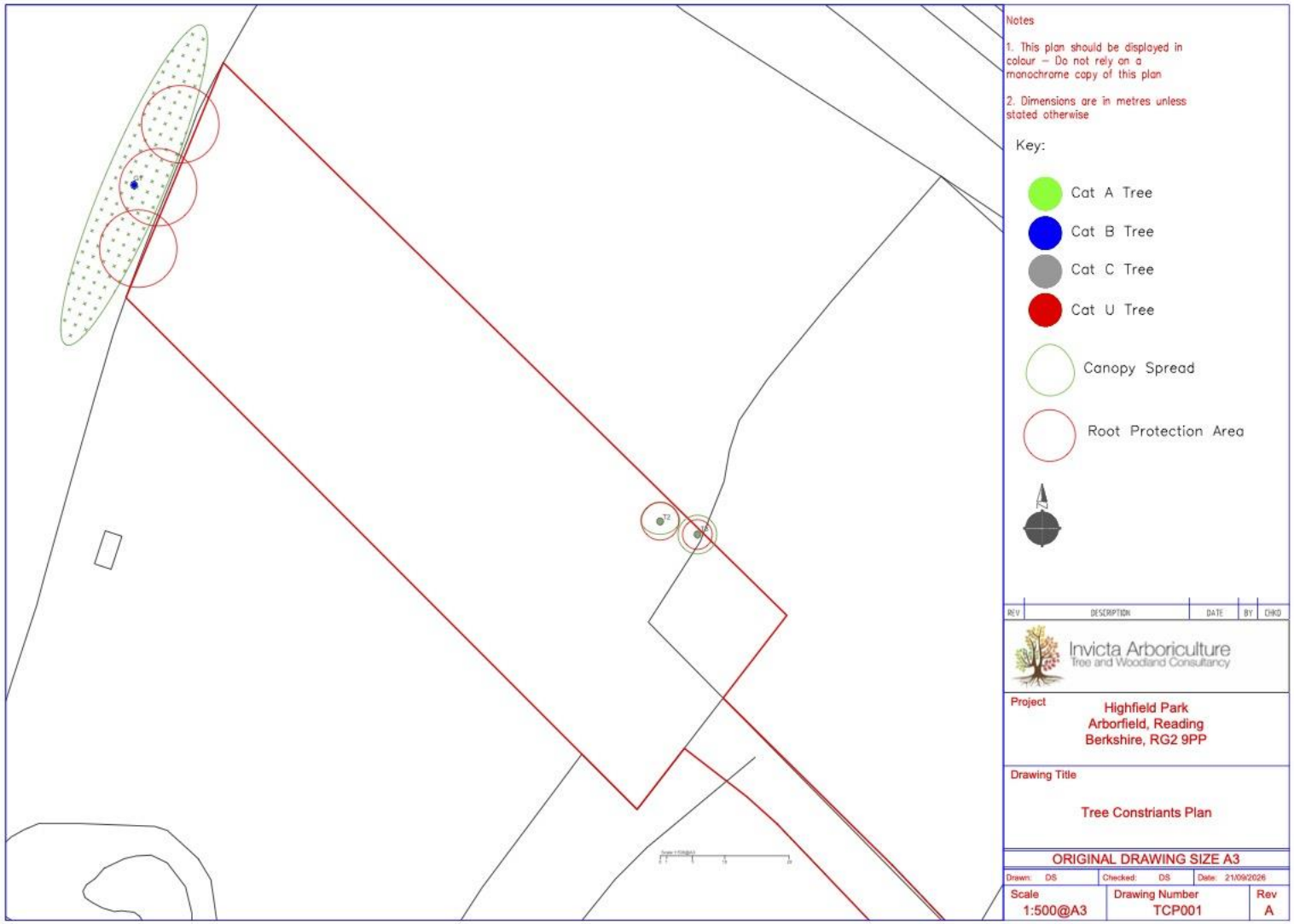
U	Those trees in such a condition that they cannot be realistically be retained as living trees in the context of the current land use for longer than ten years. Shaded Red on site plan.
A	High quality and value (40yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Green on site plan.
B	Moderate quality and value (20yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Shaded Blue on site plan.
C	Low quality and value (10yrs +) 1: Mainly arboricultural values, 2: Mainly landscape values, 3: Mainly cultural values i.e. conservation. Although category C trees would not be retained where they would pose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation. Shaded Grey on site plan.

Appendix A:

B.S. 5837:2012- Tree Survey Schedule for Highfield Park, Arborfield, Reading, Berkshire, RG2 9PP.

Number	Species	HGT	St Dia	N-S-E-W	CC	Age	PC	SC	Recommendations	E.R.C.Y	Cat	RPA Radius	RPA M^2
G1	Leyland Cypress/ English Oak/ Ash	14	500	4-4-4-4	0	M	G	G	Off-site boundary tree group	20+	B2	6.0	113.1
2	Ash	9	240	3-2-3-3	1.5	S/M	F	F	None - Retain	10+	C1	2.9	26.1
3	Ash	9	190	3-3-3-3	2.5	S/M	F	F	None - Retain	10+	C1	2.3	16.3

Appendix B: Tree Constraints Plan.



Appendix C: Tree Protection Plan.

