



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

BS 5837:2012 TREE SURVEY FOR PRIMROSE COTTAGE FINCHAMPSTEAD



**Prepared on behalf of:
Mr E Nottingham
Primrose Cottage
Fleet Hill
Finchampstead
Wokingham
RG40 4LH**

Ref: SPH/5837-25/19.02

20 March 2025



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

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Newnham Bridge
Tenbury Wells
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Summary

We inspected all the trees that could be affected by the planned development at Primrose Cottage, Fleet Hill, Finchampstead, Wokingham RG40 4LH. The tree details are contained in the tree survey schedule included at Appendix 1.

Ten individual trees were assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of British Standard (BS) 5837:2012. They are categorised as follows:

- Six trees are in Category 'A' – "Tree of high quality".
- Four trees are in Category 'B' – "Trees of moderate quality".

Mitigation may be required to demonstrate how the retained trees' root protection areas (RPAs) will be protected during any development, including access to the proposed development area. The RPA is shown on the drawing included at Appendix 3.

1. Introduction

1.1 Instructions

- 1.1.1 Urban Tree Experts were instructed by Mr E Nottingham to visit Primrose cottage, Fleet hill, Finchampstead, Wokingham RG40 4LH and survey those trees that are likely to be implicated in the forthcoming development at the site.
- 1.1.2 The trees were surveyed in accordance with 'British Standard (BS) 5837:2012' a guide for 'Trees In Relation To Design, Demolition and Construction - Recommendations' (Section 4).

1.2 Validation

- 1.2.1 This report fulfils the recommended national listed criteria for tree survey information as set out in BS 5837:2012 and includes the following:
 - A tree survey, undertaken by a qualified arboriculturist, and tree schedule, included at Appendix 1.
 - A drawing at 1:200 scale with a north point, indicating the tree location and colour coded, ref SH/5837-25/12.03 included as Appendix 2.
 - The root protection area, ref SPH/RPA-25/12.03 included at Appendix 3.
 - A shade constraint drawing, ref SPH/SC-25/12.03 included at Appendix 4.
 - Default tree protection fencing from BS 5837:2012 and tree protection barrier sign included at Appendices 5 and 6.

1.3 Statutory designation

- 1.3.1 An online search of Wokingham Borough Council Protected Tree Map was undertaken on the 19 March 2025. This confirmed that all the beech, larch and Norway spruce within the site are covered by a woodland tree preservation order no TPO-0296-1986. The site is not designated as being within a Conservation Area.



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2. Scope of this report

- 2.1 The purpose of this report is to quantify the trees most likely to be impacted upon by the development and to highlight how potential damage to the retained trees may be avoided.
- 2.2 The tree survey provides the basic data on any trees implicated in the planning consent. It does not set out to put arguments for or against the development. It does set out how to decide upon the retention of the trees, means of protecting the retained trees during development and on means of incorporating the trees into the developed landscape, along with appropriate management and protective measures.
- 2.3 The primary purpose of this report is for the client and council to review the information provided and use it for the purpose of considering the planning application or engaging in further discussions towards the same end. The information is provided on the basis that it will be available to people other than arboriculturists i.e. those without specialist knowledge of the subject.

3. Site visit and the collection of data

3.1 Site visit

- 3.1.1 The trees were surveyed by Simon Holmes MSc MICFor on 12 March 2025. The trees were inspected from ground level and without any form of detailed investigations; binoculars were used to aid the inspection process. The measurements we undertook on site were made with the aid of a rounded down diameter tape and TruPulse™ laser hypsometer to assess tree height and where stated dimensions were estimated. The trees were not tagged as they are easily identified on site and with reference to the attached tree location plan. The weather at the time of the inspection was overcast.

3.2 The tree

- 3.2.1 Ten individual trees with a stem diameter of 75 millimetres and above were recorded. The tree details have been entered into a tree schedule included at Appendix 1.
- 3.2.2 For ease of identification the trees are shown on the tree location drawing ref SPH/5837-25/12.03 and have been allocated a tree number. These numbers are cross-referenced within the BS 5837:2012 survey schedule.
- 3.2.3 In making the assessment, consideration has been given to:
 - The health, vigour and condition of the trees.
 - Any structural defects and safe life expectancy.
 - The size and form of the trees.
 - The rare, unusual or component part of a formal feature.
 - Groups or individual trees that provide definite screening or softening effect.
 - Groups which are to be removed in order to construct the new driveway and dwelling approved in the outline planning permission.
 - Trees forming distinct landscape features.



4. Constraints

4.1 Ecological constraints

- 4.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.

4.2 Root protection areas (RPAs)

- 4.2.1 Using BS 5837:2012 the RPA has been calculated for the trees by reference to section 4.6.1 (a) and/or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if it is to be successfully retained.
- 4.2.2 Specified intrusions into the RPA can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). The RPAs have been plotted as dodecagons taking account of the site constraints on drawing SPH/RPA-25/12.03.
- 4.2.3 The shape and position of the RPAs may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the existing site access, existing garages, boundary walls, existing hard surfaces, and site topography.

4.3 Shade constraints

- 4.3.1 Large trees that cast dense shade may result in pressure to prune or remove them. Whilst either shade or sunlight might be desirable depending on the potential use; the design should avoid unreasonable obstruction of light. The shade constraints posed by the trees are plotted onto drawing ref SPH/SC-25/12.03.

5. Tree protective measures

- 5.1 To protect the retained trees from construction activities, they must be protected by suitable protection barriers and ground protection; the accompanying root protection area drawing shows the RPA.
- 5.2 The tree protection barrier (TPB) is designed to provide construction exclusion zones around the RPA of the trees to be retained.
- 5.3 The tree protection fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6; and is reproduced at Appendix 5. All weather signs must be attached by cable ties to each Heras panel as set out in Appendix 6.



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6. Tree survey key

No:	Tree number on survey drawing
Species:	Common/English and or Latin name
Height:	Height in metres above ground level
Number of stems:	Single stem, or number of stems if more than one
Canopy spread:	In metres taken at the four cardinal points (N.E.S.W.)
Diameter:	In millimetres measured or estimated in accordance with BS 5837 2012

Height & direction of 1st branch: In metres and by cardinal compass points. This can be found on the detailed tree assessment

Age class:	Young Semi-mature Early-mature Mature Over-mature
-------------------	---

Root protection area: In square metres and the nominal radius of a circle required to achieve this in metres

Health - Physiological Condition (Phy Con):	Good Fair Poor Decline Dead
--	---

Structural Condition: Crown, Stem, Basal Area:	Good Fair Poor Ivy
---	-----------------------------

Survey Comment:
i.e. Further investigation, aerial inspection, decay detection, wildlife study.

Estimated Remaining Contribution (ERC) in years:
i.e. less than 10, 10 to 20, 20 to 40, 40+

Category Grading:	Code U	Trees unsuitable for retention	RED
	Code A	High quality category	GREEN
	Code B	Moderate category	BLUE
	Code C	Low category	GREY



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7. Queries

Any queries regarding this tree report should be addressed, in the first instance, to Urban Tree Experts:

Urban Tree Experts
Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX

Telephone: 0118 976 2902
Email: info@tree-surveys.com



Simon Holmes MSc. MICFor
Chartered Arboriculturist
Urban Tree Experts



Urban Tree Experts

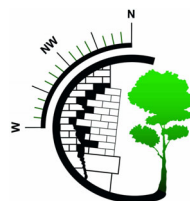
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APPENDIX 1

BS5837:2012 Tree Survey

Tree Surveys

Client: Mr E Nottingham
 Project: Primrose Cottage
 Survey Date: 12/03/2025
 Surveyor: Simon Holmes



Bramley House
 Newnham Bridge
 Tenbury Wells
 Worcestershire
 WR15 8NX
 Phone: 0118 976 2902

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
1 Common Oak <i>Quercus robur</i>	18.2	1	680	N E S W	6 6 4 5	4	M A: 209.2 R: 8.16	Fair	C: Fair S: Fair B: Fair	Butrees root damage on west side, small cavity east side at 0.5m with swelling.	B.2 >40 yrs
2 Sycamore <i>Acer pseudoplatanus</i>	18.7	1	430	N E S W	6 6 5 4	8 8 6 10	M A: 83.7 R: 5.16	Good	C: Good S: Good B: Fair	Twin stemmed at 4.5m adjacent to electricity transformer	B.2 >40 yrs
3 Leyland Cypress <i>X Cupressocyparis leylandii</i>	12	1	310	N E S W	2 1.5 1.5 1	0 0 0 0	M A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Clipped annually, adjacent to electricity transformer	A.2 >40 yrs
4 Copper Beech <i>Fagus sylvatica 'Purpurea'</i>	24	1	755	N E S W	7 8.8 7.6 8.2	10 9 10 9	M A: 257.9 R: 9.06	Good	C: Good S: Fair B: Good	Unusual wound south side requires a climbing inspection	B.2 >40 yrs
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio											

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
5											
Common Beech <i>Fagus sylvatica</i>	26.5	1	810	N E S W	7 8 5 8	7 4 12 5	M A: 296.9 R: 9.72	Good	C: Good S: Fair B: Good	Wound @ 6 m north side, cavity to inspect	B.2 >40 yrs
6											
Common Beech <i>Fagus sylvatica</i>	27	1	750	N E S W	2 12 12.3 8.7	14 6 6 8	M A: 254.5 R: 9		C: Good S: Good B: Good	Suppressed by adjacent tree, canopy bias.	A.2 >40 yrs
7											
Norway Spruce <i>Picea abies</i>	22.3	1	310	N E S W	2.5 2 2 3	8 8 12 6	M A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Unremarkable	A.2 20 to 40 yrs
8											
Norway Spruce <i>Picea abies</i>	21.5	1	360	N E S W	3 3 3 3	7 5 7 9	M A: 58.6 R: 4.31	Good	C: Good S: Good B: Good	Unremarkable	A.2 20 to 40 yrs
9											
Norway Spruce <i>Picea abies</i>	25	1	410	N E S W	3 3 2 3	8 10 14 10	M A: 76.1 R: 4.92	Good	C: Good S: Good B: Good	Unremarkable	A.2 20 to 40 yrs
10										Estimated Measurements	
Monkey Puzzle Tree <i>Araucaria araucana</i>	11	1	310	N E S W	1.5 2 2 1.5	0 0 0 0	SM A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Unremarkable	A.2 >40 yrs
Age Classifications: N Newly planted EM Early Mature Condition: C Crown Stems: Ø Diameter Y Young M Mature S Stem (Eq) Equivalent stem diameter using BS5837:2012 definition SM Semi-mature OM Over Mature B Basal area ERC: Estimated Remaining Contributio											

Report selection criteria.

Projects.

Primrose Cottage

Date Range.

Any Date

Work types.

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s)	10
Number of trees in Report selection	10

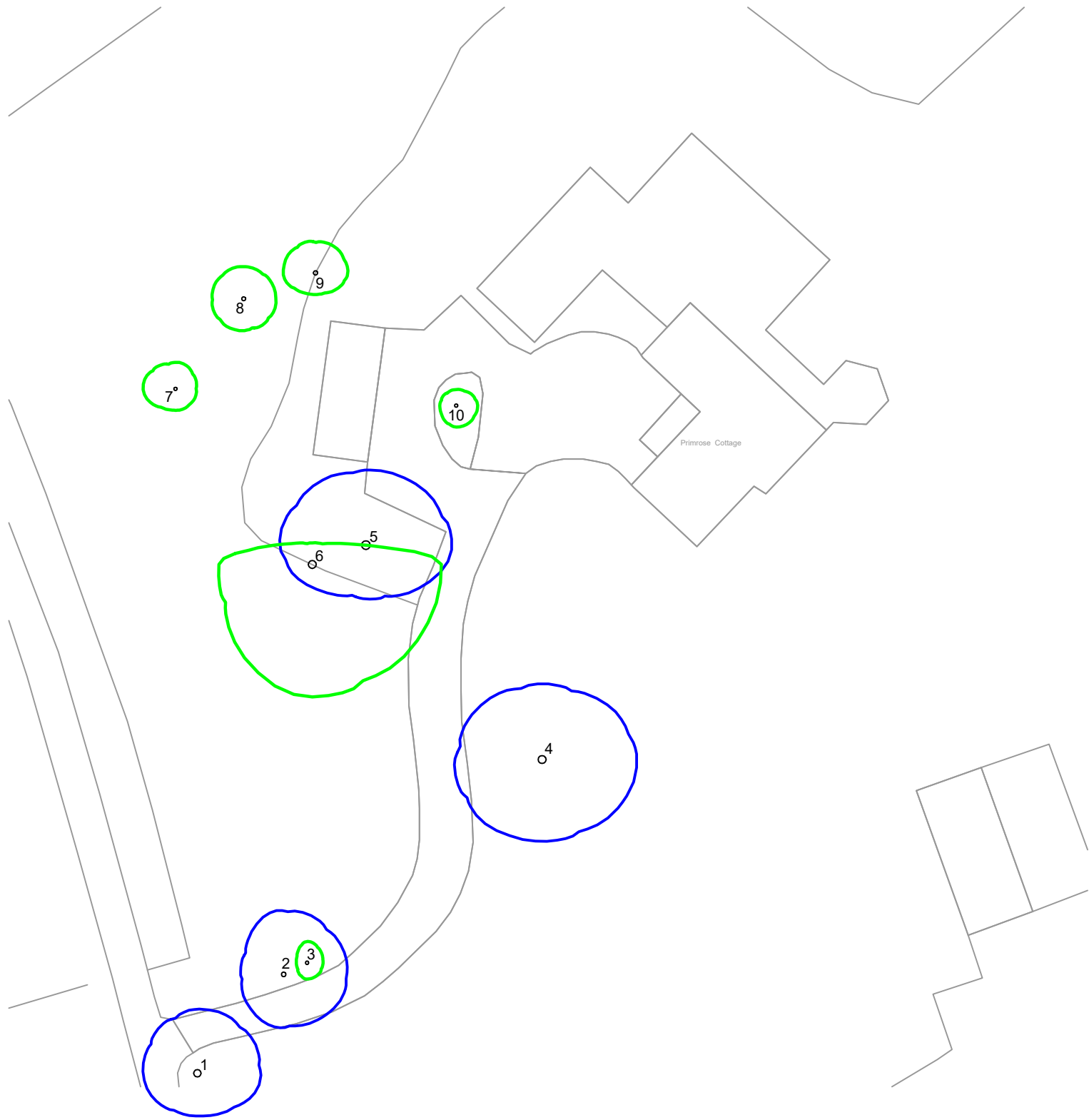
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio



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APPENDIX 2



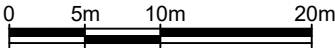
NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Topo based on OS data, © Crown Copyright and database rights 2024. OS AC0000813445.

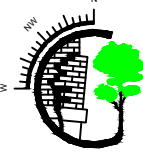


Key:

- Tree Category A 1,2 or 3
- trees of high quality
- Tree Category B 1,2 or 3
- trees of moderate quality
- Tree Category C 1,2 or 3
- trees of low quality
- Tree Category U
- trees that cannot realistically be retained
- Uncategorised Tree
- Tree number
- refer to report for information
- Existing site features



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e-mail: info@tree-surveys.com

Client **Mr E Nottingham**

Job Title
**Primrose Cottage, Fleet Hill,
Finchampstead, RG40 4LH**

Drawing Title
TREE LOCATION PLAN

Scale **1:500 @ A3**

Date **March 2025** Drawn: **MjE** Checked: **SPH**

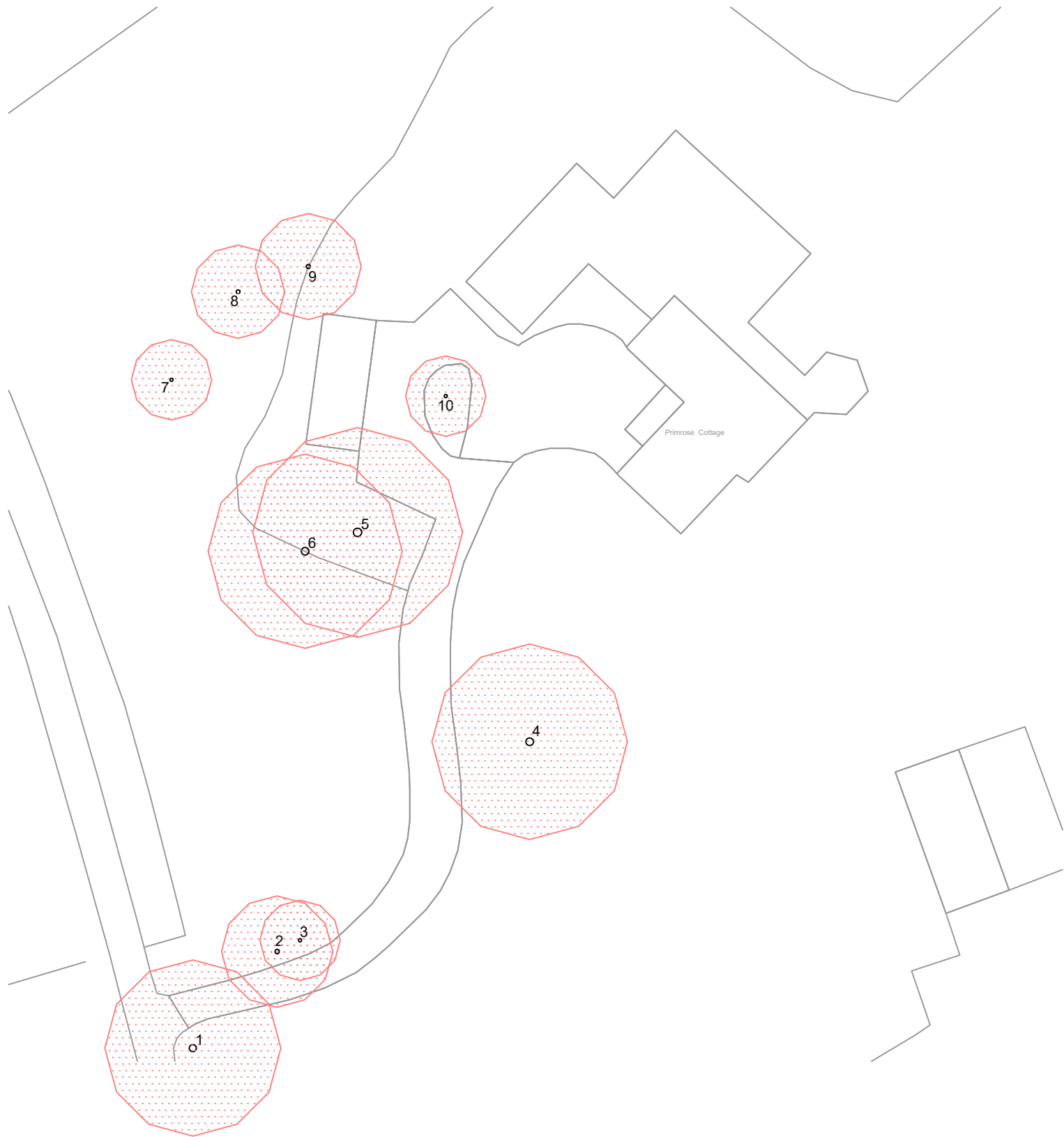
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APPENDIX 3



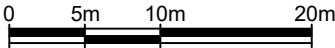
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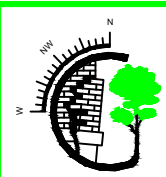


Key:

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- trees of high quality
-  Tree Category B 1,2 or 3
- trees of moderate quality
-  Tree Category C 1,2 or 3
- trees of low quality
-  Tree Category U
- trees that cannot realistically be retained
-  Uncategorised Tree
-  Tree number
- refer to report for information
-  Existing site features
-  Root protection area (RPA)



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Client **Mr E Nottingham**

Job Title
**Primrose Cottage, Fleet Hill,
Finchampstead, RG40 4LH**

Drawing Title
ROOT PROTECTION AREA PLAN

Scale 1:500 @ A3

Date March 2025 Drawn: MjE Checked: SPH

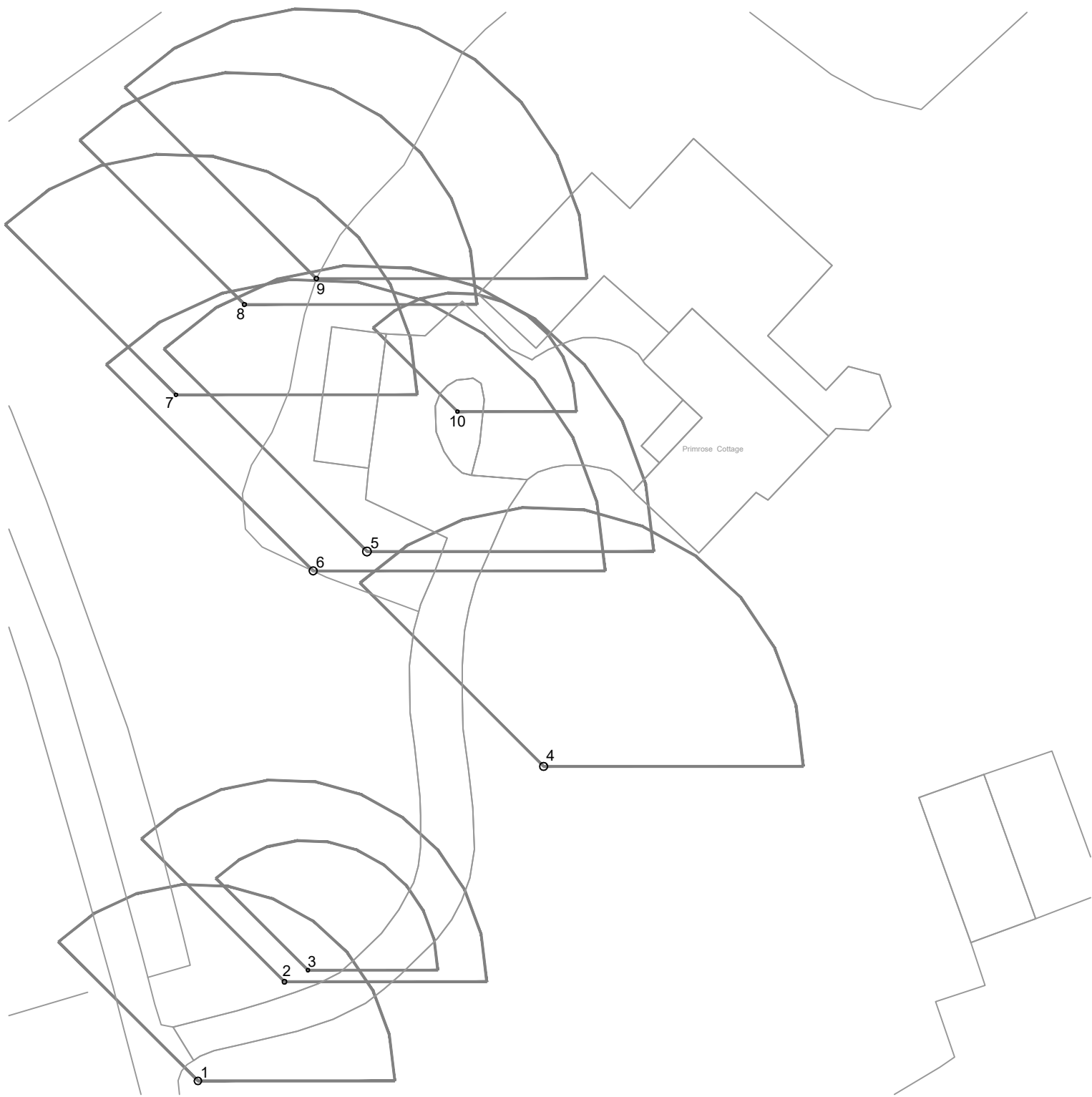
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APPENDIX 4



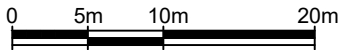
NOTES

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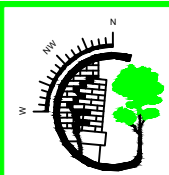


Key:

-  Tree Category A 1,2 or 3
- trees of high quality
-  Tree Category B 1,2 or 3
- trees of moderate quality
-  Tree Category C 1,2 or 3
- trees of low quality
-  Tree Category U
- trees that cannot realistically be retained
-  Uncategorised Tree
-  Tree number
- refer to report for information
-  Existing site features
-  Area of shade



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Client **Mr E Nottingham**

Job Title
**Primrose Cottage, Fleet Hill,
Finchampstead, RG40 4LH**

Drawing Title
SHADE CONSTRAINTS PLAN

Scale 1:500 @ A3

Date March 2025 Drawn: MjE Checked: SPH

Drg. No. SPH/SC-25/12.03	Rev.
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APPENDIX 5



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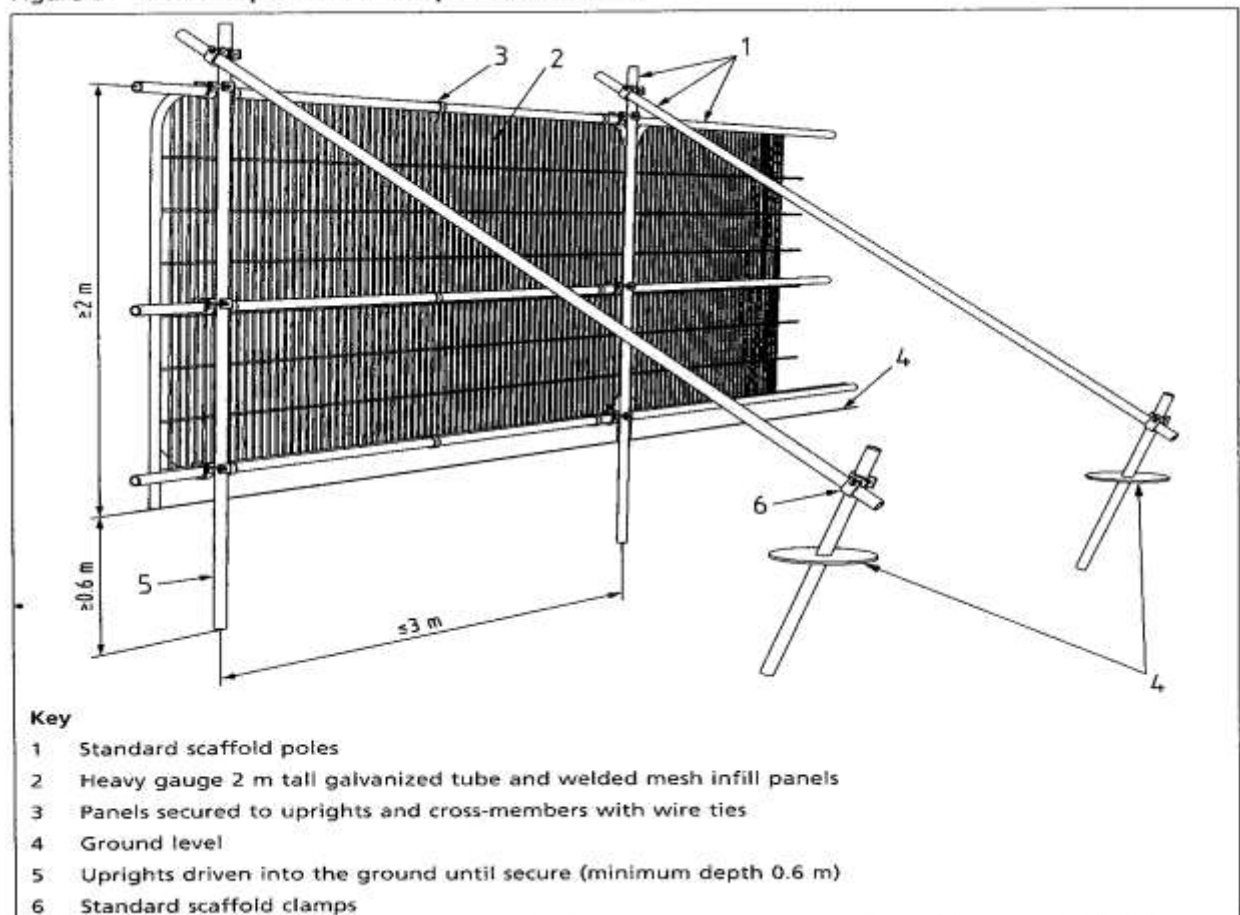
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BS 5837 FIGURE 2 TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 Default specification for protective barrier





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APPENDIX 6

TREE PROTECTION ZONE
KEEP OUT!

NO DIGGING OR TRENCHING
NO STORAGE OF PLANT OR MATERIALS
NO VEHICLE ACCESS
NO FIRE LIGHTING
NO CHEMICAL HANDLING
AVOID PLANT CONTACT WITH TREE CANOPY
REPORT ANY DAMAGE
TO TREES OR FENCING IMMEDIATELY