



**BS 5837:2012 Tree Survey,
Arboricultural Impact Assessment,
Tree Constraints Plan**

**At
353 Nine Mile Ride,
Finchampstead RG40 3NH**

**Advanced Tree Services
The Depot
Pixham Lane
Dorking
Surrey RH4 1PH**

February 2026

**Phone: 01483 210066
E-mail: info@atstrees.co.uk**



Introduction

1. I have been instructed by Mr Lee Jobson to produce an Arboricultural Impact Assessment (AIA) and Tree Constraints Plan (TCP) for a proposal at 353 Nine Mile Rode, Finchampstead RG40 3NH.
2. If developed further an Arboricultural Method Statement (AMS) will have to be drawn up. The purpose of the AMS is to demonstrate how works will be undertaken at the property to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees shown to be retained. This is shown diagrammatically on the Tree Protection Plan, indicating the positions of protective fences delineating the Construction Exclusion Zones (CEZ).
3. The client has supplied plans showing proposals for the car port.
4. I have not seen a plan showing the proposed drainage layout.

Proposed Development

5. It is proposed to construct a timber framed car port within the front garden.
6. Access off Nine Mile Ride will remain as existing.

Tree Survey

7. I assessed the trees with due regard to the recommendations and guidelines contained in BS 5837:2012 - 'Trees in relation to design, demolition and construction - Recommendations'. The tree details were recorded in tabular form (appendix a) and have been categorised in accordance with the cascade chart for tree quality.
8. The survey detail provides the data to arrive at the Root Protection Areas (RPA) for the trees shown to be retained.
9. No soil samples were taken as a part of the survey.
10. The trees were inspected from the ground utilising the Visual Tree Assessment method as developed by Mattheck and Breloer (The Body Language of Trees, DoE leaflet No.4).

General Site/Tree Condition

11. 353 Nine Mile Ride is a detached, residential dwelling.
12. The front garden is dominated by a group of mature Scots Pine trees, all clearly visible from Nine Mile Ride.

Arboricultural Impact Assessment

Presence of Statutory Protection

13. The website for the Wokingham Borough Council has confirmed that the site is not located within a Conservation Area.
14. There is a Tree Preservation Order covering trees in the front garden,
 - TPO - 1320-2009 - G1 (7 x Scots Pine and 1 x Silver Birch)
15. Directly to the rear of the property is an area of woodland protected by TPO 0555-1992.

Effect of Development on Amenity Value

16. No trees are to be removed to accommodate the car port, so the wider visual amenity will remain unaffected.

Above & Below Ground Constraints

17. The footprint for the new car port lies directly within the RPA's for the large Pine trees on site. Any construction within this location has the potential to cause soil compaction and/or root damage.
18. The location of the uprights will need to be determined by the excavation of trial holes to ascertain the presence of significant roots over 25mm.
19. The car port frame can be constructed with the use of screw pile foundations upon which is fixed a timber frame. This method will minimise damage to roots. The only soil excavation/incursion is the localised installation of the screw piles.
<https://nomoredigging.co.uk/ground-screw-foundations/garden-rooms-offices-and-studios>
20. The surface of the car port must be an above ground system (such as CellWeb). The cellular confinement system must be made from high density polyethylene (HDPE) and conform to ISO 13426-1:2003. The underlying principles contained within section 7 of BS 5837:2012 and AA Guidance Note 12 must be adhered to.

21. The final finished surface of the car port must be permeable to allow continued moisture infiltration and gaseous exchange.
22. The 'rain shadow' proffered by the footprint of the car port can be mitigated by directing rainwater from the guttering under the building.
23. The working area around the proposed car port will require ground protection of a suitable load bearing and rigidity to accommodate either small plant or pedestrians.
24. In addition, the main stems of the adjacent trees would require protection in the form of foam cladding (Plastazote LD33 or similar) at least 10mm thick, to a height of 3.5m from ground level. This shall stay in place for the duration of the works.

Site Access Constraints

25. There will be no access constraints requiring arboricultural intervention.

The Construction Process

26. Protective measures should be installed prior to any aspect of the development process. This means fences should be the first thing to be erected on site and the last thing to be removed.
27. The sequence of construction events will be as follows;
 - Installation of protective fences/measures
 - Construction phase
 - Remove protective measures
28. This logical sequence of events must be adhered to in order to ensure the smooth running of the construction and all parties are aware of the need to recognise the importance of the CEZ.

Infrastructure Requirements

29. As mentioned previously I have not seen any plans relating to the location of drainage or service runs. Suffice to say that they should be located outside of any RPA wherever possible. If new runs are required and they need to pass within the CEZ, careful positioning must be given consideration from the outset. Any installation must be carried out in strict accordance with National Joint Utilities Guidelines (NJUG) Volume 4 - *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* and BS 5837 section 7.7.

Proximity of proposal to trees

30. Given the orientation of the site, and the orientation of the retained trees, it is my opinion that the guttering will become blocked with detritus from the trees. Covered guttering will be essential.

Mitigation Planting

31. If there is a requirement for new planting, I would advocate the use of native species to blend in with the surrounding landscape. Further details can be found at <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/native-trees>

Remedial tree works

32. Any tree works must be undertaken in accordance with BS 3998 - 2010 Tree Work - Recommendations and only once the necessary procedure has been undertaken with the Local Authority.
33. Under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. In order not to contravene the Wildlife and Countryside Act 1981 the timing of the tree surgery works should avoid the bird nesting season (March - May).
34. Under the Wildlife & Countryside Act 1981, The Countryside Rights of Way Act 2000 and The Conservation Regulations 1994 (known as the Habitats Directive) it is an offence to:
- Intentionally kill, injure or take a bat.
 - Possess or control a live or dead bat, any part of a bat, or anything derived from a bat.
 - Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection.
 - Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
35. If a bat roost is suspected please contact the Bat Conservation Trust on 0845 1300 228 or at www.bats.org.uk.

Yours truly,

Dominic Blake PD Arb (RFS) MArbor A
February 2026

Appendices

- a) Survey schedule
- b) Tree Constraints Plan (1:100)

References

- *BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations*
- *BS 3998:2010 - Tree Works - Recommendations*
- *National Joint Utilities Group (NJUG) Volume 4*

APPENDIX A

BS 5837: 2012 TREE SURVEY

Advanced Tree Services

Arboricultural Survey - Definitions

Hgt	Tree Height (height in metres, measured with a clinometer)
SD	Stem diameter at 1.5 metres above ground level (in millimetres)
N-E-S-W	Branch spread taken at four compass points (in metres)
Crown clearance	Height of crown clearance above adjacent ground level (in metres)
Life Stage	Y - Young SM - Middle Aged M - Mature OM - Over Mature V - Veteran
P.Cond	Physiological condition G - Good F - Fair P - Poor D - Dead
S.Cond	Structural condition - General comment on safety of tree
Radius	Root Protection radius (m)
RPA	Root protection area (m ²)
ERC	Estimated remaining contribution in years
Category grading	Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837:2012. A - High quality & value (40 yrs+) B - Moderate quality & value (20 yrs+) C - Low quality & value (10 yrs+) U - Those 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

(NB. Any value suffixed with '#' is an estimated value)

ADVANCED TREE SERVICES

Table 2 - BS 5837:2012 - Trees in Relation to design, demolition and construction - Recommendations - Cascade chart for tree quality assessment

TREES FOR REMOVAL					
Category and definition		Criteria		Identification on plan	
Category U		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 U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).		RED	
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management					
		Trees that are dead or are 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.			
TREES TO BE CONSIDERED FOR RETENTION					
		Criteria - Subcategories			Identification on plan
Category and definition	1 Mainly Arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation		
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 essential components of groups, or of 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)	GREEN	
Category B					
Trees of moderate quality with an estimated 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 remediable defects including unsympathetic past management and storm damage), such that are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary 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 visual contribution to the wider locality	Trees with material conservation or other cultural value	BLUE	
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 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 lanscpe benefits	Trees with no material conservation or other cultural value	GREY	

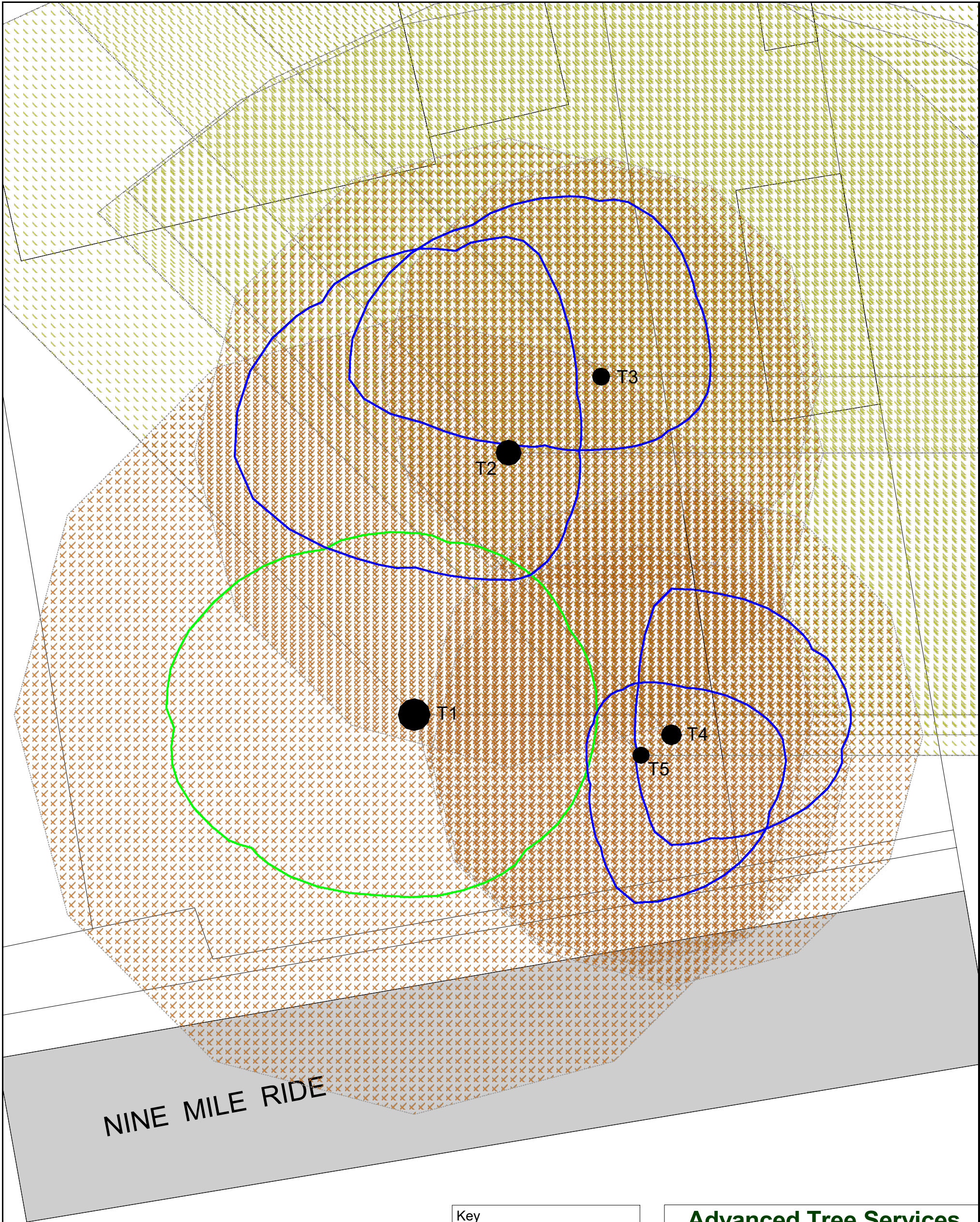
SITE: 353 Nine Mile Ride RG40 3NH
Client: Lee Jobson
Date: 13/02/2026
Surveyor: DB

ADVANCED TREE SERVICES
BS 5837 TREE SURVEY

Ref/Tag No.	Species	Hgt	Age Class	SD	N	E	S	W	Phys. Cond.	Radius	RPA	Sq.Sides	Structural Cond.	ERC	Category Grading	Category Criteria
T1	Scots Pine	22	Mature	890	5	5	5	7	Good	11	358	19	Good. No obvious external indications of weakness or decay	>40 yrs	A	1/2
T2	Scots Pine	20	Mature	700	6	2	3.5	7.5	Good	8	222	15	Fair. Co dominant stems from 2.4m. canopy weighted to west	>40 yrs	B	1/2
T3	Silver Birch	16	Mature	490	5	3	2	7	Good	6	109	10	Fair. Canopy weighted to north. Co dominant leaders	>40 yrs	B	1/2
T4	Scots Pine	21	Mature	560	4	5	3	1	Good	7	142	12	Good. Suppressed to west	>40 yrs	B	1/2
T5	Scots Pine	21	Mature	470	2	4	4	1.5	Good	6	100	10	Good. Suppressed to west	>40 yrs	B	1/2

APPENDIX B

TREE CONSTRAINTS PLAN



NINE MILE RIDE

Key



Root Protection Area



Category A tree



Category B tree

Advanced Tree Services

Papercourt Farm, Papercourt Lane GU23 6DT
014483 210066

Tree Constraints Plan

SCALE :
1 : 100 @ A3

DATE :
13/02/2026

MAP FILENAME :
353 Nine Mile Ride TCP.mpd

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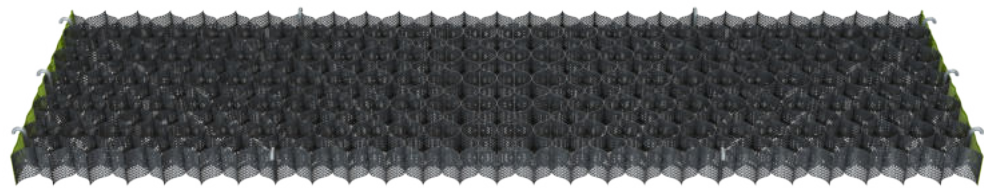
Cellweb®TRP

Why protect trees?

Trees provide a wealth of benefits within the urban environment including cleaning the air, prevention of flooding and moderation of the climate.

As a result, within the UK it is an offence to cut down, lop, uproot, top, wilfully damage or destroy a protected tree without authorisation. Fines, if the defendant is found guilty in a Crown Court, are unlimited.

To minimise the environmental impact and avoid legal proceedings, we offer the independently tested Cellweb®TRP system.



What is Cellweb®TRP?

Cellweb®TRP is a cellular confinement system specifically designed for tree root protection. The system creates a stable, load-bearing surface for traffic or footfall whilst eliminating damage to roots through compaction and desiccation.

The Cellweb®TRP system comprises of three specific elements, Cellweb®TRP, Treetex™ pollution control geotextile and an infill of clean angular stone. The system has been designed to create an unparalleled solution to tree root protection applications.

Cellweb®TRP is a no-dig solution that ensures that the load placed upon it is laterally dissipated rather than transferred to the soil and roots below. The use of Treetex™ pollution control geotextile allows for drainage and separation whilst preventing contaminants from reaching the roots.

The walls of the cells are perforated and when combined with the infill of clean angular stone, enables free movement of water and oxygen, ensuring that supplies to the tree roots are maintained.



Geosynthetic
Engineered Solutions

“Creating Innovative Solutions with Outstanding Products”

What makes Cellweb®TRP different?

With over 15 years of captured data and thousands of installations, the Cellweb®TRP system has developed a reputation for excellence.

We are so confident in our system, we offer a guarantee that covers the replacement of the trees and of the system itself. With Cellweb®TRP being quick to install and having a 100% success rate it is clear to see why the Cellweb®TRP is regularly specified by tree officers and arboriculturalists across the country.

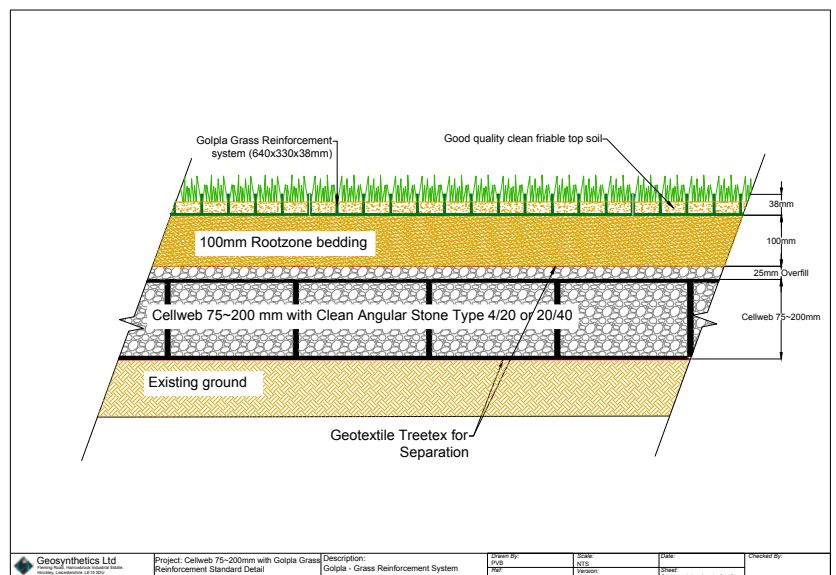
From the drawing board to installation, we are here to help.

We have been supplying the Cellweb®TRP system since 1998 and our technical team have vast experience with tree root protection and the associated legislation.

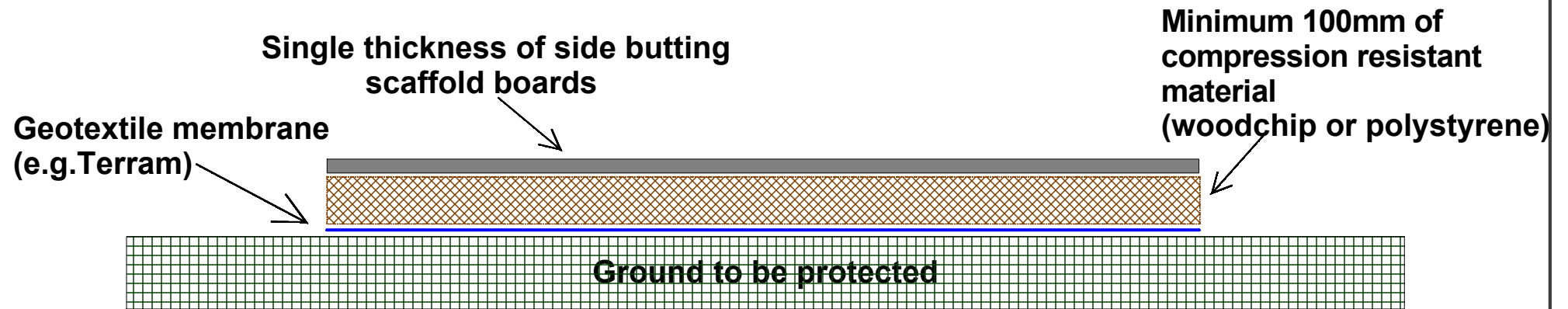
Delivering complete peace of mind to customers is our number one priority. As part of this customer care package we offer free on site consultations, technical recommendations and on site installation guidance on all projects.

Our in-house engineering team provide site specific recommendations to ensure the solution used is cost effective and environmentally sound.

For more information on Cellweb®TRP or Geosynthetics Limited please contact our sales office on 01455 617139 or visit www.geosyn.co.uk.



Ground Protection Measures Light Pedestrian Traffic Only





TREESAFE 

The tree friendly foundation solution



ABBAY PYNFORD



Treesafe is our patented foundation system that allows construction close to or within a tree Root Protection Area (RPA).

Benefits



Increased footprint - Treesafe creates the opportunity to increase the footprint of your site into RPA, allowing getting greater yield from your plot.



Cost certainty - By reducing the programme, prelims and eradicating the elements stated to the right, we can offer cost certainty for your project.



Faster - Treesafe is up to 70% faster than traditional methods and offers improved program certainty.



Safer - Treesafe has many features that enhance a safer environment on site, and comes with warranty provider approval: NHBC, Premier Guarantee and LABC.



Less environmental impact - Treesafe uses less concrete, requires less spoil removal, and significantly reduced vehicle and plant movement. Reducing the carbon footprint of your site.

Treesafe does not require the following elements:

- ▶ Piling mats (in 95% of projects)
- ▶ Excavations for ground beams
- ▶ Ground beam construction
- ▶ Pre-cast floor
- ▶ Sub-structure brickwork blinding within footprint
- ▶ Resources to manage the above





Treesafe is our patented foundation system that allows construction of residential or commercial structures close to, or within a tree Root Protection Area (RPA). Treesafe provides the opportunity to increase the yield of your site by allowing an increase in the footprint of your structure and/ or adding additional plots to your development.

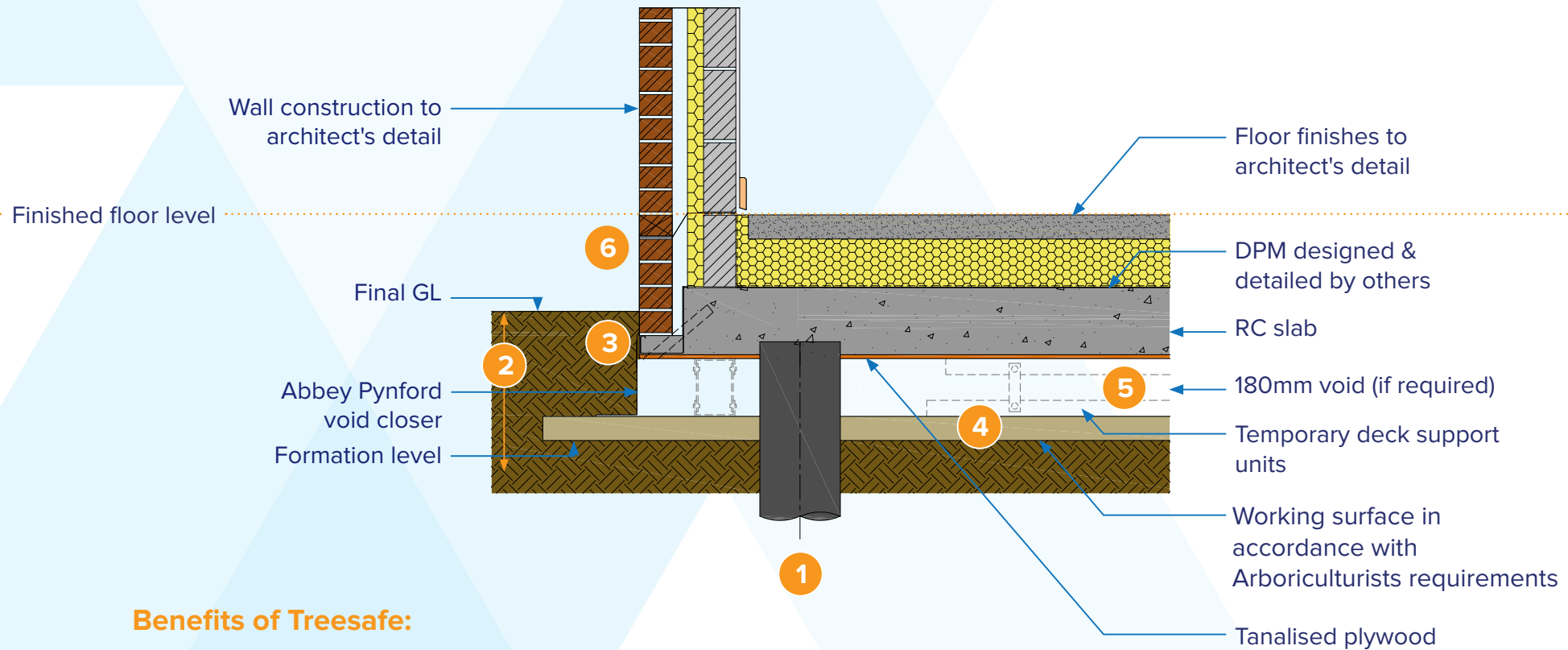
Treesafe is approved by Arboriculturists and prevents damage to tree roots in a number of ways. In preparation for piling we use air spades and hand augering techniques to identify any roots that may conflict with the proposed pile locations. If roots are present our in-house design team review and adjusted the design to accommodate them. We use a bespoke working surface to support our custom lightweight piling rigs, minimising excavation that could cause damage to tree roots. Each pile position is also sleeved, and further precautions are taken when pouring

the slab to prevent concrete leaching into the protected ground, that could cause harm to roots.

Treesafe can support a range of piling techniques, depending on ground conditions. We also offer alternative piling options, such as stone columns or reduced diameter piles.

Treesafe is a version of our Housedeck and Comdeck systems, both are BBA certified and warranty provider approved: NHBC, Premier Guarantee and LABC. All engineered solutions are fully underwritten.

Typical Treesafe detail_



Benefits of Treesafe:

- 1 Allows construction within Root Protection Areas.
- 2 Significant reduction in excavation.
- 3 Significant reduction in under build.
- 4 Bespoke working surface in place of piling mat.
- 5 Clear void to mitigate heave risk (if required).
- 6 No venting required.

Construction process_

Stages of typical slab build

Working within protected trees creates very site specific requirements. The Treesafe system is tailored to your site and specific arboricultural needs. The following covers some of our most common approaches, but not all.



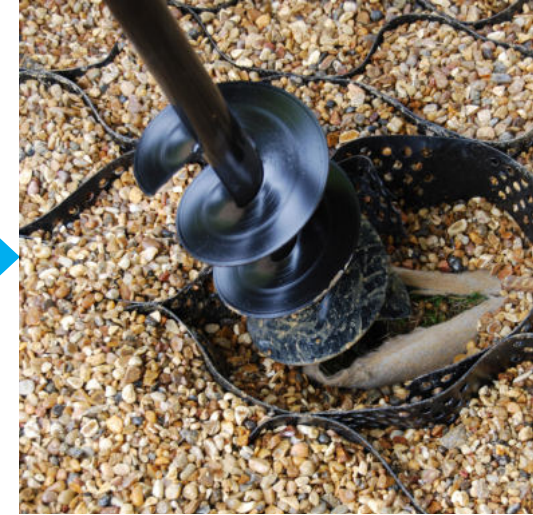
Setting Out

We start by setting out the pile locations, as per the Abbey Pynford design. This takes place either directly on to the prepared ground or over a breathable geotextile membrane.



Bespoke Working Surface

Once setting out is complete a bespoke working surface is laid. We use three types of working surface: Cellweb (pictured), a concrete working surface (pictured) or granular mat. The surface type is dictated by the site requirements in conjunction with the Arboriculturist.



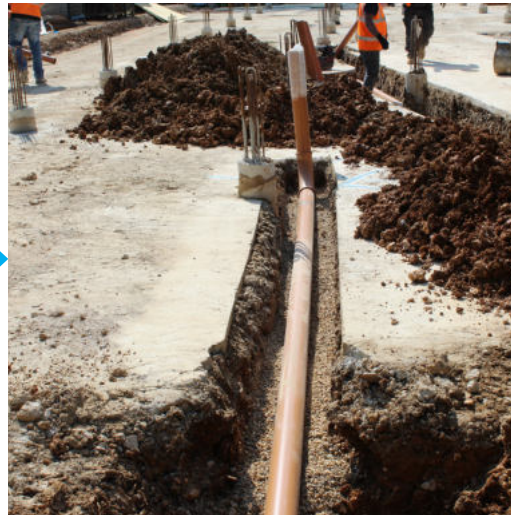
Hand augering

Hand augering is undertaken at all pile positions within the RPA. If roots greater than 10mm diameter are found, our in-house design team re-analyse the slab. A new pile position is proposed and re-augered. Once all positions are confirmed to be root free, piling can commence.



Piling

The piles are driven using our custom made light weight rigs, which can be supported by the bespoke working surface. This prevents the need for deep excavation for a piling mat, which would cause root damage. Each pile is then sleeved to prevent concrete leaching into the RPA.



Drainage & Services

After the piles are trimmed to cut off level the drainage and services are installed. This can be done by us or the client, project dependant.



Deck Support Units

Our patented temporary Deck Support Units (DSU) are laid out to create the void, upon which the raft will be built.



Edge Shuttering & Fix Reinforcement

Next, our patented edge system is installed on plywood, followed by the steel reinforcement to create the raft.



Concrete pour

Once final levelling is complete the concrete is poured, taking precautions to prevent concrete leaching into the RPA.



Finished structural slab

Once the slab is cured a membrane will be attached to prevent materials entering the void.

The finished slab is ready for trades on average 5-7 days after the concrete pour.

About us_

At Abbey Pynford we provide a more integrated approach to our services, offering a one stop shop to commercial contractors and private developers. Founded in 1988, Abbey Pynford Group has 30+ years of industry experience to support you through your project.

We offer a wide range of services ranging from our patented engineered foundation systems, various types of piling and underpinning.

We have our own in-house design team comprised of Structural and Geotechnical Engineers, providing underwritten design solutions across all our services.

We also have our own plant hire business providing specialist and bespoke equipment to the group and wider external market.

Our ethos is to provide a fully integrated service for our customers, providing support from conception through to construction. We always seek to provide the most cost-effective solution for your project, through innovation, product development, and a wealth of experience gained from 30+ years working in the industry.

Our services_

HOUSEDECK ▲

COMDECK ■

TREESAFE ▲

FLOODSAFE ●

PILING ▼

UNDERPINNING ⊥



Health & Safety, Quality & Environmental Overview_



Certified H&S management system.



Certified H&S, Quality & environmental management system.



Home Builders Federation members.



ASUC founding members. Assured professional & technical competence.



Certified quality management system.



Certified quality management system.



Assured sustainability & H&S procedures. Certified quality audit beyond IOS 9001.



Backed quality assured SSIP scheme.



Certified H&S management system.



Backed quality assured SSIP scheme.



We send less waste to landfill by reducing dig and spoil removal with our foundation solutions.



We use less concrete with our foundation solutions than traditional techniques.



Through our reduced vehicle and plant movement we produce significantly less CO₂ emissions.



Treesafe offers a tree friendly way to build in Root Protection Areas. Approved by Arboriculturists.



We have 30+ years industry experience to support your project.



In-house design team and all designs and engineered solutions are fully underwritten.



Certified H&S, Quality & environmental management system and insurance.



Certified quality management system.



IMS Certified H&S, quality & environmental management systems.



Constructionline Gold members.



Certified quality management system.

Our commitment to you_

- ▶ You will receive the same **attention and quality of service** whether you are a small developer or corporate builder.
- ▶ We will provide you with a fully documented **proposal within two weeks** after receiving all required information.
- ▶ Our dedicated in-house design team, using the latest software finite element analysis, ensures that **each project is value engineered**.
- ▶ We will always **operate in the best practice**, complying with health, safety and environmental legislation.
- ▶ We promise to **serve in your best interests** and if we believe that one of our foundation systems is not the most appropriate scheme for your needs, we will advise you accordingly.

Our clients_

“ The Treesafe product is such a simple but effective method. From design through to completion Abbey Pynford offer a second to none service with excellent health and safety. ”

Colm O'Boyle, Surveyor, T&B Contractors



“ Abbey Pynford's system is the complete package offering a straightforward fully designed solution, saving us money and 6 weeks from our original programme. ”

Nick Jude, Construction Manager, Willmott Dixon



WILLMOTT DIXON

“ We have used Housedeck before and as usual this project ran very smoothly and was completed swiftly. Both the piling crew and the slab crew were excellent – nothing was too much trouble for them and the site was kept clean and tidy throughout. ”

*Tony Draper, Architect & Project Manager,
Carrington Fox*



carrington fox

“ Abbey Pynford worked fantastically well with us. Through solid communication and collaboration the construction has been a success. I would strongly recommend them for future projects. ”

*Sam Kemp, Project Manager,
Morgan Sindall Construction*





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