

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

BS 5837:2012 TREE SURVEY FOR 105 POUND LANE SONNING



**Prepared for:
Beechwood Tree Care Limited
2 Playhatch Farm Cottages
Playhatch
RG4 9QX**

Ref: SPH/5837-26/02.04

9 April 2026



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BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

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Summary

A total of 13 individual trees were inspected at 105 Pound Lane, Sonning, Reading, RG4 6GG. The tree details are contained in the tree survey schedule included at Appendix 1. The 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:

- Three trees are in Category 'A' – "Trees of high quality".
- Seven trees are in Category 'B' – "Trees of moderate quality".
- One tree is in Category 'C' – "Trees of low quality".
- Two trees are in Category 'U' - "Trees unsuitable for retention".

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

1. Introduction

1.1 Instructions

- 1.1.1 We are instructed by Nathan Cantrell on behalf of Beechwood Tree Care Limited to visit 105 Pound Lane, Sonning, Reading, RG4 6GG and survey the trees implicated in a forthcoming planning application.
- 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 plan at 1:200 scale with a north point, indicating the tree's locations and colour coded, ref SPH/5837-26/02.04 included at Appendix 2.
 - The root protection areas drawn to scale on a plan ref SPH/RPA-26/02.04 included at Appendix 3.
 - The shade constraints plan, ref SPH/SC-26/02.04 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 9 April 2026. This confirmed that the 2 x oak trees in the front garden, a sycamore in the rear garden and a group of mixed trees in the rear garden are protected by tree preservation order no TPO-1101/2006; see Figure 1 on page 5.

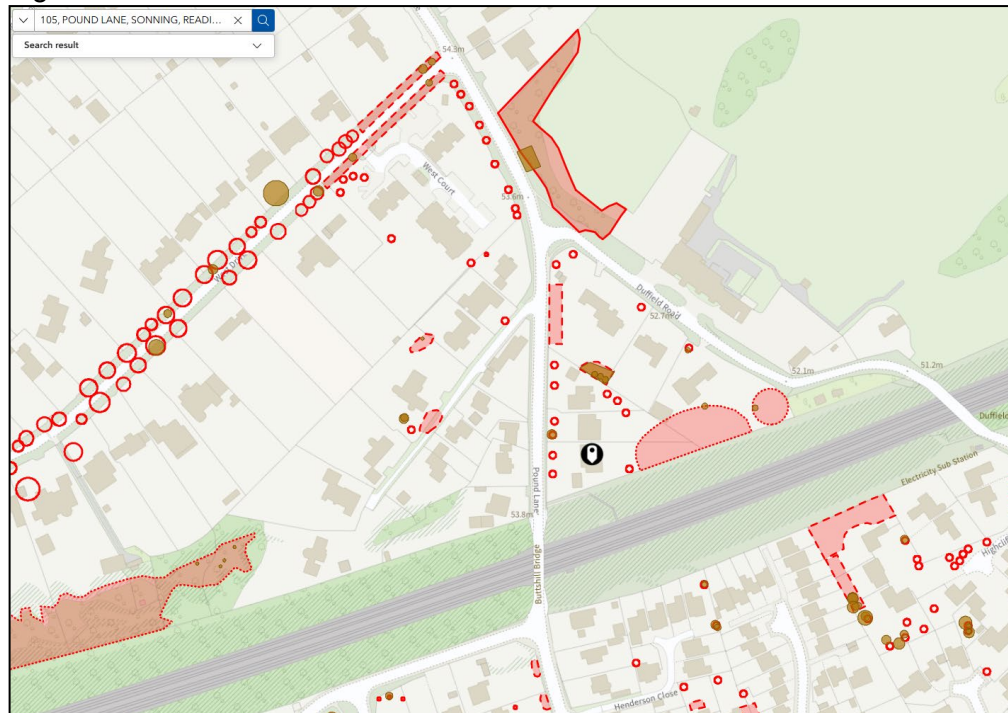
The site is not designated as being within a Conservation Area.



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Figure 1. Extract from TPO ref: 1101/2006



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 proposal and to highlight how potential damage to them may be avoided.
- 2.2 The tree survey provides the basic data on the trees that may be implicated in any forthcoming planning application. 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 Planning Authority to review the information provided and use it for the purpose of considering a 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 2 April 2026. 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. 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 inspections was bright and clear.



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3.2 The tree

3.2.1 We surveyed thirteen individual trees with stem diameter of 75 millimetres and above. The tree details have been entered into a tree survey schedule included at Appendix 1. For ease of identification the trees are shown on the tree location plan ref SPH/5837-26/02.04 and have been allocated a number; cross-referenced within the BS 5837:2012 survey schedule.

3.2.2 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.
- 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 area (RPA)

4.2.1 Using BS 5837:2012 the RPAs have been calculated for the trees by reference to section 4.6.1 (a) and/or (b). The RPAs are 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 it, if it is to be successfully retained.

4.2.2 Specified intrusions into the RPAs 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 or polygons taking account of the site constraints on plan ref SPH/RPA-26/02.04.

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 site topography, existing hard surfaces and existing buildings.

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 plan ref SPH/SC-26/02.04.



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5. Tree protective measures

- 5.1 To protect retained trees from construction activities, notwithstanding the need for an Arboricultural Method Statement (AMS) in this instance, the retained trees must be protected by suitable protection barriers and ground protection, the accompanying root protection area plan shows the RPAs and specific tree protection locations required prior to and during the construction activities.
- 5.2 The tree protection barrier is designed to provide construction exclusion zones around the RPAs 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 trees. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6. A copy of Figure 2 is reproduced at Appendix 5. All weather signs must be attached by cable ties to each Heras panel as set out in Appendix 6.

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 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



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6. Continued . . .

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

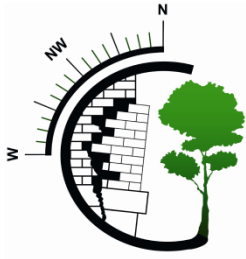
7. Queries

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

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

Simon Holmes MSc MICFor
Chartered Arboriculturist
Tree Surveys



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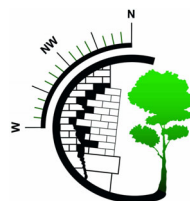
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APPENDIX 1

BS5837:2012 Tree Survey

Tree Surveys

Client: Beechwood Tree Care Ltd
 Project: 105 Pound Lane Sonning
 Survey Date: 02/04/2026
 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>	9	1	450	N E S W	3 3 1 4	5 5 0 5	M A: 91.6 R: 5.39	Decline	C: Poor S: Fair B: Fair	Canopy heavily suppressed with significant die back	C.2 20 to 40 yrs
2 Common Oak <i>Quercus robur</i>	16.6	1	760	N E S W	6.5 8 7 7	7 3 4 6	M A: 261.3 R: 9.11	Poor	C: Poor S: Good B: Fair	Canopy die back. Low epicormic growth. Overhangs telecom line.	B.2 >40 yrs
3 Common Hornbeam <i>Carpinus betulus</i>	14.3	1	430	N E S W	6 6 5 5	3 3 3 3	M A: 83.7 R: 5.16	Good	C: Good S: Good B: Good	None	A.2 >40 yrs
4 Common Ash <i>Fraxinus excelsior</i>	14.7	1	400	N E S W	6 1 2 7	11 14 11 7	M A: 72.4 R: 4.8	Fair	C: Fair S: Fair B: Good	Canopy heavily suppressed. Poor form.	B.2 20 to 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 (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
5											
Sycamore <i>Acer pseudoplatanus</i>	17.3	3	610 (Eq)	N E S W	5 8 9 8	10	M A: 168.5 R: 7.32	Poor	C: Fair S: Poor B: Poor	Multi stemmed from 1.5m. All stems including. Very close to main railway line. Unsuitable for retention.	U.2 <10 yrs
6											
Common Ash <i>Fraxinus excelsior</i>	13.5	1	440	N E S W	5 2 7 5	2	M A: 87.6 R: 5.28	Good	C: Fair S: Good B: Good	Canopy bias north to south. Leans toward railway.	B.2 20 to 40 yrs
7											
Common Ash <i>Fraxinus excelsior</i>	14.7	2	488 (Eq)	N E S W	5.5 6 7 3	4	M A: 107.9 R: 5.86	Good	C: Fair S: Good B: Good	Twin stemmed from ground level. One stem has significant lean toward railway.	B.2 20 to 40 yrs
8										Estimated Measurements	
Common Ash <i>Fraxinus excelsior</i>	12.5	1	300	N E S W	3 3 7 2	5	M A: 40.7 R: 3.59	Fair	C: Fair S: B:	Within holly hedge no inspection of main stem. Significant bias toward railway line. Not suitable for retention.	U.2 <10 yrs
9											
Sycamore <i>Acer pseudoplatanus</i>	19.5	1	670	N E S W	6 7 9 7	4	M A: 203.1 R: 8.04	Good	C: Good S: Good B: Fair	Mature specimen. Canopy bias to south. Some ivy on stem.	A.2 >40 yrs
10											
Sycamore <i>Acer pseudoplatanus</i>	17.9	4	688 (Eq)	N E S W	4 7 8 6	12	M A: 213.9 R: 8.25	Good	C: Good S: Fair B: Good	Multi stemmed from 1m. No significant stem including. Canopy bias toward railway.	B.2 20 to 40 yrs
Age Classifications:	N Newly planted Y Young SM Semi-mature	EM Early Mature M 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)						
11											
Common Ash <i>Fraxinus excelsior</i>	19.8	1	460	N E S W	6 3 7 5	12 15 12 9	M A: 95.7 R: 5.51	Fair	C: Fair S: Fair B: Good	Further inspection :: On internal trunk decay. Scaring on west side of main stem to 6m. Woodpecker holes at 15m west side. Climbing inspection to determine extent of decay required.	B.2 20 to 40 yrs
12											
Sycamore <i>Acer pseudoplatanus</i>	19	1	460	N E S W	6 5 5 5	11 9 9 9	M A: 95.7 R: 5.51	Good	C: Good S: Good B:	Some ivy around base and holly hedge obscured inspection.	A.2 >40 yrs
13											
Common Oak <i>Quercus robur</i>	11.5	1	440	N E S W	5 4 6 7	4 7 6 2	M A: 87.6 R: 5.28	Good	C: Fair S: Good B: Good	Main stem has lost the leader at 11m becoming multi stemmed. Canopy bias to west.	B.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.

105 Pound Lane Sonning

Date Range.

Any Date

Work types.

----> Further inspection :: On internal trunk decay.

----> -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)	13
Number of trees in Report selection	13

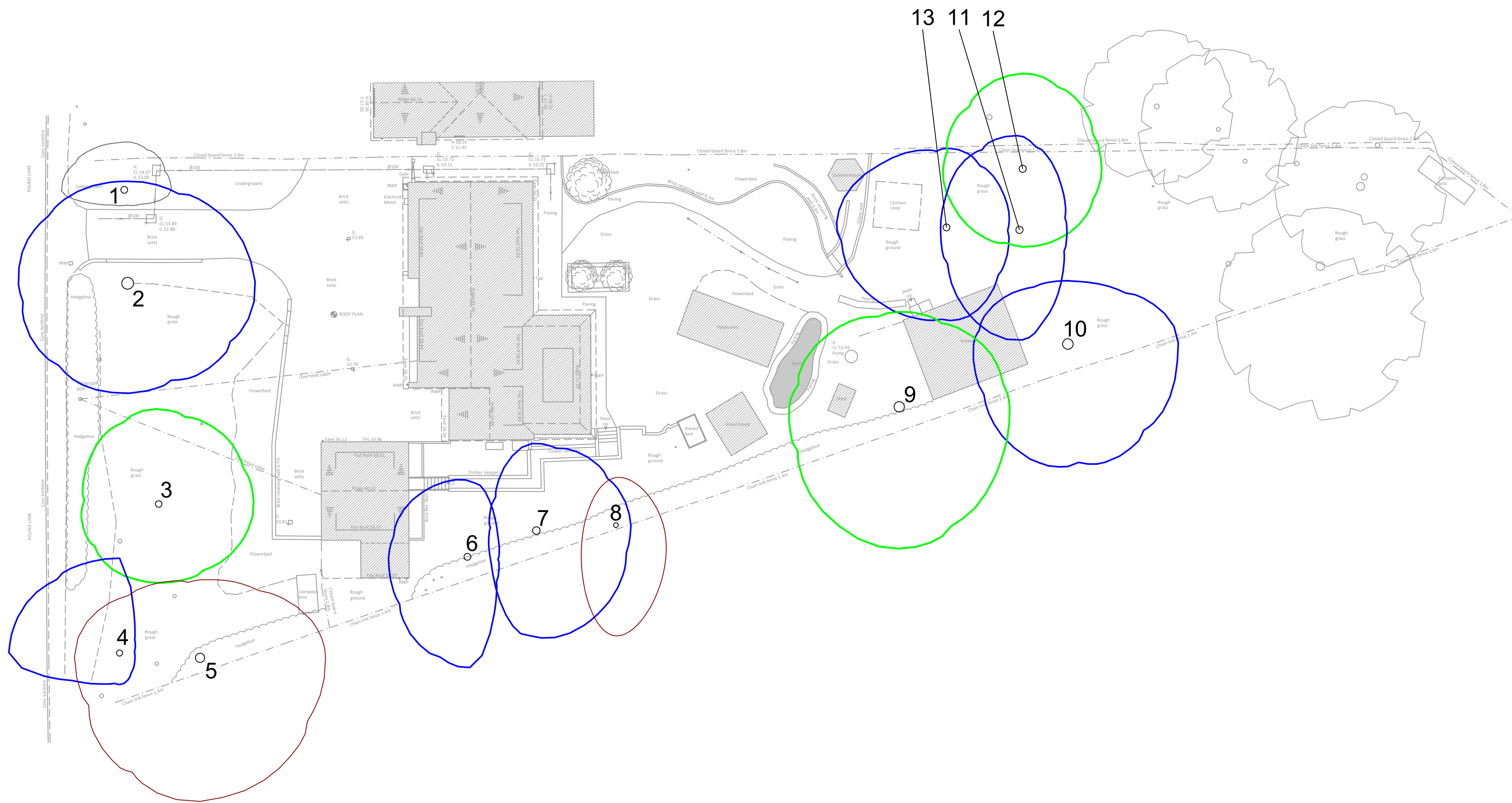
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio



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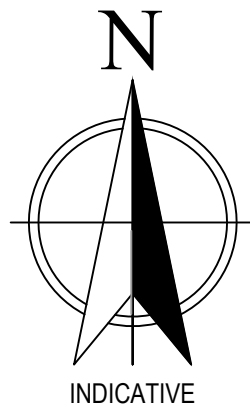
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APPENDIX 2



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 Thames Valley Geomatics drg no. TVG928-01.



- 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
 - Tree number
- refer to report for information
 - Existing site features



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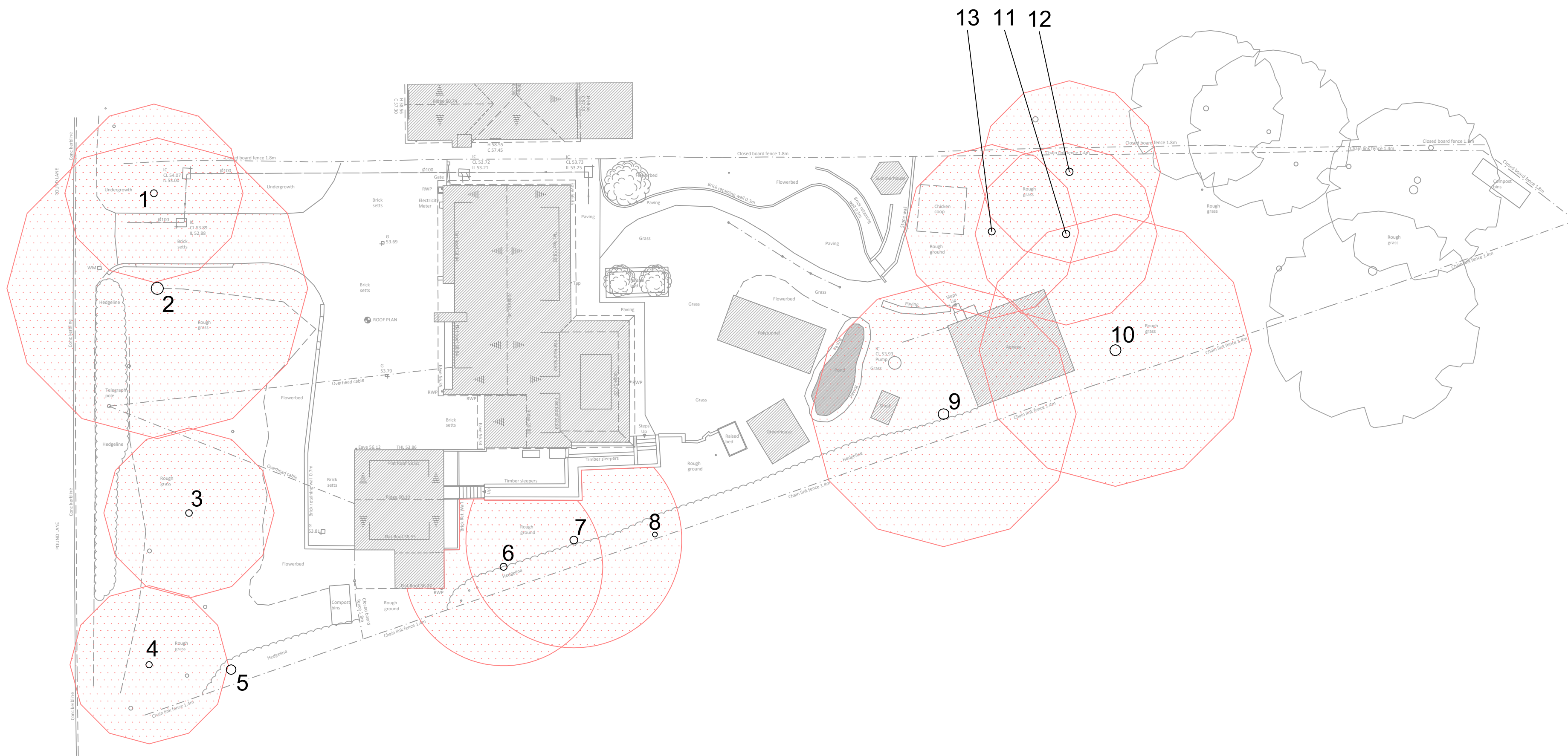
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Drawing Title	TREE LOCATION PLAN		
Scale	1:200 @ A1		
Date	April 2026	Drawn: MjE	Checked: PB
Drg. No.	SPH/5837-26/02.04	Rev.	



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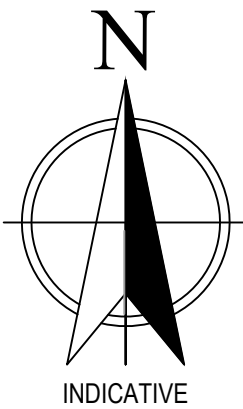
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APPENDIX 3



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 Thames Valley Geomatics drg no. TVG928-01.

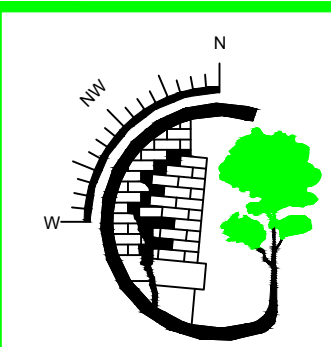


Key:

- 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
- Tree number
- refer to report for information
- Existing site features
- Root protection area (RPA)



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Client **Beechwood Tree Care Ltd.**

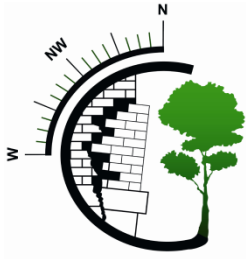
Job Title **105 Pound Lane, Sonning,
Reading, RG4 6GG**

Drawing Title
ROOT PROTECTION AREA PLAN

Scale 1:200 @ A1

Date April 2026 Drawn: MjE Checked: PB

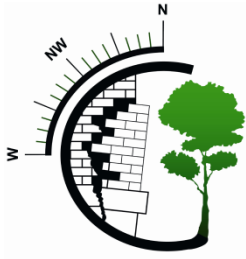
Drg. No.	SPH/RPA-26/02.04	Rev.
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APPENDIX 4



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APPENDIX 5



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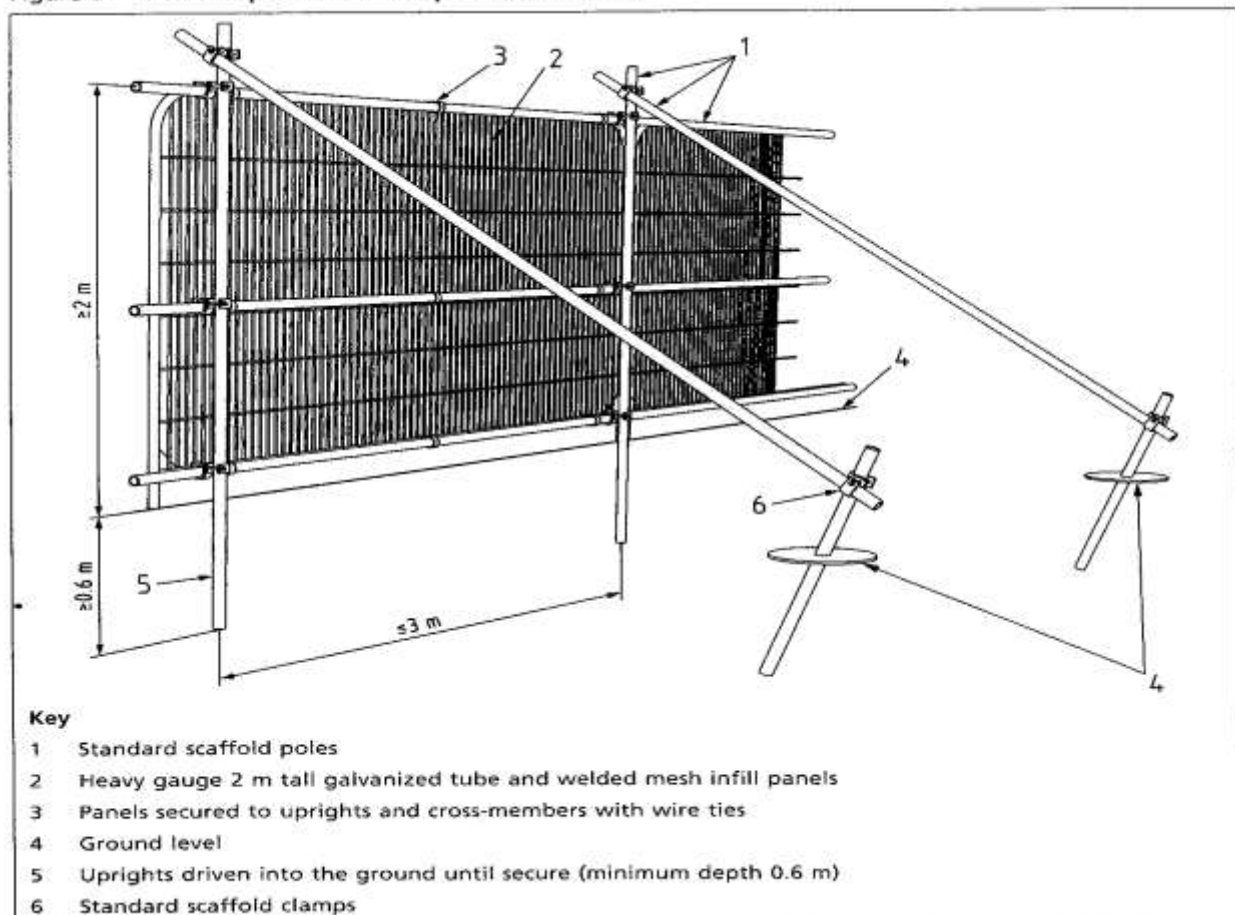
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BS 5837 FIGURE 2 TREE PROTECTION

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