



**TREE SURVEY & CONSTRAINTS PLAN  
IN ACCORDANCE WITH BS5837:2012**

Proj. No <b>11307</b>	<b>Glebelands House, Wokingham, RG40 1DU</b>	
Client:	OWL Architects	
Date of Report:	05/11/2024	

Hayden's Arboricultural Consultants Ltd, Units 3-5 Moseley's Farm Business Centre  
Fornham All Saints, Bury St Edmunds Suffolk. IP28 6JY

Telephone: 01284 765391    Email: [Info@treesurveys.co.uk](mailto:Info@treesurveys.co.uk)  
[www.treesurveys.co.uk](http://www.treesurveys.co.uk)



## **TREE SURVEY & CONSTRAINTS PLAN IN ACCORDANCE WITH BS 5837:2012**

The Tree Constraints Plan (TCP) is an important tool that objectively evaluates, classifies and categorises trees in accordance with BS 5837 (2012). Simultaneously, it also provides the architect and designer with an assessment of the associated constraints they may create. As such, the data presented is aimed at pre-empting the requirements of the Local Planning Authority (LPA) by identifying and quantifying key constraints such as canopy dimensions, root protection areas (RPA), water demand and ground cover. The TCP also provides an assessment of the general condition of the trees.

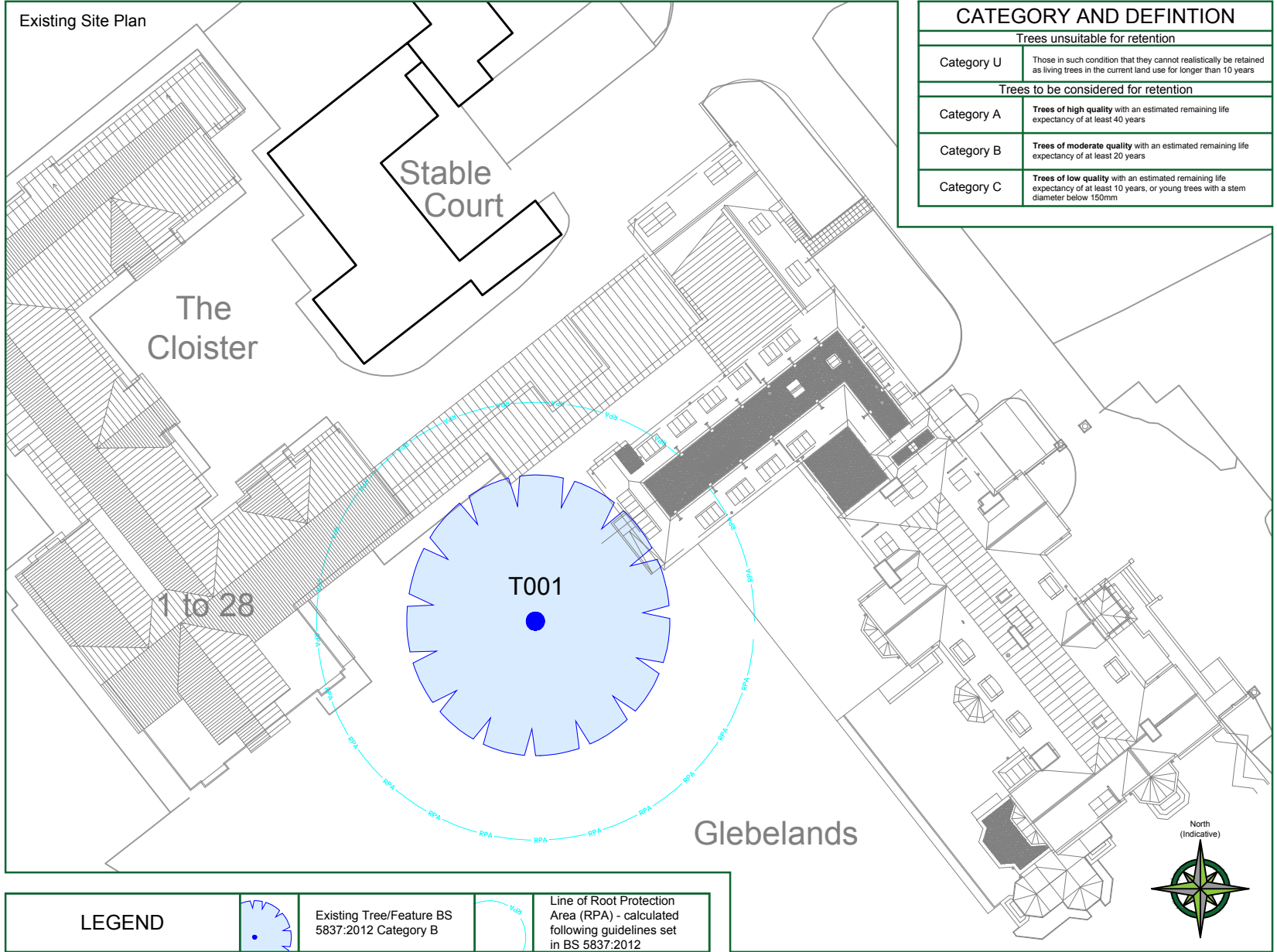
The benefit of the TCP is that the developable area that is free from physical tree constraints, both above and below ground, is clearly identified. Ideally, all development should take place outside the canopy spread and RPA of the trees considered worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of trees using specialist engineering techniques that provide for minimal or no root disturbance, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the LPA. Similarly, and wherever possible, construction should take place a minimum of 2 metres beyond the maximum branch spread of retained trees to allow workspace for scaffolding etc.

Once the final design is settled it will be necessary to complete an 'Arboricultural Impact Assessment and Preliminary Method Statement' (Prelim TS & AIA) which will form part of the planning application submission. The Prelim TS & AIA will also provide more detailed information regarding tree surgery and pests and diseases etc.

**NB: This report is for design guidance only and not sufficient to support a planning application**

# **Contents**

- 1.0    Site Drawing**
- 2.0    Schedule of Trees**
- 3.0    Explanatory Notes**
- 4.0    Statutory Tree Protection**



CATEGORY AND DEFINITION	
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
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

TREE PROTECTION STATUS

Hayden's sourced TPO & Conservation Area status from the Local Planning Authority's Online Mapping System on 05/11/2024.

We were informed that:

- No TPO's are present on site
- The site is not located within a conservation area

We would advise it prudent that before any tree work commences, this is checked directly with the Local Planning Authority to confirm that their online mapping system is definitive.

CONSTRAINTS PLAN

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Once the final design is settled it will be necessary to complete an "Arboricultural Impact Assessment" which will form part of the planning application submission.

NOTE:

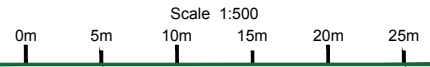
Hayden's Arboricultural Consultants were provided with a Block Plan which showed the position of the trees within the site. These positions have been used for the locations for the surveyed trees. As such the position of the trees/ landscape features should not be taken as exact but gives a fair distribution of their locations on site.

-	05/11/2024	KFJ	Based on OWL Architects Global Roof Plan Drawing: 2425.102.006
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Rev:	Date:	By:	Revision:
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The position, condition, and dimensions of the trees are based on a site survey undertaken on 30/10/2024

"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



Do Not Scale

LEGEND



Existing Tree/Feature BS 5837:2012 Category B



Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012



HAYDEN'S  
Arboricultural Consultants

5 Moseleys Farm Business Centre  
Fornham All Saints  
Bury St Edmunds  
Suffolk, IP28 6JY  
www.treesurveys.co.uk

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2024

Head Office: 01284 765391  
Southern Office: 01722 657423  
Email: info@treesurveys.co.uk

Client:  
OWL Architects (Bungay)

Site:  
Glebelands House, Woolf Drive, Wokingham, RG40 1DU

CAD File Ref:  
CllPro\11307-D-CP - Glebelands House.dwg

Drawing Title:

TS & CP

Drawing No:  
11307-D-CP

Scale:  
1:500

Date:  
05/11/2024

Drawn By:

KFJ

Checked By:

LB

REV:

-

SCHEDULE OF TREES

Glebelands House, Woolf Drive, Wokingham,

Surveyed By: Liz Beckett    Date: 30/10/2024  
Managed By: Liz Beckett

TreeNo	Species	DBH	Height		Visual	Crown Spread	Problems / Comments	BS Cat	Work Required	Priority
		Min Dist	Crown Base	Lowest Branch	Age	Water Demand				
On site		RPA (m²)	Aspect	Aspect	SULE	Ground Cover				
T001	Atlantic Cedar	1560	21.0		High	N11.5, E11.5, S11.5, W10	Stem measured at 90cm above ground level (agl) due to vertical secondary stems. Mower damaged surface root north west aspect. Multiple pruning wounds on lower stem are well calloused. Fused stem and secondary branch at approximately 3m agl east aspect. Crossing/rubbing secondary branches extending north-east at circa 5m agl, these have been shortened historically and are stable. Crossing secondary branches extending south east at circa 7m agl and north west at circa 3m agl. Small diameter tertiary growth approximately 1m from adjacent buildings to north and east. A lateral branch approximately 40cm in diameter extending south has failed at circa 10m agl. This failure occurred in the summer of 2024 after a heavy rainfall preceded by a period of hot dry weather indicating that branch failure occurred as a result of 'summer branch drop'. The remaining stub is approximately 5m in length. A secondary vertical branch was also damaged as a result of this failure at circa 6m agl.	B1	Cut back branches to clear the buildings by 2.5m and shorten remaining lateral growth by 2m to leave a crown spread of 18m north-south and east-west.	2
		18.72	2.5		M					
Yes		1100.9			20+	Building, Tarmac, Grass				

## Explanatory Notes for Tree Constraints Plans

<b>DBH (mm)</b>	Diameter of main stem in millimetres at 1.5 metres from ground level. Where the tree is a multi-stem, the diameter is calculated in accordance with item 4.6.1 of BS 5837:2012.
<b>RPA</b>	This is the Root Protection Area, measured in square metres and defined in BS5837:2012 as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The RPA is shown on the drawing. Ideally this is an area around the tree that must be kept clear of construction, level changes of construction operations.
<b>Crown Base</b>	Recorded in metres, the distance from ground and aspect of the lowest branch material.
<b>Crown Spread</b>	Indicates the radius of the crown from the base of the tree in each of the northern, eastern, southern and western aspects.
<b>Age</b>	<p>Recorded as one of the following categories:</p> <p><b>Y</b> Young. Recently planted or establishing tree that could be transplanted without specialist equipment, i.e. less than 150 mm DBH.</p> <p><b>S/M</b> Semi-mature. An established tree, but one which has not reached its prospective ultimate height.</p> <p><b>E/M</b> Early-mature. A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread.</p> <p><b>M</b> Mature. A mature specimen with limited potential for any significant increase in size, even if healthy.</p> <p><b>O/M</b> Over-mature. A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.</p> <p><b>V</b> Veteran. Although there is no exact definition this is usually a tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.</p> <p><b>D</b> Dead.</p>
<b>Safe Useful Life Expectancy</b>	<p>Relates to the prospective life expectancy of the tree and is given as one of 4 categories:</p> <p>40 years+;</p> <p>20 years+;</p> <p>10 years+;</p> <p>Less than 10 years.</p>

<b>Water Demand</b>	This gives the water demand of the species of tree when mature, as given in the NHBC Standards Chapter 4.2 “Building Near Trees”.
<b>BS 5837 Main Category</b>	<p>Using this assessment (BS 5837:2012, Table 1), trees can be divided into one of the following simplified categories, and are differentiated by cross-hatching and by colour on the attached drawing:</p> <p><b>Category A</b> - Those of high quality with an estimated remaining life expectancy of at least 40 years;</p> <p><b>Category B</b> - Those of moderate quality with an estimated remaining life expectancy of at least 40 years;</p> <p><b>Category C</b> - Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm;</p> <p><b>Category U</b> - Those trees in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>
<b>BS 5837 Sub Category</b>	<p>Table 1 of BS 5837:2012 also requires a sub-category to be applied to the A, B, C, and U assessments. This allows for a further understanding of the determining classification as follows:</p> <p><b>Sub-Category 1</b> - Mainly arboricultural qualities</p> <p><b>Sub-Category 2</b> - Mainly landscape qualities</p> <p><b>Sub-Category 3</b> - Mainly cultural values, including conservation</p> <p>Please note that a specimen or landscape feature may fulfil the requirements of more than one Sub-Category.</p>
<b>Recommended Works</b>	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems in the setting at the time of the inspection.
<b>Priority</b>	<p>This gives a priority rating to each tree allowing the client to prioritise necessary tree works identified within the Tree Survey.</p> <p><b>1</b> Urgent – works required immediately;</p> <p><b>2</b> Works required within 6 months;</p> <p><b>3</b> Works required within 1 year;</p> <p><b>4</b> Re-inspect in 12 months,</p>

## Tree Preservation Order / Conservation Area Online Mapping Extract

The screenshot displays the Wokingham Borough Council's Protected Tree Map. The interface includes a top navigation bar with the council's name and logo, and a "Map Feedback" button. On the left side, there are three filter panels:

- Tree Works Applications:** Includes checkboxes for "Current", "Historic", and "Served or Confirmed".
- Tree Types:** Includes checkboxes for "Single", "Group", "Area", and "Woodland".
- Conservation Areas:** Includes a checkbox for "Boundaries".

The main map area shows a detailed view of a residential area with buildings labeled "The Cottage", "Stable Court", and "The Cloister". A search bar at the top center contains the text "GREENSLEEVES CARE, GLEBELANDS ...". Below the search bar, a dropdown menu shows "Search result". The map features various tree symbols (green circles) and a red dashed line indicating a boundary. A scale bar indicates a distance of 69.8m. The bottom right corner of the map area says "Powered by Esri".

On the right side, there is a section titled "Types of Tree Preservation Order (TPO)" which lists four categories:

- Single:** If trees merit protection in their own right, they can be specified as individual trees in the Order.
- Group:** The group category is used to protect groups of trees where the individual category would not be appropriate and the group's overall impact and quality merits protection.
- Area:** The area category is one way of protecting individual trees dispersed over an area. It can protect all trees within an area defined on the Order's map or only those species which it is expedient to protect in the interests of amenity. The Order will protect only those trees standing at the time it was made.
- Woodland:** A Woodland TPO protects all trees within the defined area, including natural regeneration - seedlings and saplings i.e. trees less than 3.5m in height are not excluded. The woodland category's purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

Below this section, there is a "How to..." section with two links:

- Find a tree:** Use the search box to locate a specific protected tree, e.g. 1716/2020 or find an address.
- View a Tree Preservation Order document (PDF):** After locating the protected tree you wish to explore, left-click it on the map to see more details. To view a Tree Preservation Order document (PDF) left-click "View" next to TPO Document within the pop-up.