

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

ARBORICULTURAL IMPACT ASSESSMENT FOR MILLWORTH LANE RECREATION GROUND SHINFIELD PROPOSED FITNESS ZONE



**Prepared on behalf of:
Shinfield Parish Council
School Green Centre
School Green
Shinfield
RG2 9EH**

Ref: PB/AIA-26/08.04

9 September 2026



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Tenbury Wells
Worcestershire
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1. Report details

1.1 Arboricultural Impact Assessment (AIA)

1.1.1 An AIA is a term used to describe a specific type of tree survey which examines the relationship between trees and adjacent features (existing & proposed) such as buildings, roads etc. The study describes how the trees and features will interact and influence each other and should consider both present and future interactions.

1.1.2 AIA studies are commonly used to determine whether a proposed development will adversely affect established trees and whether these trees will be the cause of nuisance to the proposed development.

1.2 Scope

1.2.1 This assessment is concerned with the arboricultural aspects of the site only.

1.2.2 This assessment was undertaken in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS: 5837).

1.3 Limitations

1.3.1 The assessment contained within this document is based upon plans and other supporting information (verbal or documented) as supplied to us by Tony Grover of BDS Surveyors Ltd and the tree survey conducted by ourselves on the 4 August 2026.

1.4 Clients instructions

1.4.1 We are instructed by Bruce Winton, Chief Executive and Clerk to Shinfield Parish Council, to prepare an arboricultural impact assessment of the trees at Millworth Lane Recreation Ground, Shinfield, Reading, RG2 9EN to determine the effects of the proposed works on the trees identified in our tree survey report ref PB/5837-26/08.04 and visa-versa.

1.5 Supplied information

1.5.1 The documents listed in Table 1 below were supplied by Tony Grover of BDS Surveyors Ltd and are used in the preparation of this report:

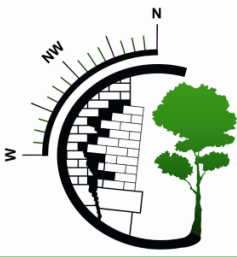
Table 1. Supplied information.

Drawing ref.	
6890:22:001 Rev C – Existing site plan	Date 10.06.26
6890:22:002 Rev H – Proposed site plan	Date 10.06.26

2. The site

2.1 Site description

2.1.1 The topography of the site is flat. The trees are mostly semi-mature and mature oak trees with occasional field hedge remnants, hazel and elm.



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2.2 Proposed development

2.2.1 The proposed development consists of the construction of a new Fitness Zone.

2.2.2 The tree survey report ref PB/5837-26/08.04 identified a total of nine individual trees, one group and one hedge that may be impacted by the scheme, the tree details have been assessed against the proposed scheme set out on the drawings listed in Table 1 above.

2.3 Tree survey

2.3.1 The trees were surveyed by Paul Billin BSc MICFor on 4 August 2026. All tree identification numbers used within this report correspond with those contained within the tree survey schedule included at Appendix 2.

2.4 Statutory designations

2.4.1 A check of Wokingham Borough Council's interactive Protected Tree Map was undertaken on 18 August 2026 to assess the statutory protection of the trees on this site. There are no trees protected by Tree Preservation Order, nor is the site within a Conservation Area.

3. Introduction

3.1 AIA objectives

3.1.1 To assess the areas within this site where proposed works are to be carried out in close proximity to established trees.

3.1.2 To determine whether the proposed works can be carried out successfully without adversely affecting the trees both in the short and long term.

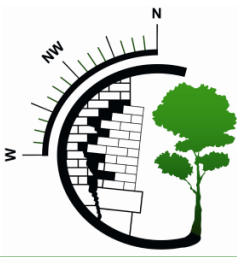
3.1.3 To determine whether the trees will have adverse effects on the proposed development both in the short and long term.

3.1.4 To suggest ways to mitigate any conflicts that may arise between the trees and the proposed development and to offer recommendations relating to the protection of the trees during redevelopment works.

3.2 Items for consideration

3.2.1 Trees and development located within close proximity to each other can influence each other in a number of ways. The following items are normally considered during arboricultural impact studies:

- Root disturbance caused by demolition, excavation & construction e.g. buildings and roads Location of service runs, welfare/office buildings & materials storage.
- Changes in levels & surface types.
- Sunlight shading of exterior amenity areas (such as gardens, playgrounds etc).
- Physical encroachment by roots, tree stem & branches.
- Allowance for future tree growth.
- Health, safety and nuisance items e.g. leaves, fruit and residues.



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3.3 Guidance used whilst assessing trees in relation to development includes:

- *BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendation's.*
Published by the British Standards Institute
- *Guidance: Tree Preservation Orders and trees in conservation areas.*
Published by: Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities. 6 March 2014
Found on-line at <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>
- *National Joint Utilities Group (NJUG) Ltd. Street Works UK Volume 4 Issue 3: 2026 - Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*

4. Analysis

4.1 Assessment methodology

- 4.1.1 The assessment is based on the guidance given in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations.*

4.2 Key issues

- 4.2.1 The key issues associated with the proposed items identified above in relation to trees are:
- Will there be direct impacts from tree losses on the landscape, both in terms of impacts on visual receptors and impacts on the landscape character of the area?
 - Will the proposed development work require grade and ground level alterations that may have significant implications for root systems of retained trees?
 - The tree constraints and tree protection measures.
 - Services in close proximity to the retained trees.
 - Leaf/fruit or sap fall and shade constraints leading to pressure to prune or fell trees.
 - Damage to mature trees with low canopy heights growing in close proximity to machinery and contractors' plant operating areas.
- 4.2.2 These key issues and associated impacts are considered below along with possible tree protection measures and mitigation as necessary.

5. Impact on existing trees

5.1 Tree loss, tree damage and pruning works

- 5.1.1 We anticipate the proposed layout of the site development works will not require the removal of any retained tree, nor will there be any tree loss as a result of the British Standard classification for trees of poor health and condition; there are no category 'U' trees on site.



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- 5.1.2 The proposed layout of the site development works will require necessary facilitation pruning works¹ to four retained trees as detailed below in Table 2 to allow clearance for access to the development site.

Table 2. Necessary facilitation pruning works.

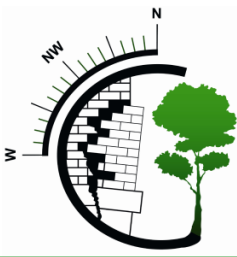
Tree No.	Species	Height (m)	Retention Category	Tree works necessary to allow implementation of site development works
1	Common oak	19.5	A	Facilitation pruning: crown lifting of canopy on the northeast and southeast side over roadway to 6.0m AGL+/- 0.25m by removal of lower lateral branches, to allow clear site access
2	Common oak	18.5	A	Facilitation pruning: width reduction of canopy on the northeast side over roadway to 6.0m AGL+/- 0.25m to allow clear site access
4	Common oak	14.5	C	Facilitation pruning: crown lifting of canopy on the southwest side to 6.0m AGL+/- 0.25m by removal of lower lateral branches, to allow clear site access
7	Common oak	10.5	C	Facilitation pruning: crown lifting of canopy on the southeast side to 6.0m AGL+/- 0.25m by removal of lower lateral branches, to allow clear site access

- 5.1.3 All pruning works must be carried out by suitably qualified and insured arboricultural contractors under the guidance of the AC in accordance with *BS 3998:2010 Tree work - Recommendations* and current arboricultural practices, ensuring that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth, and maintain aesthetic value.

5.2 Impacts on root protection areas (RPAs)

- 5.2.1 There are anticipated to be incursions and potential impacts on the RPAs of the retained trees as set out below.
- 5.2.2 Site set up and access during construction works is over or adjacent to the RPAs of trees (T)1 to T5 and T7 and therefore it is anticipated there will be requirements for tree protection barriers and temporary ground protection, as shown on PB/TPP-26/08.12 as “*Tree protection barrier*”, and “*Ground protection - temporary*” showing the minimum area.

¹ Natural England advises that the bird nesting season is from February until August, and it is recommended that vegetation works (tree or hedge cutting) or site clearance should be done outside of the nesting season. However, in reality the nesting period may start before this and extend beyond it, in some cases. The busiest time for nesting birds is from 1st March until 31st July and of course varies according to species, etc. When tree or vegetation clearance work has to be undertaken during the nesting season, a pre-works survey needs to be carried out by a suitably competent person to confirm that the tree works are not likely to cause disturbance to nesting birds. (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.)



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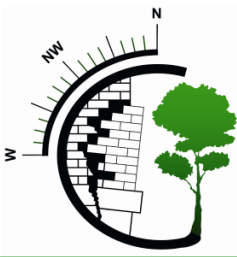
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5.3 Grade changes

- 5.3.1 No grade changes are proposed within the RPAs of retained trees to facilitate the new development and therefore there will be no impact on the retained tree RPAs providing the tree protection measures are followed.
- 5.3.2 Should grade changes be required within the RPA of retained trees, the contractor must prepare a method statement setting out how the work will be undertaken, and the machinery used in order to minimise disturbance and reduce compaction to the RPA of retained trees. The method statement must be submitted to and approved by the Local Planning Authority prior to any alterations or changes.

5.4 Tree protection measures

- 5.4.1 To protect retained trees from construction activities, notwithstanding the need for an Arboricultural Method Statement (AMS), the retained trees must be protected by suitable protection barriers and ground protection.
- 5.4.2 The accompanying tree protection plan (TPP) ref PB/TPP-26/08.04 shows the specific tree protection locations required prior to and during the construction works.
- 5.4.3 The tree protection barrier, using the default temporary protective barrier as specified and detailed in BS5837:2012 Section 6.2, Fig 2, attached as Appendix 3, is designed to provide construction exclusion zones around the RPAs of all trees to be retained and is considered proportionate to the risks associated with this scheme, shown as 'tree protection barrier' (TPB) on the TPP. Any alternative specification to the default must only be used following approval by the AC.
- 5.4.4 The TPB around T1 shall be a timber 'Box' constructed with a marine-ply cladding facing the roadway and braced securely to the ground behind the tree.
- 5.4.5 A total of six trees (T1 to T5 and T7) have the potential to be impacted through encroachment by construction access by vehicles and machinery to the development site for both delivery and removal of materials.
- 5.4.6 To ensure the RPAs of these retained trees remain undamaged and to prevent contamination and compaction during site access from any additional, extraordinary vehicular access, the areas marked as '*Ground protection – temporary*' on the TPP are to be protected with temporary ground protection, largely conforming to BS 5837:2012 section 6.2.3, as included in Appendix 4, but with the following site-specific amendments:
 - 5.4.6.1 The temporary ground protection must follow the site-specific management strategy to keep heavy vehicle movements to a minimum but must be suitable for the maximum weight of construction machinery accessing the site; this is anticipated to be temporary DuraDeck® ground protection mats, or similar, laid on the existing hard-surfaced road and track as required, on days where heavy construction traffic is operating.



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5.4.6.2 The contractor must comply with the requirements below:

- Plant deliveries to be offloaded at the end of the tarmac portion of Millworth Lane and driven into site separately.
- Ready-mix concrete deliveries are to be made using vehicles with a maximum capacity of 6 m³.
- General building material deliveries to be off-loaded in Millworth Lane and brought into site on a telehandler.
- Delivery of pre-fabricated building to be off-loaded in Millworth Lane and brought into site on a telehandler.
- Removal of waste material to be undertaken using max 8 yd³ standard builders' skips.

5.4.7 The temporary ground protection must be provided on days where heavy construction traffic is operating within the temporary protection area but removed when not required for the benefit of all users of the unmade portion of Millworth Lane.

5.4.8 Spoil movements, storage of materials, skips and parking must be sited beyond the RPAs of retained trees.

5.5 Services in close proximity to retained trees

5.5.1 It is believed all services will connect to those existing and are clear of the RPA of all retained trees. We have not received any detailed plans at this stage, however the excavation and installation of any new services, pipes or ducts within retained tree RPAs must conform to the minimum standards required and will be those as set out in the National Joint Utilities Group Ltd Guidelines².

5.5.2 If there is a need to replace, renew or install underground services close to retained trees the proposals must be considered by the Arboricultural Consultant (AC) prior to any amendments or work commencing on site and the AC allowed sufficient time to respond.

6. Visual impact on the landscape and tree character

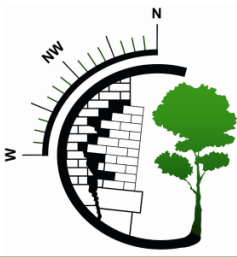
6.1 In this instance there will be no direct loss of any tree, with only minor facilitation pruning works, as a result of the proposed development, and therefore it is anticipated that there will be no impact on local amenity, landscape or tree character.

7. Direct or indirect impacts of trees

7.1 The retained trees will continue to increase in size as they reach full maturity, but we anticipate that only minor management intervention will be required in the future, in keeping with normal arboricultural practice.

7.2 Minor canopy management may be required in the coming years, as already practiced, in order to maintain a tenable relationship between the trees, the road and gateway and site users.

² National Joint Utilities Group Ltd. Street Works UK Volume 4 Issue 3: 2026 - *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*



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- 7.3 The retained trees will not be affected by the development work providing the protection measures set out and included on the tree protection plan ref PB/TPP-26/08.04 are installed and maintained in situ until all construction works activity is completed.

8. Leaf, fruit or sap fall and shade

- 8.1 Due to the distance of trees to the proposed new Fitness Zone building there will be no impact by leaf, fruit or sap fall and shade on the development.

9. Conclusions

- 9.1 There will be no direct loss of any tree as a result of the development and therefore no impact on the landscape amenity, either internally or externally.
- 9.2 Providing the protection measures set out above and included on the tree protection plan ref PB/TPP-26/08.04 are installed, maintained, and remain in situ until all works activity is completed, there will be no significant impacts on the retained trees.
- 9.3 Site supervision is considered unnecessary and would be disproportionate to the risk associated with the work. A suitably qualified Arboriculturist must be engaged as AC to provide technical advice should it be required.

10. Recommendations

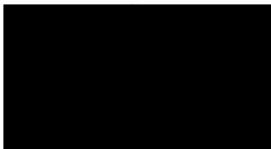
- 10.1 We recommend that tree protection measures as set out on the tree protection plan ref PB/TPP-26/08.04 are installed and remain in situ until all works activity is completed.

11. Queries

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

Tree Surveys
Bramley House
Newnham Bridge
Tenbury Wells
WR15 8NX

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



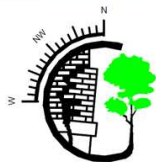
Paul Billin BSc MICFor
Chartered Arboriculturist
Tree Surveys



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APPENDIX 1



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Bramley House,
Newnham Bridge,
Tenbury Wells,
Worcestershire, WR15 8NX
Tel: 0118 762902
e-mail: info@tree-surveys.com

Client **Shinfield Parish Council**

Job Title **Millworth Lane Recreation Ground
Proposed Fitness Zone**

Drawing Title
TREE PROTECTION PLAN

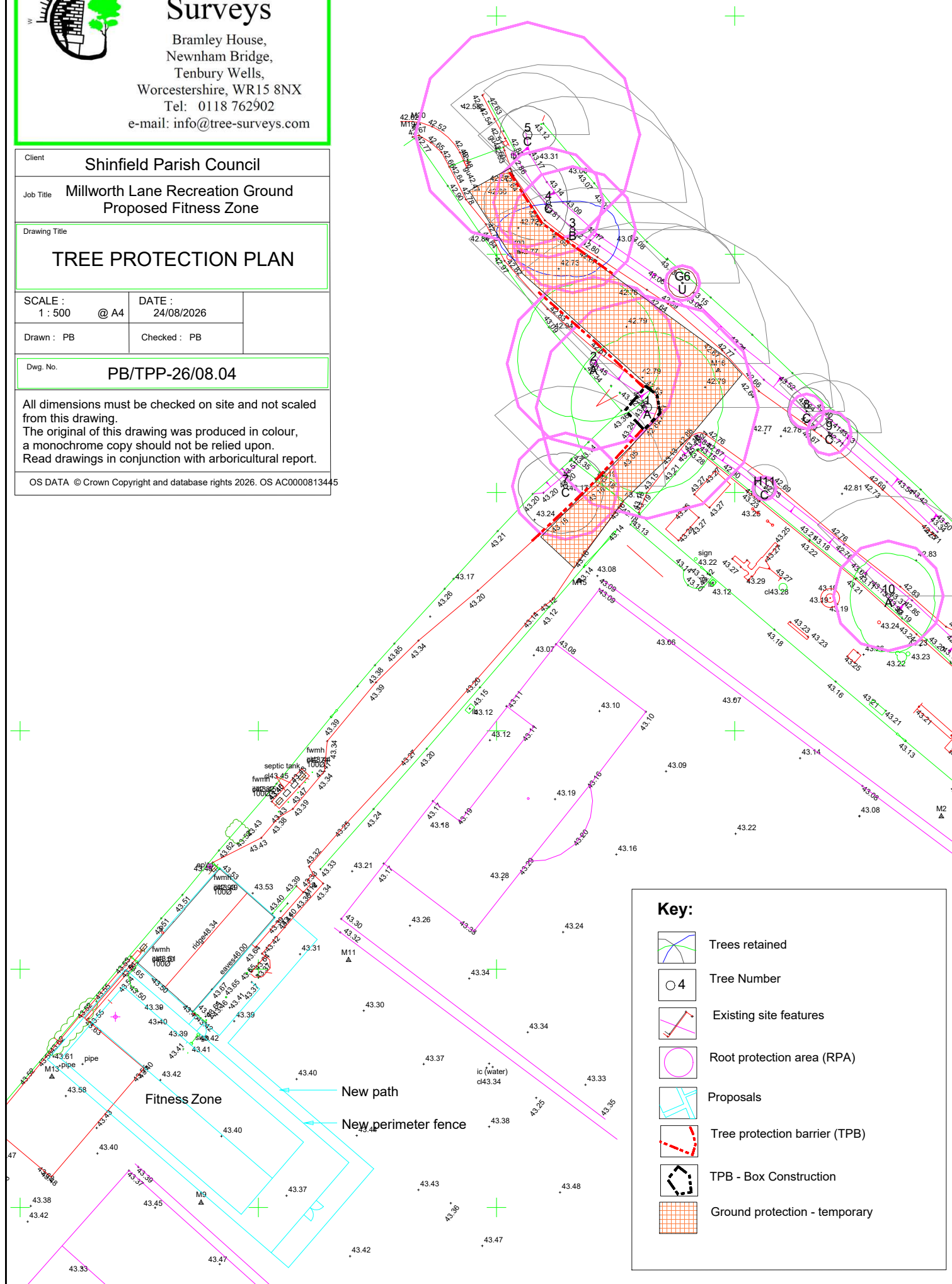
SCALE : 1 : 500 @ A4 DATE : 24/08/2026

Drawn : PB Checked : PB

Dwg. No. **PB/TPP-26/08.04**

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.

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APPENDIX 2

BS5837:2012 Tree Survey

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Client: Shinfield Parish Council
 Project: Millworth Lane Recreation Gound
 Survey Date: 04/08/2026
 Surveyor: Paul Billin



Bramley House
 Newnham Bridge
 Tenbury Wells
 WR15 8NX
 Phone: 0118 976 2902
 info@tree-surveys.com

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G6														
A Group - -		6	1	150	N	1.5	1	A: 10.2 R: 1.8	Poor	C: Poor S: Poor B: Poor	No action :: Unspecified Remnant field hedge. Mostly dead/dying elm, some hawthorn, ash			U <10 yrs
H11														
A Hedgerow - <i>Spp.</i>		2.5	1	100	N	1	0	A: 4.5 R: 1.19	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Remnant field hedge; hawthorn, hazel, blackthorn; previously topped at 2m AGL			C 20 to 40 yrs
1														
Common Oak <i>Quercus robur</i>		19.5	1	950	N	8	8	A: 408.3 R: 11.4	Fair	C: Fair S: Fair B: Poor	No action :: Unspecified Single stem. Located at base of small bank by entrance, some collision damage at base. Some loss of minor branching. Minor stub wounds. Minor deadwood throughout canopy			A >40 yrs
2														
Common Oak <i>Quercus robur</i>		18.5	1	740	N	9	6	A: 247.8 R: 8.88	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Single stem. Main bifurcation 2.4m AGL			A >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	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
3												
Common Oak <i>Quercus robur</i>	14	1	540	N	3	6	SM	A: 131.9 R: 6.47	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Single stem. Main bifurcation 2.4m AGL. Peripheral dieback	B >40 yrs
4												
Common Oak <i>Quercus robur</i>	14.5	1	470	N	4	4	SM	A: 99.9 R: 5.63	Decline	C: Poor S: Fair B: Fair	No action :: Unspecified Single stem. Asymmetric canopy biased to south. Peripheral dieback	C 20 to 40 yrs
5												
Common Oak <i>Quercus robur</i>	6.5	1	960	N	3	5	M	A: 417 R: 11.52	Decline	C: Poor S: Poor B: Poor	Single stem. Recently topped	C 10 to 20 yrs
7												
Common Oak <i>Quercus robur</i>	10.5	2	455 (Eq)	N	3.5	5	SM	A: 93.6 R: 5.45	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified Ivy partially obscuring stems. Crown and peripheral dieback evident . Bleeding canker at base of stem, south.	C 20 to 40 yrs
8												
Common Hazel <i>Corylus avellana</i>	4	3	149 (Eq)	N	2.5	2	M	A: 10 R: 1.78	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Multi-stemmed, coppice origin	C 20 to 40 yrs
9												
English Elm <i>Ulmus procera</i>	5.5	1	190	N	2	3	SM	A: 16.3 R: 2.27	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Single stem, wound west 1.1-1.4m AGL, fair woundwood	C 20 to 40 yrs
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:	Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	ERC: Estimated Remaining Contributio

Report selection criteria.

Projects.

Millworth Lane Recreation Gound

Date Range.

Any Date

Work types.

----> No action :: Unspecified

----> -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)11

Number of trees in Report selection11

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 3



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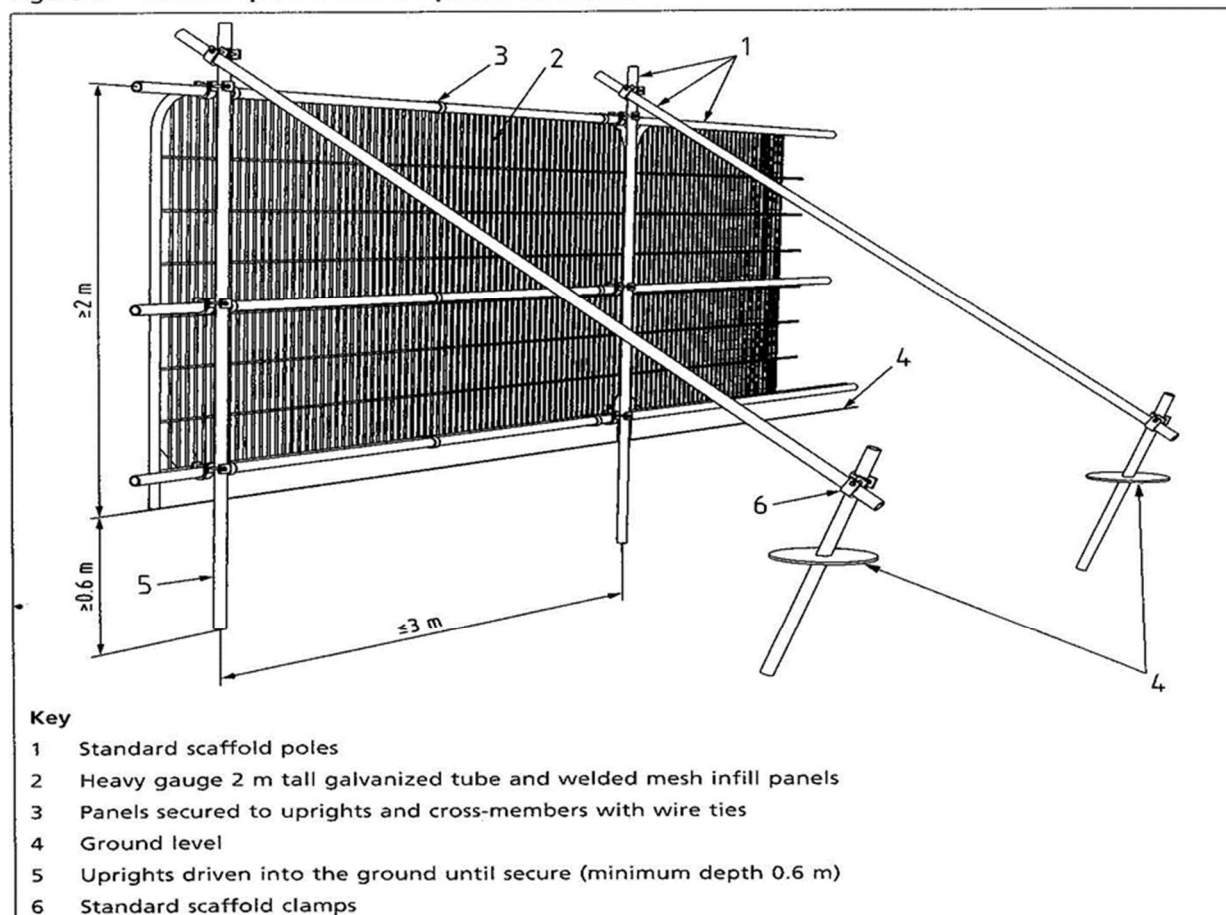
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BS 5837 FIGURE 2 TREE PROTECTION

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

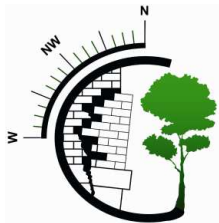




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APPENDIX 4



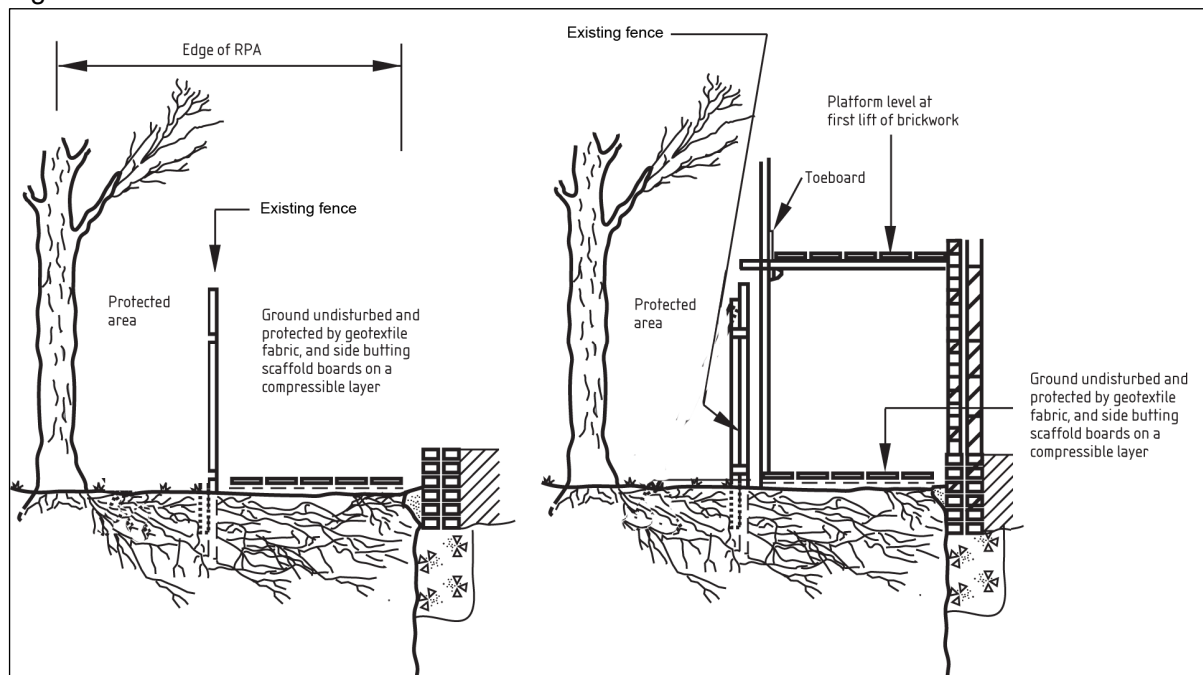
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TEMPORARY GROUND PROTECTION

Any temporary ground protection that may be required within an RPA shall conform to section 6.2.3. of BS 5837:2012, an example is shown in Figure 1 below.

Figure 1.



Option 1 – No vehicle access required.

1. Prior to installing ground protection the area beneath it must be lined with heavy duty polythene (1000/250 microns) to prevent contamination of the soil within the protected RPA.
2. Side butting scaffold boards placed on a compression-resistant layer such as 100 millimetre depth of woodchip, laid on top of a geotextile fabric membrane, fitted to ensure adequate cover of the area to be protected.
3. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials the Arboricultural Consultant shall inspect the temporary ground protection.
4. The temporary ground protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Option 2 - Vehicle access required

In place of the above items 1, 2 and 3 shall be the use of temporary DuraDeck® ground protection mats (moulded HDPE composite mats, 2.4m x 1.2m x 1.3cm), or MegaDeck®HD mats, or similar, laid on a 150 millimetre (mm) deep layer of woodchip or sharp sand, over a permeable, non-woven geotextile membrane (300 grams per square metre (g/m²) minimum) laid on top of the existing surface to minimise compaction from any additional, extraordinary vehicular access, to minimise compaction and prevent damage to surface roots.