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**BS5837:2012 TREE SURVEY AND
ARBORICULTURAL IMPACT ASSESSMENT:
79 Hilmanton, Lower Earley, Wokingham, RG6 4HN**

Dated: 10th December 2025

Our reference: GHA/DS/160779:25

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Arboricultural Impact Assessment

Location: 79 Hilmanton, Lower Earley, Wokingham, RG6 4HN
Our reference: GHA/DS/160779:25
Client: M Sheppard
Dated: 10th December 2025
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 23rd November 2025

Instructions

Issued by – M Sheppard

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to 79 Hilmanton, Lower Earley, Wokingham, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term wellbeing of the retained trees in a sustainable manner.

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Executive Summary

The proposal for the site is to construct a new infill extension to the south west of the existing house. The proposed scheme does not require the removal of any trees; therefore, the landscape character of the site will be unaffected by the proposal. The proposal requires a new structure to be installed within the root protection areas of nearby trees; however, mitigations are proposed to ensure these structures will not adversely affect these trees. The retained trees require protection in accordance with industry best practice and BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations, in order to ensure their longevity.

Documents Supplied

The client supplied the following documents:

- Existing layout plans
- Proposed layout plans

Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 The planning status of the subject property was not investigated in detail.
- 1.3 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.4 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.
- 1.5 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.
- 1.6 No discussions took place between the surveyor and any other party.
- 1.7 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.8 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.9 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.

- 2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.
- 2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and **MUST** only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

Category U – Those 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. Colour = red crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations’, Table 1.

The Site

- 3.1 The site is located on Hilmanton, a residential road located to the west of Earley.
- 3.2 Access to the property is currently gained via a driveway to the front (east) of the site.

The Subject Trees

- 4.1 The details of the subject trees are set out in the Schedule at Appendix B.
- 4.2 Of the three individual trees and groups of trees surveyed, one has been assessed as BS 5837 category A, with the remaining trees being assessed as BS 5837 category C.

Category A	1 tree
Category C	2 trees / groups

The Proposal

- 5.1 The proposal for the site is to construct a new infill extension to the south west of the existing house.
- 5.2 The proposed location of the above structures can be seen on the appended plan.

Arboricultural Impact Assessment

PROPOSED TREE RETENTION:

- 6.1 The proposed site layout and all of its associated structures allows for the healthy retention of all of the trees on the site itself, and within nearby adjacent sites; therefore, the arboricultural landscape character of the site will be retained.

TREE PRUNING TO ACCOMMODATE THE PROPOSAL

- 6.2 There is a slight overhang of the new structure from the crown of T1. This tree will therefore be pruned to improve clearances from the proposed new structure. A full specification for the proposed pruning can be seen in the tree table at appendix B. This is work that would be desirable regardless of the proposals.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

- 6.3 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.
- 6.4 The assessed RPAs can be seen on the appended plan where some have amended to take account of the existing structures.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES & PROPOSED MITIGATIONS

- 6.5 There is an encroachment into the RPA of T1 from the new structure as shown on the appended plan; thus, the use of traditional strip foundations will not be acceptable as this would cause harm to this tree.
- 6.6 A specialist foundation will instead be required to ensure the ground levels remain unaltered near to this tree. The use of systems employing mini piles in conjunction with ground beams will be used and is now widely accepted. The Abbey Pynford 'Treesafe' system is one such system which could be used, which has a proven track record in delivering 'root friendly' foundations and has been successfully used on a number of similar projects.

Below: tree safe

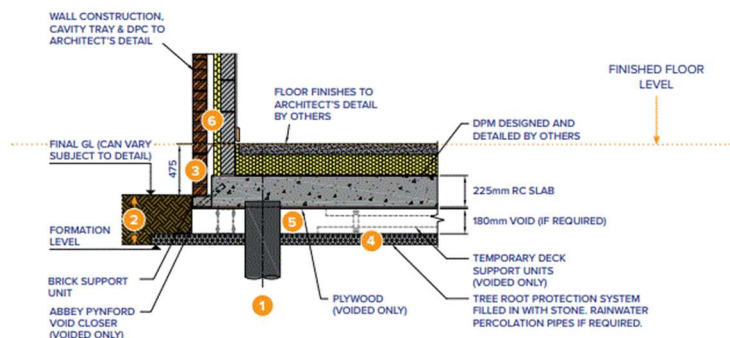


Treesafe is a version of our Housedeck ground floor solution. The system allows construction of dwellings or commercial structures close to or within tree root protection zones.

Treesafe utilises an open core working surface to support our lightweight piling rigs, minimising excavation that could potentially cause permanent damage to tree roots.

The Abbey Pynford benefits:

- 1 Allows construction of buildings within tree root protection zones.
- 2 Significant reduction in excavation.
- 3 Significant reduction in under build.
- 4 Open core deck system in place of piling mat.
- 5 Clear void to mitigate heave risk.
- 6 No venting required.



- 6.7 Localised piles will be positioned (following trial digs) to ensure that any significant roots (over 25mm) that are present in the area where the new building will sit can be retained and protected to coexist with the new structure.
- 6.8 In order to arrive at a suitable foundation design (which minimises root disturbance within the RPAs of nearby retained trees), site specific and specialist

advice regarding footings should be sought from an Engineer, in close discussion with the projects Arboriculturalist.

HARD LANDSCAPING IN RPAS

- 6.9 All new hard landscaping areas within the Root Protection Areas (RPAs) of the retained trees should be designed using no-dig, up and over construction and in close co-ordination with the retained Arboriculturalist using porous materials.

INSTALLATION OF SERVICES

- 6.10 The full details of existing and proposed new services have not been made available at the time of writing.
- 6.11 From an assessment of the subject site, undertaken in conjunction with the project architect, the existing drainage system has been assessed as suitable for re-use and it is assumed that the electric and gas cabling is also satisfactory. Therefore, there is no reason to assume that any new service installations will be required within the RPAs of any trees.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 Some minor pruning of T1 may be required in the medium term to maintain this tree in context with the new structure.
- 7.2 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

Tree Protection Measures and Preliminary Method Statement for Development Works

8.1 TREE PROTECTION BARRIERS

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees. The position of the fence **MUST** be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor. The fencing **MUST** be erected **prior** to any works in the vicinity of the trees and removed only when all development activity is complete. The protective fencing **MUST** be as that shown in BS 5837 (see Appendix C). The herras panels **MUST** be joined together using a minimum of two anti-tamper couplers which **MUST** be installed so they can only be removed from the inside of the fence. The panels **MUST** supported by stabilizer struts, which **MUST** be installed on the inside and secured to the ground using pins or appropriate weights.

The Fence must be marked with a clear sign reading:

“Construction Exclusion Zone – No Access”

8.2 GROUND PROTECTION – LIGHTWEIGHT ACCESS ONLY

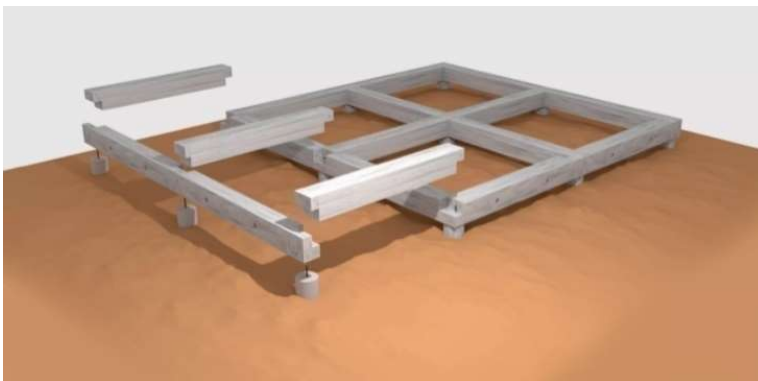
Where any additional ground protection is required, these areas **MUST** be covered with a permeable membrane, with 150mm layer of compressible woodchip overlaying it; an 18mm marine ply boards will then be secured on top of the woodchip to allow a 1.5tonne mini-digger to access the area without causing major compaction or soil erosion.



Above: ground protection make-up

8.3 PILED FOOTING INSTALLATION

- Before the actual installation of the new structure starts, all RPAs that may be affected will be covered with temporary ground protection as set out in BS. 5837
- Gaps in the ground protection should be left where it is expected to install the pile or dig holes.
- Pile location should be hand dug to depth of 750mm to establish significant root structures.
- If there are any roots over 25mm in diameter that could be damaged the pile location will be moved to avoid disturbing the root.
- Once the piles have been installed, the supporting beams for the must be raised above the ground level between the piles and no further excavation carried out.
- The beams between the piles will be precast or cast on site using a biodegradable void former. The slab will be cast between the beams using a biodegradable void former such as Clayboard or similar approved. The ground protection must remain in place until work is complete and there is no risk to the RPAs.



8.4 ON SITE SUPERVISION

Regular site supervision is essential to ensure all potentially damaging activities near to trees are properly supervised. A pre start site meeting **MUST** occur to ensure all parties are aware of their responsibilities relating to tree protection on site; this **MUST** include a site induction for key personnel.

Key personnel:

Name	Position	Contact number / email:
Glen Harding	Retained arboriculturalist	07884 056 025 Or info@ghatrees.co.uk
TBC	Site manager	TBC

After this pre start meeting, day-to-day responsibility for tree protection will be devolved to the site manager who will make contact with the retained arboriculturalist as needed.

8.5 OTHER TREE PROTECTION PRECAUTIONS

- **NO** fires lit on site within 20 metres of any tree to be retained.
- **NO** fuels, oils or substances which will be damaging to the tree shall be spilled or poured on site.
- **NO** storage of any materials within the root protection zone.

8.6 DISMANTLING PROTECTIVE BARRIERS

Protective barriers must only be completely removed when all machinery, and equipment has left site.

Conclusion

- 9.1 In conclusion, the principal arboricultural features within the site can be retained and adequately protected during development activities.
- 9.2 Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.

Recommendations

- 10.1 Site supervision – An individual e.g. the Site Agent, must be nominated to be responsible for all arboricultural matters on site. This person must:
- a. Be present on the site the majority of the time.
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.

- d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- e. Make immediate contact with the local authority and / or retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

10.2 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

10th December 2025

Signed:



Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

Appendix A
TREE PLAN
(see separate PDF)

Appendix B

TREE TABLE

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Oak	14.5	1132	2	13.58	10	10	10	10	M	4 over site	40+ years	A1	Off site tree/full inspection not possible, forked trunk, major deadwood. Recommend: crown lift to 6m over site.
G2	Cypress	Up to 9	160	1	1.92	1	1	1	1	M	N/A	10-20 years	C2	Off site tree/full inspection not possible, forming a hedge
T3	Ash	11	210	1	2.52	1.5	1.5	1.5	1.5	MA	N/A	10-20 years	C1	Off site tree/full inspection not possible

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)
Height (Ht): Measured in metres +/- 1m

Appendix C
TREE FENCING DETAIL

Figure 3 Examples of above-ground stabilizing systems

