

BS5837:2012

Tree Survey

**School Road
Hurst, Reading**

Written by: Tom Grayshaw

BA (Hons) Tech Cert (ArborA) Dip Arb L6 (ABC) MArborA

Date: 28/11/2022

Revision A: 23/06/2025

Job number: 2507

Report reference: TGA.2507.TreeSurveyRevA

Contents

1. Introduction	3
2. Survey method & limitations	4
3. Overview	5
4. Recommendations	8
5. TPO Online mapping excerpt	10
6. Tree Survey Schedule	11

1. Introduction

- 1.1. TGA Ltd were originally instructed in November 2022 to survey the trees at School Road, Hurst, Reading in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
- 1.2. **This report has been revised in June 2025 following a site visit to update the tree survey, following new instruction by B & M Ltd.**
- 1.3. **In summary of the updated tree survey: T1 an offsite oak tree has been removed. T39 which was previously noted as being in a poor condition is now dead. Further minor changes in measurements were recorded and the tree schedule updated accordingly.**
- 1.4. The survey was carried out on 22nd November to record the species and dimensions of the trees, and to assess the trees on site for their quality and benefits within the context of proposed development.
- 1.5. The reference for the Tree Survey Plan that accompanies this report is TGA.2468.TSP.001.
- 1.6. The survey plan is based on the supplied topographical survey by Compass Surveys Ltd drawing number 1253-01.
- 1.7. This report provides tree survey data in accordance with BS5837:2012. The survey was not carried out for health and safety purposes.
- 1.8. Information from this survey may be used for NHBC chapter 4.2 foundation calculations with the limitation that the survey was not carried out explicitly for that purpose. It is recommended that further advice is sought from the author prior to use of this report for this purpose.
- 1.9. According to a search of the Wokingham Borough Council online mapping service on 23rd November 2022, trees on the site are protected by TPO reference TPO-1784-2021. In excerpt is provided below.
- 1.10. The controlling authority is Wokingham Borough Council who can be contacted at: www.wokingham.gov.uk

2. Survey method & limitations

- 2.1. The survey has been carried out following BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Further notes on survey method are included in the comments section of the schedule where required.
- 2.2. Trunk diameters were measured at 1.5m above ground level using a diameter tape. For trees that were offsite or inaccessible at the time of survey, stem diameters may be estimated. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter given may be an estimated average or an estimated maximum.
- 2.3. Tree heights were measured with a Hagloff clinometer or estimated in relation to those measured with the clinometer.
- 2.4. Crown clearance is interpreted as the height of lowest foliage from the crown above ground level.
- 2.5. Tree canopies were measured in four directions using a Leica Deisto laser measure. Where required dimensions were estimated by pacing. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy extent of tree groups will be based on the topographical survey, or by measuring a maximum canopy radius for each tree.
- 2.6. Categories are based on the Table 1 - Cascade chart for tree quality assessment from BS5837:2012. A is high quality; B is moderate quality; C is low quality, and U category trees are in such a condition that they cannot realistically be retained for longer than 10 years.
- 2.7. The reference numbers of surveyed trees and groups is shown on the Tree Survey Plan.
- 2.8. Where dimensions were estimated the reason is given in the survey comments for that tree or group.
- 2.9. Where trees are located on neighbouring land dimensions are estimated.
- 2.10. Where stems or branches are obscured by ivy or other materials a full assessment of those parts was not possible.
- 2.11. No soil assessment was carried out at the time of survey.
- 2.12. Where trees were not plotted on the topographical survey their positions must be considered as estimated.

3. Overview

- 3.1. The site comprises two paddocks currently in use for equine purposes.



Overview of site included in survey – Google imagery

- 3.2. The site is bounded by post and wire fence fit for purpose in terms of containing grazing horses.
- 3.3. To the north of the site is the playground for St Nicholas School. To the east and west of the site are residential properties. To the north west of the site is School Road, and Orchard Road is located on the southern boundary.
- 3.4. There is vehicle access to the site via a five bar gate from School Road at the north western corner.
- 3.5. There are 14 'B' category trees included in the survey, 35 'C' category and 4 'U' category trees. The majority of trees on the site are located on the boundaries of the site. There are early mature mixed deciduous native trees including Lime, Oak, Field Maple, Sycamore, Ash, Cherry and Willow of moderate or low quality.
- 3.6. The large mature Oak tree (T1) just offsite within the school playground at the north has been felled to leave a 4m stump.
- 3.7. 'B' category trees are those trees with moderate individual quality, or trees present in numbers, growing as groups with landscape value, such that they attract a higher collective rating than they might as individuals. 'B' category trees are those that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage).

- 3.8. 'C' category are those with low inherent value due to low overall physiological vigour, or structural faults, or their diameter is less than 150mm at 1.5m above ground level.
- 3.9. There are two mature Ash trees located within the site on the boundary that separates the two paddocks (T15 & T16). At the time of survey the trees were not in leaf, making an assessment of ash dieback difficult to determine, however the disease is known to be present within trees in the vicinity so the trees are likely to be affected. The future of the trees is uncertain due to the disease, so their category has been lowered to reflect their limited life expectancy. It is noted that the trees are included within the TPO made in 2021.
- 3.10. Ash dieback is caused by a fungus called *Hymenoscyphus fraxineus*. Part of the fungus life cycle was formerly known as *Chalara fraxinea*, hence the alternative names including *chalara* or *chalara ash dieback*. Ash dieback causes leaf loss and crown dieback, leading to the death of the tree.
- 3.11. Not all ash trees will die as a direct result of ash dieback infection, research and experience in Europe indicates that only up to 5% of the ash population may be genetically tolerant to ash dieback. However 100% mortality in natural forests within 30 years can't be ruled out, and mortality between 50% and 75% may be more likely. In plantations 85% mortality is the highest recorded in Europe thus far.



View of trees on southern boundary



Trees on site boundary adjacent to Orchard Road



Trees on site interior T15/T16 centre T17 to right



Ash dieback disease noted in crown of T16

4. Recommendations

- 4.1. There is scope for development within the interior of the site, retaining the trees on the boundaries as part of the development proposals.
- 4.2. With the two mature Ash trees T15 & T16, ash dieback disease is known to be present within trees in the vicinity, so the trees are more likely than not to be adversely affected in the future. It is noted the TPO was made in 2021 when it would have been known that ash trees have a likely limited life expectancy. However, the TPO would serve to ensure that the trees are replaced by new planting in the event of their demise.
- 4.3. Trees of A and B category are a constraint to development, and their retention is recommended as part of any proposed development layout.
- 4.4. C category trees are not usually considered a constraint to development, but they should be retained where there is no reason for their removal. This is especially the case where C category trees are located on site boundaries such that they have landscape value as screening.
- 4.5. U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.
- 4.6. BS5837:2012 recommends that tree constraints should be considered both above and below ground. Damage to trees below ground occurs when tree roots are severed during excavation, or when soil is compacted such that roots will not grow. BS5837:2012 therefore gives a 'default position' that the proposed layout should be designed to ensure that structures are located outside the RPAs of trees to be retained.
- 4.7. Trees provide amenity in terms of their individual ornamental value, as well as their contribution to the landscape. Consideration must be given to their height and spread, shading, factors relating to proximity to dwellings, as well as perceived threat of tree failure. It is therefore important to ensure that adequate space is provided to ensure that there is a satisfactory relationship between retained trees and any proposed layout design.
- 4.8. When a final layout design is produced, an Arboricultural Impact Assessment (AIA) should be completed to evaluate the direct and indirect effects of the proposed design, and where necessary recommend mitigation. Where such mitigation is required, an Arboricultural Method Statement and Tree Protection Plan should be produced to provide protection measures as per BS5837:2012 recommendations.
- 4.9. Trees on the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which

are felled. If the site is in a conservation area, six weeks notice of works to all trees should be given.

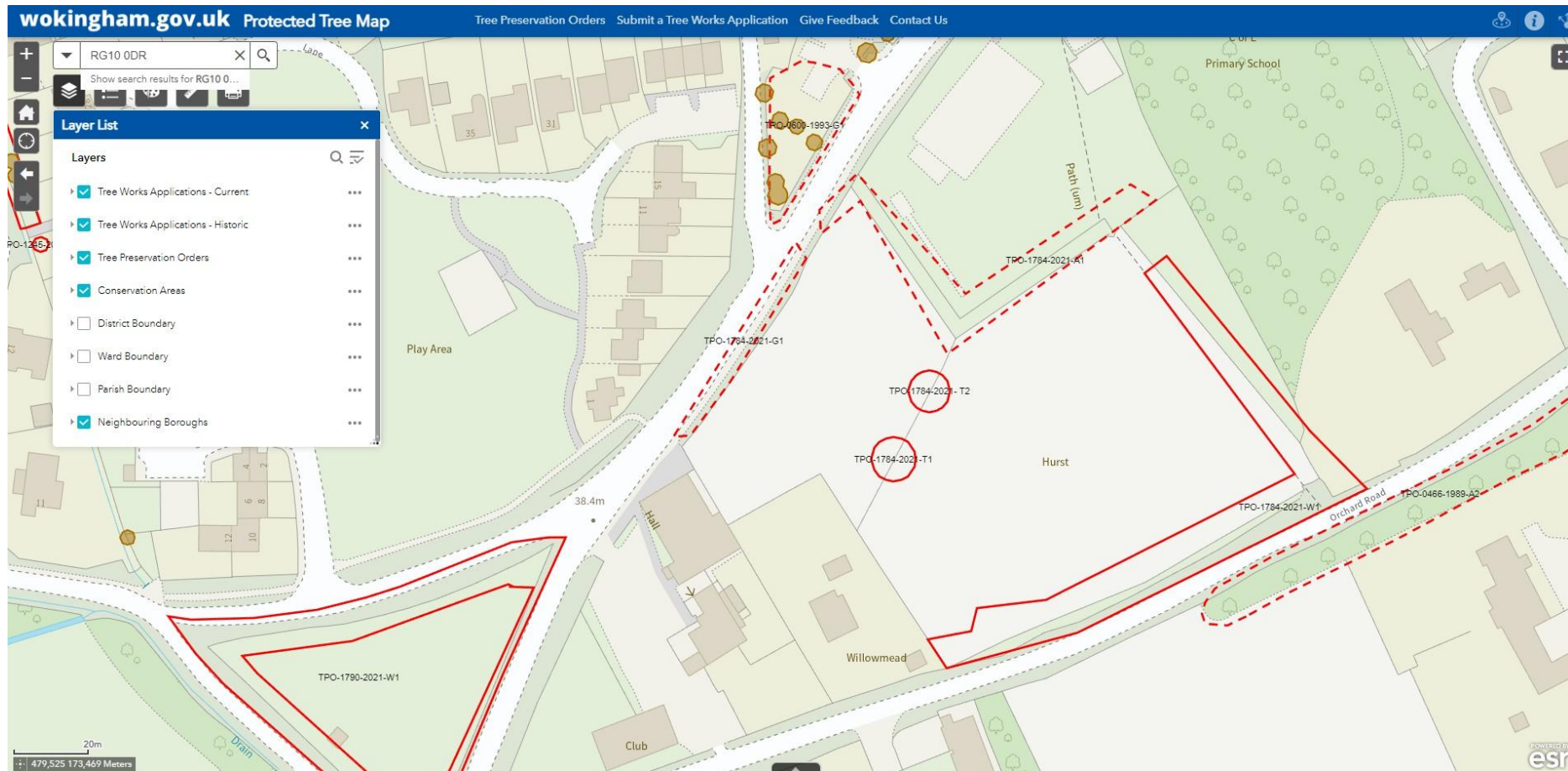
Tom Grayshaw BA (Hons) Tech Cert (ArborA) Dip Arb L6 (ABC) MArborA
28th November 2022

Revised 23rd June 2025

LIMITATIONS OF USE AND COPYRIGHT

This assessment has been prepared for B & M Ltd. All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with School Road, Hurst, Reading. Until all invoices rendered by the Consultant to the for B & M Ltd have been paid in full, the copyright of any documents, forms, statements, maps, plans and other such material will remain vested in TGA Ltd and no unauthorised use of such material may be made by the for B & M Ltd or any person purporting to be acting on his/her behalf. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of TGA Ltd.

5. TPO Online mapping excerpt



6. Tree Survey Schedule

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Quercus robur (Common Oak)	4(0)	1300(1)	0, 0, 0, 0	M	<10	Diameter estimated due to offsite location. Cut to 4m stump.	U
T2	Ulmus procera (English Elm)	6(1)	150(1)	2, 2, 2, 2	SM	<10	Limited life expectancy due to Dutch Elm Disease.	U
T3	Acer pseudoplatanus (Sycamore)	10(2)	180(1)	4, 2, 2, 4	SM	40+	Consistent with having self-seeded. Unbalanced crown shape. Low individual quality but landscape value as part of boundary screening.	C2
T4	Acer pseudoplatanus (Sycamore)	12(2)	240, 220, 220, 160(4)	4.5, 4.5, 4.5, 5	EM	40+	Consistent with having self-seeded. Multi stem from ground level. Low individual quality but landscape value as part of boundary screening.	C2
T5	Tilia X europaea (Common Lime)	12(0)	370(1)	4.5, 4.5, 4.5, 4.5	EM	40+	Landscape value on boundary and as part of street scene. Good future potential. Low canopy over pavement.	B2
T6	Tilia X europaea (Common Lime)	11(2)	360(1)	4.5, 4.5, 4.5, 4.5	EM	40+	Landscape value on boundary and as part of street scene. Good future potential. Low canopy over pavement.	B2
T7	Fraxinus excelsior (Ash)	10(2)	400(1)	5.5, 5.5, 5.5, 5.5	EM	10+	Limited life expectancy due to Ash dieback disease. Compromised by Ivy infestation.	C2
T8	Tilia X europaea (Common Lime)	12(2)	430(1)	5, 5, 5, 5	EM	40+	Ivy throughout crown. Landscape value on boundary and as part of street scene. Good future potential	B2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T9	Fraxinus excelsior (Ash)	10(2)	440(1)	6, 6, 6, 6	EM	20+	Limited life expectancy due to Ash dieback disease.	C2
T10	Tilia X europaea (Common Lime)	11(2)	340(1)	4, 4, 4, 4	EM	20+	Wound on South of main stem 55cm High and 13cm wide with visible decayed heartwood.	C2
T11	Malus sylvestris (Crab Apple)	8(2)	310(1)	3, 3, 3, 3	EM	20+	Major limb cut to stump on West Side of main stem at 2m. Heavily pruned to crown lift over pavement. Deep wound on main stem at 1m.	C2
T12	Prunus cerasifera (Cherry Plum)	4(2)	260(1)	4, 2, 1, 1	OM	<10	Limited life expectancy. Unbalanced crown shape. Decay throughout base of stem. Decay throughout main stem. Exposed decayed heartwood.	U
G13	Cornus sanguinea (Dogwood)	3(0)	75(1)	1, 1, 1, 1	SM	20+	Landscape value as part of boundary screening. Average estimated dimensions given for group. Mixed deciduous hedge on boundary, mainly Dogwood.	C2
T14	Cupressus macrocarpa (Monterey Cypress)	17(2)	700(1)	7, 7, 7, 7	M	20+	Offsite tree dimensions estimated.	B2
T15	Fraxinus excelsior (Ash)	11(2)	510(1)	6.5, 6, 7, 6.5	M	10+	Limited life expectancy due to Ash dieback disease. Current limited dieback showing on new growth, but deadwood evident in crown. Irrespective of Ash dieback the tree is of low landscape value on interior of site.	C1

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T16	Fraxinus excelsior (Ash)	11(2)	530(1)	6.5, 6.5, 6.5, 6.5	M	10+	Limited life expectancy due to Ash dieback disease was present at the time of survey. Low landscape significance on interior of site. Current limited dieback showing on new growth, but deadwood evident in crown. Irrespective of Ash dieback the tree is of low landscape value on interior of site.	C1
T17	Quercus robur (Common Oak)	15(3)	520, 470(2)	8.5, 8.5, 8.5, 8.5	EM	40+	Twin stem from 1m. Tight fork.	B2
T18	Quercus robur (Common Oak)	12(3)	320, 260(2)	4, 6, 6, 2	SM	40+	Twin stem from 1.5m. Tight fork.	B2
T19	Acer campestre (Field Maple)	10(2)	220(1)	3, 3, 1, 1	SM	20+	Unbalanced crown shape.	C2
T20	Acer campestre (Field Maple)	10(2)	240(1)	2.5, 2.5, 2.5, 2.5	EM	20+	Stem position estimated as not indicated on topographical survey.	C2
T21	Acer campestre (Field Maple)	10(2)	240(1)	2.5, 2.5, 2.5, 2.5	EM	20+	Ivy throughout crown. Stem position estimated as not indicated on topographical survey.	C2
G22	Crataegus monogyna (Hawthorn), Taxus baccata (Yew), Acer pseudoplatanus (Sycamore)	4(0)	75(1)	1, 1, 1, 1	SM	40+	Average estimated dimensions given for group. Mixed deciduous hedge on boundary	C2
G23	Acer pseudoplatanus (Sycamore)	6(2)	180(1)	2.5, 2.5, 2.5, 2.5	SM	40+	Consistent with having self-seeded. Stem position estimated as not indicated on topographical survey. Low individual quality but landscape value as part of boundary screening.	C2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T24	Acer campestre (Field Maple)	10(2)	410(1)	4.5, 4.5, 4.5, 4.5	EM	40+	Ivy on main stem.	B2
T2	Acer campestre (Field Maple)	10(2)	360(1)	4, 3, 3, 4	EM	40+	Ivy on main stem.	B2
T25	Acer campestre (Field Maple)	8(2)	150(1)	2.5, 2.5, 2.5, 2.5	SM	20+	Stem position estimated as not indicated on topographical survey.	C2
T26	Cedrus libani atlantica 'Glauc' (Atlantic Cedar)	9(2)	400(1)	4, 4, 4, 4	SM	20+	Sparse crown. Compromised by Ivy infestation.	C2
G27	Crataegus monogyna (Hawthorn), Taxus baccata (Yew), Acer pseudoplatanus (Sycamore)	4(0)	75(1)	1, 1, 1, 1	SM	40+	Average estimated dimensions given for group. Mixed deciduous hedge on boundary	C2
T28	Salix alba (White Willow)	16(8)	500(1)	5, 5, 5, 5	M	10+	Offsite tree dimensions estimated. Large cavity visible at base	C2
G29	Crataegus monogyna (Hawthorn)	2(0)	50(1)	0.5, 0.5, 0.5, 0.5	Y	40+	Recent young hedgerow planting	C2
T30	Crataegus monogyna (Hawthorn)	4(0)	100(1)	2, 2, 2, 2	EM	20+	Stem position estimated as not indicated on topographical survey. Offsite tree dimensions estimated.	C2
T31	Crataegus monogyna (Hawthorn)	6(0)	150(1)	3, 3, 3, 3	EM	20+	Stem position estimated as not indicated on topographical survey. Offsite tree dimensions estimated.	C2
T32	Fraxinus excelsior (Ash)	10(2)	300(1)	4.5, 4.5, 4.5, 4.5	EM	10+	Limited life expectancy due to Ash dieback disease. Offsite tree dimensions estimated.	C2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T33	Fraxinus excelsior (Ash)	10(2)	100, 100, 100, 100(4)	3, 3, 3, 3	EM	10+	Limited life expectancy due to Ash dieback disease. Offsite tree dimensions estimated.	C2
T34	Salix alba (White Willow)	10(2)	150, 150, 150(3)	3, 3, 5, 5	EM	10+	Limited life expectancy due to Ash dieback disease. Offsite tree dimensions estimated.	C2
T35	Prunus cerasifera (Cherry Plum)	8(0)	200(1)	3, 3, 3, 3	EM	20+	Low individual quality but landscape value as part of boundary screening.	C2
T36	Tilia X europaea (Common Lime)	11(0)	300, 100, 100, 100, 100, 100, 100(7)	5, 5, 5, 5	EM	40+	Multi stem from ground level. Landscape value as part of boundary screening.	B2
T37	Fraxinus excelsior (Ash)	9(3)	150(1)	3, 3, 3, 3	SM	10+	Limited life expectancy due to Ash dieback disease. Low individual quality but landscape value as part of boundary screening.	C2
T38	Quercus robur (Common Oak)	10(0)	150(1)	2, 2, 2, 2	SM	40+	Consistent with having self-seeded.	C2
T39	Alnus glutinosa (Common Alder)	10(2)	300(1)	3, 3, 3, 3	EM	<10	Dead tree.	U
T40	Quercus robur (Common Oak)	10(0)	280(1)	4, 4, 4, 4	EM	40+		B2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T41	Prunus cerasifera (Cherry Plum)	8(1)	180, 160(2)	3, 3, 3, 3	EM	20+	Ivy throughout crown. Low individual quality but landscape value as part of boundary screening.	C2
T42	Prunus avium (Wild Cherry)	8(1)	250(1)	4, 4, 4, 4	EM	20+	Ivy throughout crown. Low individual quality but landscape value as part of boundary screening.	C2
T43	Fraxinus excelsior (Ash)	8(2)	100(1)	1.5, 1.5, 1.5, 1.5	Y	10+	Limited life expectancy due to Ash dieback disease.	C2
T44	Quercus robur (Common Oak)	8(2)	100(1)	2, 2, 2, 2	Y	10+	Consistent with having self-seeded. Low individual quality but landscape value as part of boundary screening.	C2
T45	Prunus avium (Wild Cherry)	10(2)	200(1)	4, 4, 4, 4	EM	20+	Low individual quality but landscape value as part of boundary screening.	C2
T46	Quercus robur (Common Oak)	6(2)	100(1)	2, 2, 2, 2	Y	10+	Consistent with having self-seeded. Low individual quality but landscape value as part of boundary screening.	C2
T47	Salix X chrysocoma (Weeping Willow)	13(1)	690(1)	7, 7, 7, 7	M	20+	Landscape value as part of boundary screening. Scattered deadwood consistent with age and species. Twin stem from 2m.	B2
T48	Salix X chrysocoma (Weeping Willow)	13(1)	650(1)	7.5, 7.5, 7.5, 7.5	M	20+	Landscape value as part of boundary screening. Scattered deadwood consistent with age and species.	B2
T49	Prunus avium (Wild Cherry)	10(2)	400(1)	6, 6, 6, 6	M	20+	Diameter estimated due to brambles.	B2
T50	Crataegus monogyna (Hawthorn)	8(2)	200(1)	3, 3, 3, 3	EM	20+	Offsite tree dimensions estimated.	C2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T52	Prunus avium (Wild Cherry)	10(2)	350(1)	4.5, 4.5, 4.5, 4.5	M	40+	Offsite tree all information estimated	B2