

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

ARBORICULTURAL IMPACT ASSESSMENT FOR MARRON REMISE WARGRAVE



**Prepared on behalf of:
Beechwood Tree Care Ltd
2 Playhatch Farm Cottages
Playhatch
Reading
RG4 9QX**

Ref: PB/AIA-25/06.11

24 June 2025



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BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
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1. Report details

1.1 Arboricultural Impact Assessment (AIA)

1.1.1 An arboricultural impact assessment (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 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 and 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 Beechwood Tree Care Ltd and the tree survey conducted by ourselves on the 11 June 2025.

1.4 Clients instructions

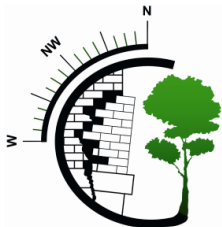
1.4.1 We are instructed by Beechwood Tree Care Ltd, 2 Playhatch Farm Cottages, Playhatch, Reading, RG4 9QX to prepare an arboricultural impact assessment to determine the effects of the proposed works on the trees identified in our survey of 11 June 2025 and visa-versa.

1.5 Supplied information

1.5.1 We were provided with a copy of the following drawings, see Table 1 below, and the AIA is based upon the information in Table 1:

Table 1. Project drawings

Drawing Title	Drawing ref.	Prepared by
Topo Survey Of Marron Remise	Db1911-topo And Sections 3/05/2016	DESIGNBASE Surveying & Modelling
Block Plan	TKL/2/5 January 2025	Domus Design Associates



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2. The site

2.1 Site description

- 2.1.1 The site comprises a single storey detached property set within a woodland area containing mixed aged trees set around the boundaries, with a small lawned area to the south of the existing building. The topography of the building footprint is level but the ground slopes down to the west and north and up to north.

2.2 Proposed development

- 2.2.1 The proposed development consists of the demolition of the existing building and a replacement building to be constructed on the existing building footprint, and an extended car parking area to the north of the building.
- 2.2.2 The tree details have been assessed against the proposed scheme set out on site layout drawings referenced in 1.5.1 above.

2.3 Tree survey

- 2.3.1 The trees were surveyed by Paul Billin, BSc, MICFor, on 11 June 2025. 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 search of Wokingham Borough Council website's 'Protected Tree Map' on 18 June 2025 confirmed that the trees within the site are protected by a Woodland Tree Preservation Order (TPO) TPO No. 0002/1951 WOODLAND 2 and that the site is not within a Conservation Area.

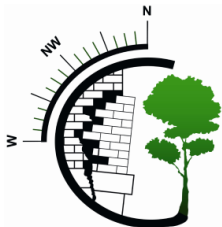
3. Introduction

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:



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3.2.1 continued

- 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.

3.3 Guidance 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>
- *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.*
Published by the National Joint Utilities Group (NJUG). Volume 4. Issue 2: 16th November 2007

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.
- 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.



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5. Impact on existing trees

5.1 Tree loss, tree damage and pruning works

5.1.1 We anticipate the proposed layout will require the necessary removal of two groups as detailed in Table 2 below to allow full implementation of the proposed development.

Table 2. Necessary tree removal

Tree No.	Species	Height (m)	Retention Category	Necessary Tree Removal to Allow Implementation of the Full Planning Permission
G31	Laurel and beech	7	C	To allow for access and construction works
G33	Mixed species	15.0	B	To allow for access and construction works

Abbreviations: m metres No.= number

5.1.2 There is no tree loss anticipated as a result of the British Standard classification for trees of poor health and condition, category 'U' trees.

5.1.3 The proposed layout of the site development works will require the necessary facilitation pruning works to trees as detailed in Table 3 below, to allow for site access and the implementation of site development works.

Table 3. Necessary facilitation pruning work.

Tree No.	Species	Height (m)	Retention Category	Necessary Access and Facilitation Pruning to Allow Implementation of the Full Planning Permission
W29	Mixed species	16.0	A	Crown raising (pruning) over driveway to 5m AGL to allow site access for the development
W32	Mixed species	16.0	A	Crown raising (pruning) over driveway to 5m AGL to allow site access for the development

Abbreviations: m. = metre, AGL = above ground level

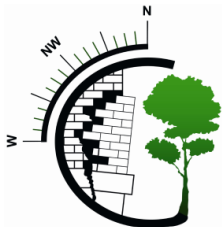
5.2 Impacts on root protection areas (RPAs)

5.2.1 Site access during set up, and during demolition and construction is adjacent to the RPAs of T28, T30, W29, W32 and therefore it is anticipated there will be a requirement for tree protection barriers (TPB) to create Construction Exclusion Zones (CEZ).

5.2.2 Site access is over the existing hard surfaced drive which will afford sufficient ground protection during the demolition and construction works.

5.2.3 The footprint of the building is not changing and therefore there will be no RPA incursions as a result of the proposed replacement building.

5.2.4 It is proposed to extend the layout of the car parking area at the front of the property to accommodate three cars, and two groups will require necessary removal as detailed in 5.1.1 above.



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5.2.5 To ensure the RPAs of retained trees remain undamaged, and to prevent contamination and compaction during site access, demolition of the existing building, excavation of foundations for the extended car park area, and construction works, tree protection mitigation must be implemented before and during the works, including temporary protection barriers (TPB), shown on the tree protection plan ref PB/TPP-25/06.11. A TPB will be used to create a CEZ to the south of the site to protect the RPAs of T10 and T23 to T27

5.2.6 We do not anticipate any negative impacts on the RPAs of the retained trees as a result of this scheme provided that the tree protection barriers are installed and maintained as per the tree protection plan drawing ref PB/TPP-25/06.11 and detailed in section 5.4 below.

5.3 Grade changes

5.3.1 No grade changes are proposed over the retained tree RPAs to facilitate the construction of the new development and therefore there will be no impact 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 Arboricultural Consultant (AC) prior to any alterations or changes and the work must be supervised by the AC.

5.4 Tree protection measures

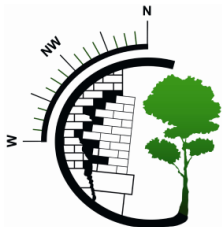
5.4.1 To protect retained trees from construction activities, notwithstanding the need for an Arboricultural Method Statement (AMS), the retained trees must be protected by implementing suitable tree protection measures which must remain in situ for the duration of the works.

5.4.2 The accompanying tree protection plan ref PB/TPP-25/06.11 shows the specific tree protection locations required prior to and during the demolition of existing structures and the construction works.

5.4.3 The tree protection barrier (TPB) must be installed prior to any site or construction activity as shown on drawing PB/TPP-25/06.11 using the default temporary protective barrier as specified and detailed in BS5837:2012 Section 6.2, Fig 2, designed to provide construction exclusion zones around the RPAs of all trees to be retained and considered proportionate to the risks associated with this scheme. The established laurel hedge on the west side of the access drive, and the sleeper retaining wall on the east side, will act as a suitable TPB, creating the CEZ.

5.4.4 Site access around the perimeter of the existing building during demolition and construction works is over the existing hard surfaced drive which will afford sufficient ground protection during the development works. There are therefore not anticipated to be any requirements for additional temporary ground protection.

5.4.5 Demolition of the existing building should be carried out on existing hard surfaces with the mini excavator positioned outside the RPA of any retained tree, using a toothless bucket, working in a direction away from the edge of the RPA.



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5.4.6 The existing hard surfaced drive will be retained at the present levels, and no further mitigation will be required

5.4.7 Spoil movements, storage of materials, skips, parking and welfare facilities must be sited beyond the RPAs of retained trees: in this instance on the existing driveway to the west of the existing building.

5.5 Services in close proximity to retained trees

5.5.1 Full details of excavation and installation of services to the proposed new dwelling, including rainwater soakaways and water harvesting tank and foul drainage and septic tank are shown on Block Plan drawing ref TKL/2/5, dated January 2025, with the proposed new soakaways and septic tanks sited outside of any retained tree RPA.

6. Visual impact on the landscape and tree character

6.1 In this instance the loss of two groups internal to the site as a result of the proposed scheme will lead to a very low negative impact. The impact will be localised and internal and will not result in a significant negative impact on the sylvan character of the local landscape, and no significant loss of amenity.

6.2 The properties surrounding the site have good tree cover, providing landscape continuity. The wider landscape will remain largely unchanged, as the trees to be removed are predominantly located centrally to the site.

7. Direct or indirect impacts of trees

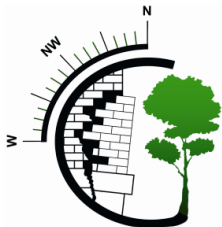
7.1 The retained trees will not be affected by the development work providing the protection measures set out and included on the tree protection plan drawing ref PB/TPP-25/06.11 are followed.

7.2 The retained trees across the site will continue to increase in size as they reach full maturity, and we anticipate that management intervention will be in keeping with current requirements and normal arboricultural practice. Canopy management as currently practiced will be required in the coming years in order to maintain a tenable relationship between the trees, built structures and occupants.

7.3 In the interests of good arboricultural practice and tree health, any proposed works must be carried out in accordance with the recommendations contained in *British Standard 3998:2010 Tree Work - Recommendations*, particularly *section 7.7 Crown reduction and reshaping* and the tree work notification requirements of the TPO status.

8. Leaf, fruit or sap fall and shade

8.1 The retained trees will provide shade to the north of the building and we do not anticipate any adverse impacts as a result of shade.



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- 8.2 Leaf fall is anticipated from the retained trees, but the provision of leaf guards or grilles on gutters and gullies will minimise the problem and this can be managed by leaf collection as currently practiced and therefore no adverse impact is anticipated as a result of the proposal.
- 8.3 There are no trees near the proposal which are prone to the production of excessive honeydew exudate, or fruit fall.

9. Conclusions

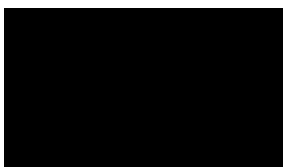
- 9.1 There will be the direct loss of two groups internally to the site as a result of the development, and therefore a low negative impact internally on the sylvan character of the site and on the local landscape, with no significant loss of amenity.
- 9.2 The proposed layout of the development works will require the necessary facilitation pruning works to the driveway woodland edges to allow for site access and the implementation of site development works.
- 9.3 Providing the protection measures set out above and indicated on the tree protection plan drawing ref PB/TPP-25/06.11 are implemented and maintained we do not anticipate any long-term negative impacts from the proposed construction work on the RPAs of the retained trees nor the long-term vigour and vitality of the retained trees.

10. Recommendations

- 10.1 The tree protection measures as indicated on the tree protection plan drawing ref PB/TPP-25/06.11 and outlined above must be implemented.
- 10.2 A suitably qualified Arboricultural Consultant (AC) must be engaged to provide technical advice.
- 10.3 Direct arboricultural supervision is considered inappropriate to this scheme. The site supervision will be undertaken by the Project Manager under guidance from the AC.

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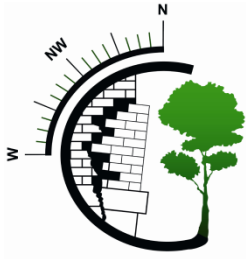
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Paul Billin BSc MICFor
Chartered Arboriculturist
Tree Surveys

Revisions:

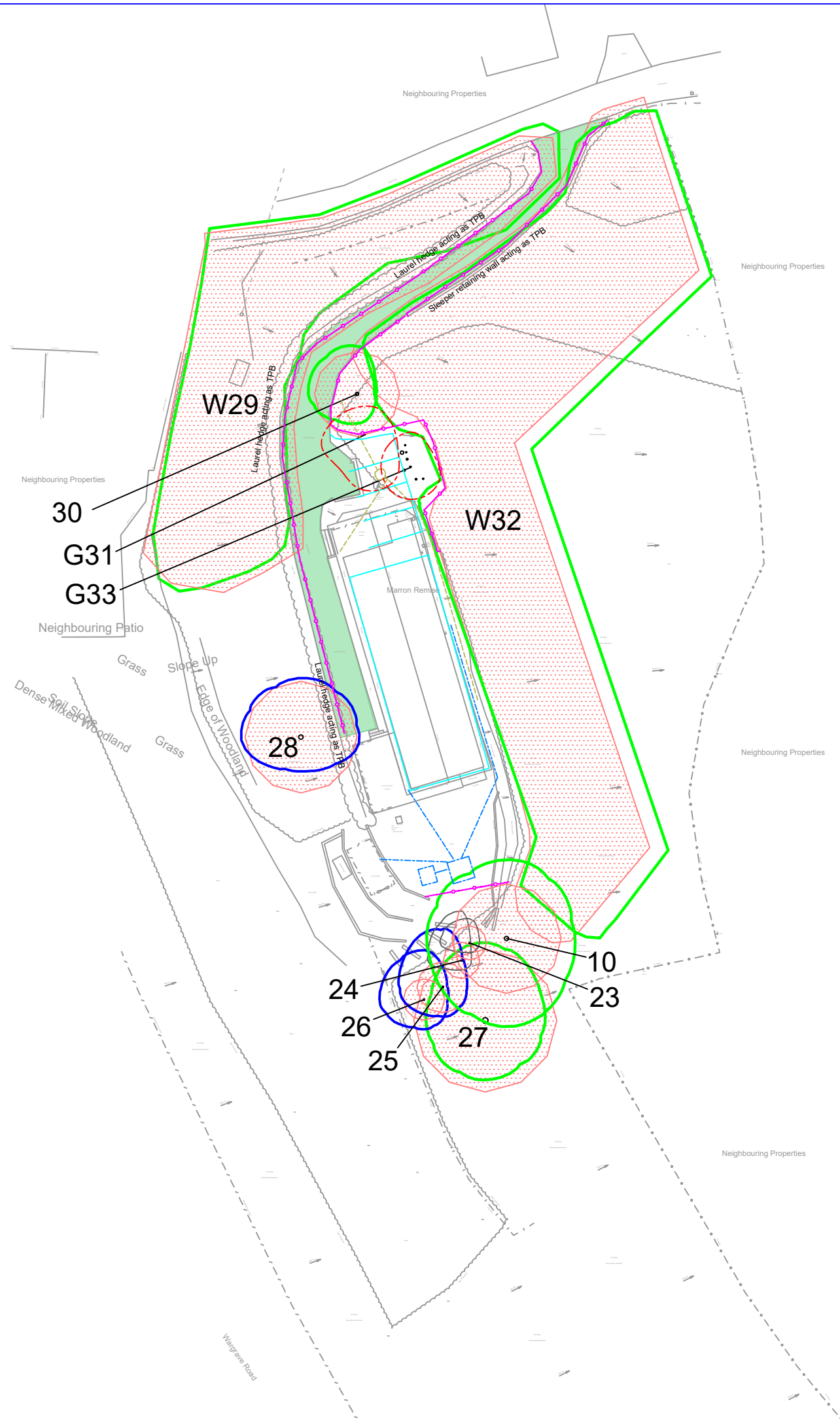
Rev A following the Pre-application enquiry reference: 2024/0984



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APPENDIX 1



Trees to be removed
Direct loss:
Category B: G33
Category C: G31

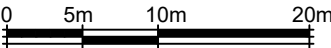
NOTES

- 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 OS data, Licence No. 100022432.

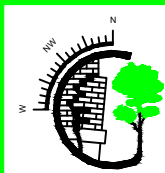


Key:

- Trees retained
- Root protection area (RPA)
- Tree number - refer to report for information
- Existing site features
- Proposed rebuild and parking
- Tree protection barrier (TPB)
- Tree protection barrier (TPB)
- Existing hard-surfaced driveway
- Drains, soakaway and water harvesting tank
- Foul drains and septic tank



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Client	Beechwood Tree Care Ltd		
Job Title	Marron Remise, Kentons Lane, Reading		
Drawing Title	TREE PROTECTION PLAN		
Scale	1:500 @ A3		
Date	June 2025	Drawn: MjE	Checked: PB
Drg. No.	PB/TPP-25/06.11	Rev.	



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APPENDIX 2

BS5837:2012 Tree Survey

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Client: Beechwood Tree Care Ltd
 Project: Marron Remise
 Survey Date: 11/06/2025
 Surveyor: Paul Billin



Bramley House
 Newnham Bridge
 Tenbury Wells
 Worcestershire
 WR15 8NX
 Phone: 0118 9762 902

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			
G31											Estimated Measurements			
A Group	7	1	160	N	3	SM	A: 11.6	Fair	C: Poor	No action :: Unspecified			C	
- -				E	4		R: 1.92		S: Poor	Group of multi-stemmed laurel and one leaning, poor condition beech, severe squirrel damage [Facilitation, access and construction; remove]			10 to 20 yrs	
				S	3				B: Fair					
				W	3									
G33											Estimated Measurements			
A Group	15	1	180	N	2	SM	A: 14.7	Fair	C: Fair	No action :: Unspecified			B	
- -				E	1		R: 2.16		S: Fair	Group with 1no beech, 1 no ash, 3no yew, 1 holly, 1no sycamore. Av stem recorded [Facilitation felling for development]			20 to 40 yrs	
				S	2				B: Fair					
				W	2									
W29											Estimated Measurements			
A Woodland	16	1	280			M	A: 35.5	Fair	C: Fair	No action :: Unspecified			A	
- <i>Spp.</i>							R: 3.36		S: Fair	Woodland, semi-mature and mature. On slope dropping away from hard surfaced drive, below driveway hedge of laurel to act as TPB			>40 yrs	
									B: Fair					
W32											Estimated Measurements			
A Woodland	16	1	250			M	A: 28.3	Fair	C: Fair	No action :: Unspecified			A	
- <i>Spp.</i>							R: 3		S: Fair	Woodland, semi-mature and mature; yew, ash, holly, Field maple, sycamore. On slope rising up from driveway with sleeper edging wall, and above chalk/flint excavated retaining wall			>40 yrs	
									B: Fair					
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			
10													
Sycamore <i>Acer pseudoplatanus</i>	20.5	1	450	N	8	3	M	A: 91.6 R: 5.39	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified		A
				E	7	5					Single stem, fair form and condition. Rooting zone likely restricted on north side.		>40 yrs
				S	9	8							
				W	8	4							
23													
Common Holly <i>Ilex aquifolium</i>	7	1	140	N	2.5	1	Y	A: 8.9 R: 1.68	Fair	C: Fair S: Poor B: Fair	No action :: Unspecified		C
				E	1	1					Single stem, poor form, stem leaningband asymmetric canopy biased to west		>40 yrs
				S	1	2							
				W	3	3							
24													
Common Beech <i>Fagus sylvatica</i>	7	1	150	N	5	2	Y	A: 10.2 R: 1.8	Fair	C: Fair S: Poor B: Fair	No action :: Unspecified		C
				E	1	4					Single stem, poor form, stem leaning and asymmetric canopy biased to west		>40 yrs
				S	1	4							
				W	3.5	2.5							
25													
Common Beech <i>Fagus sylvatica</i>	9	1	210	N	6	4	Y	A: 20 R: 2.52	Fair	C: Fair S: Poor B: Fair	No action :: Unspecified		B
				E	2.5	4					Single stem, poor form, stem leaning and asymmetric canopy biased to west		>40 yrs
				S	3	4							
				W	4.5	4							
26													
Common Beech <i>Fagus sylvatica</i>	10	1	170	N	5	4	Y	A: 13.1 R: 2.04	Fair	C: Fair S: Poor B: Fair	No action :: Unspecified		B
				E	2.5	4					Single stem, poor form, stem leaning and asymmetric canopy biased to west		>40 yrs
				S	3	4							
				W	4.5	4							
27													
Common Yew <i>Taxus baccata</i>	18	2	588 (Eq)	N	8	6	M	A: 156.4 R: 7.05	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified		A
				E	6	6					Co-dominant stems from union 1.4m AGL. Slight loss if needle density		>40 yrs
				S	6	7							
				W	6	5							
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: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

Report selection criteria.

Projects.

Marron Remise

Date Range.

Any Date

Work types.

----> No action :: Unspecified

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) 12
Number of trees in Report selection 12

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