

Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

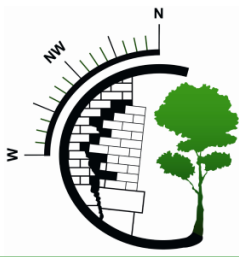
ARBORICULTURAL IMPACT ASSESSMENT FOR LUCKLEY HOUSE SCHOOL WOKINGHAM



**Prepared on behalf of:
Luckley House School
Luckley Road
Wokingham
RG40 3EU**

Ref: PB/AIA-25/06.06

12 August 2025



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Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Tel: 0118 976 2902

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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 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, Merlin House, Brunel Road, Theale, Reading, RG7 4AB and the tree survey conducted by ourselves on the 3 & 6 June 2025.

1.4 Clients instructions

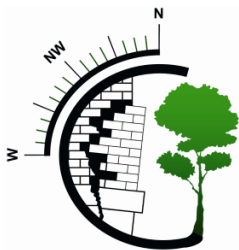
1.4.1 We are instructed by Tony Grover of BDS Surveyors Ltd to prepare an arboricultural impact assessment to determine the effects of the proposed works on the trees identified in our tree survey report ref PB/5837-25/06.06 and visa-versa.

1.5 Supplied information

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

Table 1. Supplied information.

Drawing ref.
Dwg No. 7004:25:3 – Proposed site plan with construction details for footpath and field access
Date 14.05.25 (Provided as 7004-1.DWG)



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2. The site

2.1 Site description

- 2.1.1 The topography of the site is flat. There are mature oak trees, with sycamore, ash, hawthorn and holly adjacent to the northern and western boundaries of the proposed new sports pitch.

2.2 Proposed development

- 2.2.1 The proposed development consists of the construction of a new sports pitch on land to the south of the existing school grounds with a secure site boundary fence.
- 2.2.2 The tree survey report ref PB/5837-25/06.06 identified a total of sixty-nine individual trees and four groups 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

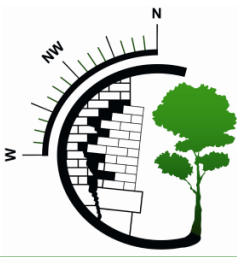
- 2.3.1 The trees were surveyed by Paul Billin, BSc, MICFor, on 3 and 6 June 2025. All tree identification numbers used within this report correspond with those contained within the tree survey schedule included at Appendix 2.

2.4 Statutory designations

- 2.4.1 A check of the Wokingham Borough Council web site was undertaken on 30 May 2025 to assess the legal status of the trees on this site. The following Tree Preservation Orders (TPOs) are protecting trees on this site; see Table 1 Schedule of Tree Preservation Orders below and Figure 2 Plan of Tree Preservation Orders on page 5 below.

Table 1. Schedule of Tree Preservation Orders

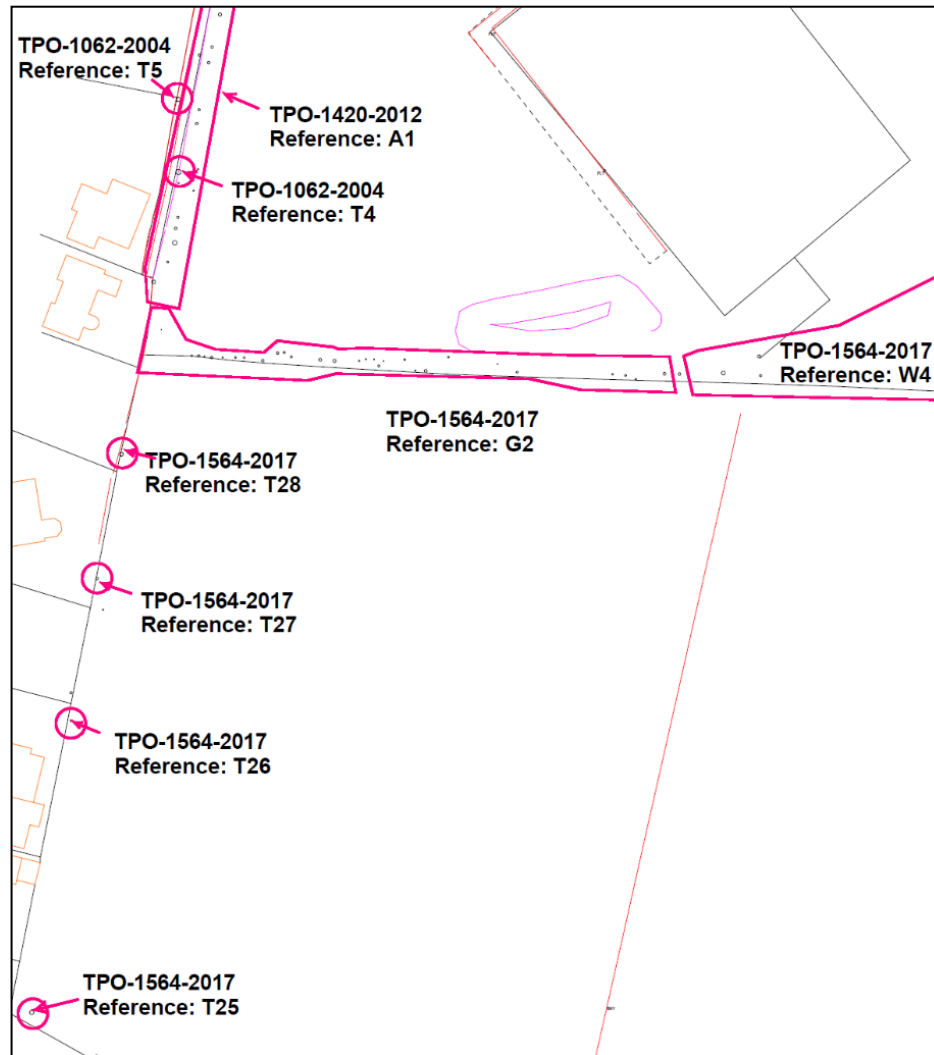
TPO No	TPO Tree Ref.	Description	BS5837 Tree Survey Tree ref.
1062/2004	T4	1 x English Oak (<i>Quercus robur</i>)	T17
1062/2004	T5	1 x Sycamore (<i>Acer pseudoplatanus</i>)	T13
1420/2012	Area A1	All species of Oak (<i>Quercus robur</i>), Ash (<i>Fraxinus excelsior</i>), Douglas Fir (<i>Pseudotsuga menziesii</i>) within the designated area	Trees and groups 1-24, 31-36
1564/2017	T25	1 x English Oak (<i>Quercus robur</i>)	T70
1564/2017	T26	1 x English Oak (<i>Quercus robur</i>)	T69
1564/2017	T27	1 x English Oak (<i>Quercus robur</i>)	T66
1564/2017	T28	1 x English Oak (<i>Quercus robur</i>)	T65
1564/2017	G2	English Oak (<i>Quercus robur</i>), Hawthorn (<i>Crataegus monogyna</i>), Holly (<i>Ilex aquifolium</i>) and Hornbeam (<i>Carpinus betulus</i>)	Trees and groups 26-29, 37-39, 40-61
1564/2017	W4 (western end)	English Oak (<i>Quercus robur</i>), Hawthorn (<i>Crataegus monogyna</i>), Holly (<i>Ilex aquifolium</i>), Sweet chestnut (<i>Castanea sativa</i>) and Hornbeam (<i>Carpinus betulus</i>)	Trees 61-64, G55



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Figure 1. Plan of Tree Preservation Orders (not to scale)

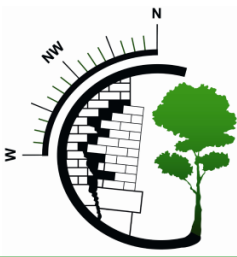


The site is not within a Conservation Area.

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.



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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.

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>
- *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 trees.
- Damage to mature trees with low canopy heights growing in close proximity to machinery and contractors' plant operating areas.



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- 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 require the removal of one tree and part of one group, listed in Table 2 below, to allow full implementation of the planning permission as proposed:

Table 2. Necessary tree removal

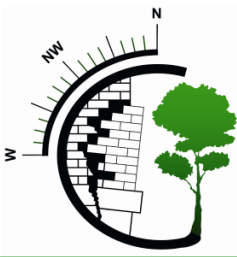
<i>Tree No.</i>	<i>Species</i>	<i>Height (m)</i>	<i>Retention Category</i>	<i>Necessary Tree Removal to Allow Implementation of the Full Planning Permission</i>
T54	Common oak	13.0	C	REMOVE TREE
G55	Hedgerow	6.0	C	REMOVE PART

Abbreviations: m metres No.= number

- 5.1.2 Further tree loss is anticipated as a result of the British Standard classification for trees of poor health and condition, which includes the removal of one category 'U' tree, T43, a small, mostly dead, hawthorn.
- 5.1.3 The proposed layout of the site development works will not require the necessary facilitation pruning works to any retained trees for either site access or to allow the full implementation of site development works which will be approved in the planning permission.
- 5.1.4 Any pruning works which may subsequently be identified must be carried out by a properly qualified and experienced tree contracting company in accordance with BS 3998:2010 *Tree work - Recommendations*; 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 only minor RPA incursions anticipated for the preparation of the proposed new sports pitches. The proposed methodology is anticipated to be the removal of the existing grass and herbaceous weeds with approved herbicides; top dress the area to make an even, flat, sports pitch surface, and then re-seed with a proprietary sports pitch grass seed mix.
- 5.2.2 The excavation and foundations for the new permeable access track between existing and proposed sports fields, and for extending the existing tarmac footpath into the new sports pitch area, are outside the RPA of retained trees, and no specific mitigation measures will therefore be required



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5.3 Grade changes

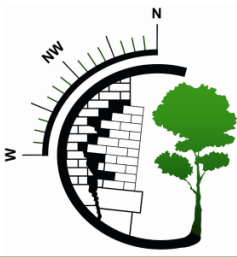
- 5.3.1 No grade changes are proposed within the RPAs of retained trees to facilitate the new development and therefore there will be no impact on the retained tree RPAs providing the tree protection measures are followed.
- 5.3.2 Should grade changes be required within the RPA of retained trees, the 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-25/06.06 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' on the TPP. Any alternative specification to the default must only be used following approval by the AC.
- 5.4.4 To ensure the RPAs of the retained trees remains undamaged and to prevent contamination and compaction during site access the areas marked as 'ground protection – temporary for site access' on the TPP are to be protected with temporary ground protection, conforming to section 6.2.3. of BS 5837:2012 as included at Appendix 5 of the tree survey report ref PB/5837-25/06.06.
- 5.4.5 A secure boundary fence, a 2-metre tall, welded mesh fence, will be erected around the site perimeter. A detailed specification has not been received at this stage, but where excavation will be needed within the RPA of retained trees for post foundations, appropriate mitigation measures must be followed.
- 5.4.6 Spoil movements, storage of materials, skips, parking and welfare facilities must be sited beyond the RPAs of retained trees.
- 5.4.7 We do not anticipate any long-term negative impacts upon the retained trees provided that the tree protection measures are installed and maintained in situ until all construction works activity is completed.

5.5 Services in close proximity to retained trees

- 5.5.1 We have not received any detailed plans at this stage, however the excavation and installation of any water irrigation pipes within retained tree RPAs must conform to the minimum standards required and will be those as set out in the *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. Volume 4. Issue 2: 16th November 2007.*



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- 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 the direct loss of one small tree and part of one group as a result of the proposed development, with no facilitation pruning works, and therefore it is anticipated that there will be no significant 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. Minor canopy management may be required in the coming years in order to maintain a tenable relationship between the trees, built structures and occupants.
- 7.2 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-25/06.06 are installed and maintained in situ until all construction works activity is completed.

8. Leaf, fruit or sap fall and shade

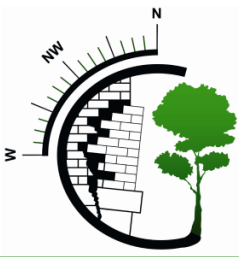
- 8.1 The retained trees will not provide excessive shade over the site.
- 8.2 There are no built structures proposed that would be impacted by leaves, fruit or sap fall and therefore no adverse impact is anticipated as a result of the proposal.

9. Conclusions

- 9.1 There will be the direct loss of one small tree and part of one group 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-25/06.06 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-25/06.06 are installed and remain in situ until all works activity is completed.



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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

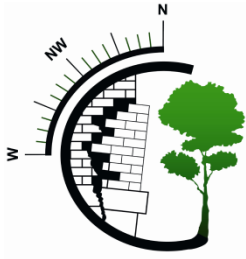
Telephone: 0118 976 2902
Email: info@tree-surveys.com

Paul Billin BSc MICFor
Chartered Arboriculturist
Tree Surveys

Revisions:

Revisions: none to date

Prepared as a PDF Binder on the date shown on the front cover



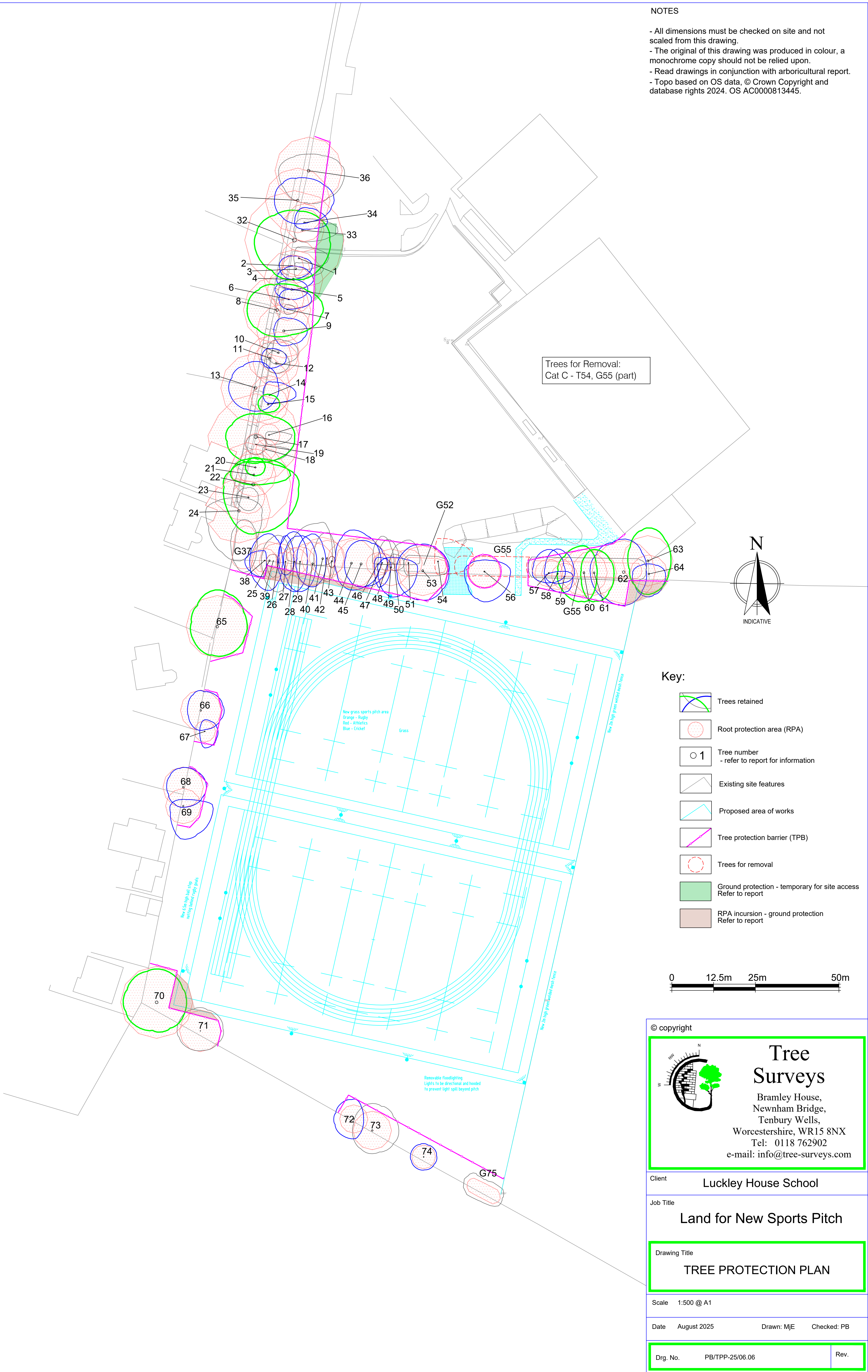
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APPENDIX 1

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, © Crown Copyright and database rights 2024. OS AC0000813445.





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APPENDIX 2

BS5837:2012 Tree Survey

Tree Surveys

Client: Luckley House School
 Project: New Sports Pitch
 Survey Date: 03/06/2025 - 06/06/2025
 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			
G37											Estimated Measurements			
Common Holly <i>Ilex aquifolium</i>		11	8	252 (Eq)	N	7		SM	A: 28.7 R: 3.02	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Group of multi-stemmed coppice trees	C.2 20 to 40 yrs	
G52											Estimated Measurements			
A Group - -		7	1	250	N	2	0.5		A: 28.3 R: 3	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Holly and hawthorn	C 20 to 40 yrs	
G55											Estimated Measurements			
A Hedgerow - <i>Spp.</i>		6	1	170	N	3	0.5		A: 13.1 R: 2.04	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Hawthorn field hedge	C 20 to 40 yrs	
G75											Estimated Measurements			
A Group - -		9	1	180	N	3.5	1	SM	A: 14.7 R: 2.16	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Group of Wild cherry	C 20 to 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			
1													
Douglas Fir <i>Pseudotsuga menziesii</i>	13	2	429 (Eq)	N	3.5	4	SM	A: 83.4 R: 5.15	Fair	C: Poor S: Poor B: Poor	No action :: Unspecified Main stem leaning, and asymmetric canopy biased to east	C.2 20 to 40 yrs	
2													
Sycamore <i>Acer pseudoplatanus</i>	15.5	1	270	N	3	3	SM	A: 33 R: 3.24	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Fair form and condition	B >40 yrs	
3													
Douglas Fir <i>Pseudotsuga menziesii</i>	9	1	340	N	2	6	SM	A: 52.3 R: 4.08	Fair	C: Poor S: Poor B: Poor	No action :: Unspecified Severe lean, and asymmetric canopy biased to east	C.2 20 to 40 yrs	
4													
Douglas Fir <i>Pseudotsuga menziesii</i>	27	1	720	N	4	9	M	A: 234.5 R: 8.63	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Canopy dieback; loss of needle density	B >40 yrs	
5													
Douglas Fir <i>Pseudotsuga menziesii</i>	27.5	1	590	N	3	6	M	A: 157.5 R: 7.08	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Fair form and condition	B >40 yrs	
6													
Douglas Fir <i>Pseudotsuga menziesii</i>	13.5	1	370	N	3	3	SM	A: 61.9 R: 4.43	Fair	C: Poor S: Fair B: Fair	No action :: Unspecified Canopy suppressed by neighbours	B >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: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition 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		
7												
Douglas Fir <i>Pseudotsuga menziesii</i>	7.5	1	270	N	1.5	4	SM	A: 33	Fair	C: Poor	No action :: Unspecified	C
				E	2.5	4		R: 3.24		S: Poor		20 to 40 yrs
				S	1.5	4				B: Fair	Poor form. Canopy suppressed by neighbours	
				W	1	4						
8												
Common Oak <i>Quercus robur</i>	23.5	1	820	N	8	7	M	A: 304.2	Fair	C: Fair	No action :: Unspecified	A.2
				E	14	6		R: 9.84		S: Fair		>40 yrs
				S	8	7				B: Fair	Co-dominant limbs from unions 4.5-7.0m AGL.	
				W	9	7						
9												
Douglas Fir <i>Pseudotsuga menziesii</i>	27	1	660	N	4	9	M	A: 197.1	Fair	C: Fair	No action :: Unspecified	B
				E	7	4		R: 7.92		S: Fair		>40 yrs
				S	4.5	6				B: Fair	Fair form and condition	
				W	3	8						
10												
Douglas Fir <i>Pseudotsuga menziesii</i>	11	1	510	N	4	5	M	A: 117.7	Fair	C: Fair	No action :: Unspecified	C
				E	6	4		R: 6.12		S: Fair		20 to 40 yrs
				S	3.5	4				B: Fair	Too of stem lost; poor form, flat, horizontal limbs	
				W	3.5	7						
11												
Common Oak <i>Quercus robur</i>	18	1	540	N	3	6	M	A: 131.9	Fair	C: Poor	No action :: Unspecified	B.2
				E	5	6		R: 6.47		S: Fair		>40 yrs
				S	3	8				B: Fair	Recent crown reduction, fair secondary regrowth	
				W	2.5	7						
12												
Douglas Fir <i>Pseudotsuga menziesii</i>	24.5	1	560	N	4	5	SM	A: 141.9	Poor	C: Poor	No action :: Unspecified	C.2
				E	4	5		R: 6.72		S: Poor		10 to 20 yrs
				S	3	5				B: Fair	Severe dieback and loss of needle density	
				W	3	7						
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

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		
13												
Sycamore <i>Acer pseudoplatanus</i>	21	1	849	N E S W	8 7 7 8	6 7 6 7	M A: 326.1 R: 10.18	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Co-dominant stems unions 1.9m & 2.7m AGL	B.2 20 to 40 yrs	
14												
Douglas Fir <i>Pseudotsuga menziesii</i>	22	1	470	N E S W	4 8 2.5 2	4 4 4 7	M A: 99.9 R: 5.63	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Asymmetric canopy biased to east.	B >40 yrs	
15												
Douglas Fir <i>Pseudotsuga menziesii</i>	25	1	490	N E S W	3 3.5 2.5 3	4 4 4 3	M A: 108.6 R: 5.87	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Fair form and condition	A >40 yrs	
16												
Sycamore <i>Acer pseudoplatanus</i>	13	1	270	N E S W	1 7 3 1	4 4 5 3	M A: 33 R: 3.24	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Stem leaning and asymmetric canopy biased to east	C.2 20 to 40 yrs	
17												
Common Oak <i>Quercus robur</i>	24.5	1	1050	N E S W	7 12 8 9	4 5 5 7	M A: 498.8 R: 12.6	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Single stem. Heavy lateral limbs. Dieback throughout canopy. Previous pruning, most likely to remove deadwood	A.2 >40 yrs	
18												
Sycamore <i>Acer pseudoplatanus</i>	13.5	1	250	N E S W	1 7 3.5 1	4 4 5 4	M A: 28.3 R: 3	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Stem leaning and asymmetric canopy biased to east	C.2 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 Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	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			
19													
Common Holly <i>Ilex aquifolium</i>	9	3	266 (Eq)	N	3	1	SM	A: 32	Fair	C: Fair	No action :: Unspecified		C
				E	3	1		R: 3.19		S: Fair			20 to 40 yrs
				S	3	1				B: Fair	Co-dominant stems		
				W	3	1							
20													
Douglas Fir <i>Pseudotsuga menziesii</i>	22.5	1	450	N	3	6	M	A: 91.6	Fair	C: Fair	No action :: Unspecified		A
				E	3	4		R: 5.39		S: Fair			>40 yrs
				S	2.5	6				B: Fair	Fair form and condition		
				W	3	6							
21													
Common Oak <i>Quercus robur</i>	26	2	535 (Eq)	N	5	8	SM	A: 129.4	Poor	C: Fair	No action :: Unspecified		A.2
				E	11	8		R: 6.41		S: Fair			>40 yrs
				S	3	8				B: Fair	Fair form and condition		
				W	7	8							
22													
Common Oak <i>Quercus robur</i>	24.5	1	919	N	7	7	M	A: 382.1	Fair	C: Fair	No action :: Unspecified		A.2
				E	14	3		R: 11.02		S: Fair			>40 yrs
				S	15	3				B: Fair	Co-dominant stems from unions 3-6m AGL		
				W	9	7							
23													
Douglas Fir <i>Pseudotsuga menziesii</i>	17	1	400	N	3	5	M	A: 72.4	Fair	C: Fair	No action :: Unspecified		C
				E	3	4		R: 4.8		S: Fair			20 to 40 yrs
				S	4	6				B: Fair	Suppressed by neighbouring oaks		
				W	3.5	6							
24													
Common Oak <i>Quercus robur</i>	24.5	1	769	N	4	8	M	A: 267.6	Poor	C: Poor	No action :: Unspecified		C.2
				E	7	5		R: 9.22		S: Poor			20 to 40 yrs
				S	15	3				B: Fair	Poor form, in decline; dieback with loss of fine branching.		
				W	10	3					Recent crown pruning		
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 Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	
											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			
25													
Common Hornbeam <i>Carpinus betulus</i>	18	1	460	N E S W	8 4 9 6	2 2 2 2	SM A: 95.7 R: 5.51	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Co-dominant stems from unions 2.5-3m AGL. Leaf litter piled against stem on north side. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level.	B.2 >40 yrs		
26													
Common Hornbeam <i>Carpinus betulus</i>	18	1	460	N E S W	8 4 9 5	3 4 2 3	SM A: 95.7 R: 5.51	Poor	C: Fair S: Fair B: Fair	See Comment :: Unspecified Single stem. Bark missing lower stem, north and south, with decay in stem. Good vertical rib occlusion. Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level.	C.2 20 to 40 yrs		
27													
Common Oak <i>Quercus robur</i>	17.5	1	240	N E S W	8 2.5 4 2	6 6 6 6	SM A: 26.1 R: 2.88	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Single stem. Three co-dominant stems from unions 6m AGL. Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level	B >40 yrs		
28													
Common Hornbeam <i>Carpinus betulus</i>	18	2	341 (Eq)	N E S W	9 4 9 5	4.5 6 1 3	SM A: 52.7 R: 4.09	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Co-dominant stems from ground level Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level.	B.2 20 to 40 yrs		
29													
Common Hornbeam <i>Carpinus betulus</i>	18	1	370	N E S W	8 5 9 5	3 4 1 3	SM A: 61.9 R: 4.43	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Single stem, bifurcates 4m AGL. Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level.	B.2 >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

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		
32												
Common Oak <i>Quercus robur</i>	22	1	1210	N E S W	9 11 12 12	4 6 5 6	M A: 662.4 R: 14.52	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Co-dominant limbs from unions 2-5m AGL. Previous crown lifting on east; wounds with poor to fair occlusion	A.2 >40 yrs	
33												
Douglas Fir <i>Pseudotsuga menziesii</i>	18	1	530	N E S W	3.5 11 3.5 2.5	4 3.5 4 3	SM A: 127.1 R: 6.36	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Poor form, leaning and asymmetric canopy biased to the east	C.2 20 to 40 yrs	
34												
Douglas Fir <i>Pseudotsuga menziesii</i>	18.5	1	460	N E S W	4.5 7 2 3	5 4.5 5 7	SM A: 95.7 R: 5.51	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Asymmetric canopy biased to the east	B.2 20 to 40 yrs	
35												
Common Oak <i>Quercus robur</i>	18.5	1	790	N E S W	7 11 7 7	4 3.5 5 5	M A: 282.4 R: 9.48	Poor	C: Poor S: Fair B: Fair	No action :: Unspecified Co-dominant limbs from unions 4-6m AGL. Possible habitat hole, east 3.2m AGL. Vertical scars with bark missing on eastern limb. Peripheral dieback throughout canopy	B.2 20 to 40 yrs	
36												
Common Ash <i>Fraxinus excelsior</i>	18.5	1	820	N E S W	5 11 10 9	4 6 7 7	M A: 304.2 R: 9.84	Poor	C: Poor S: Fair B: Fair	No action :: Unspecified Co-dominant stems from union 2.4m AGL. Dieback throughout canopy showing likely characteristics of Ash Dieback	C.2 20 to 40 yrs	
38												
Common Oak <i>Quercus robur</i>	11	1	300	N E S W	3 0.5 5 6	6 6 1 1	SM A: 40.7 R: 3.59	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Stem leaning and asymmetric canopy biased to west	B >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 Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	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		
39												
Common Hornbeam <i>Carpinus betulus</i>	10	1	170	N	2	5	SM	A: 13.1 R: 2.04	Poor	C: Fair S: Poor B: Fair	See Comment :: Unspecified Leaf litter piled against stem on north and south side. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove down to original ground level.	C.2 20 to 40 yrs
40												
Common Oak <i>Quercus robur</i>	16.5	1	530	N	9	3	SM	A: 127.1 R: 6.36	Poor	C: Fair S: Fair B: Fair	No action :: Unspecified Main stem bifurcates 2.5m AGL. Canopy 'gap' on east side due to recent removal of neighbour	B.2 >40 yrs
41												
Common Oak <i>Quercus robur</i>	16	1	520	N	11	3	M	A: 122.3 R: 6.23	Fair	C: Fair S: Poor B: Fair	Ivy :: Sever only Single stem, leaning and asymmetric canopy biased to northwest	C.2 20 to 40 yrs
42												
Common Oak <i>Quercus robur</i>	16	1	440	N	8	6	M	A: 87.6 R: 5.28	Fair	C: Poor S: Poor B: Fair	Ivy :: Sever only Single stem, asymmetric canopy biased to north and south. Poorly formed canopy on east due to neighbouring tree, now removed. Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level	C.2 20 to 40 yrs
43												
Common Hawthorn <i>Crataegus monogyna</i>	3.5	2	400 (Eq)	N	1.5	1	M	A: 72.3 R: 4.79	Dead	C: Poor S: Poor B: Poor	Fell :: Unspecified Stems mostly dead with cavities. Few live straggler branches on south side	U <10 yrs

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		
44												
Common Oak <i>Quercus robur</i>	19	1	609	N E S W	10 9 8 5	3	M A: 167.8 R: 7.3	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Ivy :: Sever only		B.2 >40 yrs
										Single stem. Minor deadwood in canopy. Leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level		
45												
Common Oak <i>Quercus robur</i>	19	1	640	N E S W	7 8 7 5	3	M A: 185.3 R: 7.68	Fair	C: Fair S: Fair B: Fair	See Comment :: Unspecified Ivy :: Sever only		B.2 >40 yrs
										Single stem. Minor deadwood in canopy. Minor amount leaf litter piled against stem. Remove leaf litter, by hand-digging against stem, taking care not to damage stem. Remove to original ground level		
46												
Common Oak <i>Quercus robur</i>	14.5	1	280	N E S W	2 4 7 1	5	SM A: 35.5 R: 3.36	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Single stem. Stem leans and asymmetric canopy biased to south		B.2 >40 yrs
47												
Sycamore <i>Acer pseudoplatanus</i>	16.5	1	240	N E S W	8 3.5 0.5 3	3	SM A: 26.1 R: 2.88	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Single stem leaning, and asymmetric canopy biased to north		C.2 20 to 40 yrs
48												
Common Oak <i>Quercus robur</i>	16	1	200	N E S W	7 3.5 0.5 3	3	SM A: 18.1 R: 2.4	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Single stem leaning, and asymmetric canopy biased to north		C.2 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 Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition 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			
49													
Common Oak <i>Quercus robur</i>	18	1	450	N	3	8	M	A: 91.6 R: 5.39	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified		B.2 >40 yrs
				E	8	6							
				S	9	4							
				W	4	3					Single stem. Minor deadwood in canopy. Asymmetric canopy biased to south		
50													
Common Holly <i>Ilex aquifolium</i>	4.5	2	156 (Eq)	N	3	2	Y	A: 11 R: 1.87	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified		C 20 to 40 yrs
				E	3	2							
				S	2	2					Co-dominant stems from union 0.8m AGL		
				W	1.5	2							
51													
Common Oak <i>Quercus robur</i>	16	1	340	N	7	3	SM	A: 52.3 R: 4.08	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified		C.2 >40 yrs
				E	3.5	3							
				S	0.5	7					Single stem leaning, and asymmetric canopy biased to north		
				W	5.5	4							
53													
Common Oak <i>Quercus robur</i>	18	1	320	N	8	3	M	A: 46.3 R: 3.83	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified		B.2 >40 yrs
				E	8	5							
				S	9	3							
				W	8	6					Co-dominant stems from ground level. Minor deadwood, previous crown lifting on south		
54													
Common Oak <i>Quercus robur</i>	13	1	330	N	7	4	SM	A: 49.3 R: 3.96	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified		C.2 >40 yrs
				E	11	2							
				S	4	2					Single stem leaning, and asymmetric canopy biased to north		
				W	1	4							
56													
Common Oak <i>Quercus robur</i>	12	1	390	N	3.5	6	M	A: 68.8 R: 4.67	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified		B.2 >40 yrs
				E	8	5							
				S	9	4							
				W	6	5					Single stem. Minor deadwood in canopy. Asymmetric canopy biased to south		
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	

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			
57													
Common Oak <i>Quercus robur</i>	15	1	340	N	7	3	M	A: 52.3	Fair	C: Fair	No action :: Unspecified		B.2
				E	5	4		R: 4.08		S: Fair	No action :: Unspecified		>40 yrs
				S	3	4				B: Fair			
				W	5	5					Single stem. Minor deadwood in canopy. Asymmetric canopy biased to north		
58													
Common Oak <i>Quercus robur</i>	16.5	1	390	N	7.5	3	M	A: 68.8	Fair	C: Fair	No action :: Unspecified		B.2
				E	5	3		R: 4.67		S: Fair	No action :: Unspecified		>40 yrs
				S	3	7				B: Fair			
				W	4	6					Single stem. Minor deadwood in canopy. Asymmetric canopy biased to north		
59													
Common Oak <i>Quercus robur</i>	13.5	1	320	N	1.5	6	M	A: 46.3	Fair	C: Fair	No action :: Unspecified		B.2
				E	2.5	7		R: 3.83		S: Fair	No action :: Unspecified		>40 yrs
				S	5	6				B: Fair			
				W	6	6					Single stem. Minor deadwood in canopy. Asymmetric canopy biased to south		
60													
Common Oak <i>Quercus robur</i>	22	1	570	N	8	7	M	A: 147	Fair	C: Fair	No action :: Unspecified		A.2
				E	4	6		R: 6.84		S: Fair	No action :: Unspecified		>40 yrs
				S	9	6				B: Fair			
				W	8	4					Fair form and condition		
61													
Common Oak <i>Quercus robur</i>	22	1	550	N	7	7	M	A: 136.9	Fair	C: Fair	No action :: Unspecified		A.1.2
				E	6	6		R: 6.6		S: Fair	No action :: Unspecified		>40 yrs
				S	9	6				B: Fair			
				W	4	8					Fair form and condition. Slight lean biased to south		
62													
Common Oak <i>Quercus robur</i>	22.5	3	775 (Eq)	N	10	3	M	A: 271.8	Fair	C: Fair	No action :: Unspecified		B.2
				E	7	5		R: 9.3		S: Fair	No action :: Unspecified		>40 yrs
				S	10	3				B: Fair			
				W	10	5					Co-dominant stems from ground level. Minor deadwood		
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 Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	
											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				
63														
Common Oak <i>Quercus robur</i>	20	1	330	N	10	3	M	A: 49.3 R: 3.96	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified ----- Co-dominant stems from 1m AGL. Minor deadwood	A.2 ----- >40 yrs		
64														
Common Oak <i>Quercus robur</i>	0	1	460	N	3	6	M	A: 95.7 R: 5.51	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified ----- Single stem. Minor deadwood in canopy. Asymmetric canopy biased to southeast	B.2 ----- >40 yrs		
65														
Common Oak <i>Quercus robur</i>	20	1	760	N	11	4	M	A: 261.3 R: 9.11	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified No action :: Unspecified ----- Single stem, bifurcations 2.5-4.0m AGL. Minor deadwood in canopy.	A.2 ----- >40 yrs		
66														
Sycamore <i>Acer pseudoplatanus</i>	16.5	2	495	(Eq) N	6	3	SM	A: 110.9 R: 5.94	Fair	C: Fair S: Fair B: Fair	Ivy :: Sever only ----- Co-dominant stems from union 1.3m AGL	B ----- >40 yrs		
67														
Common Ash <i>Fraxinus excelsior</i>	13.5	1	260	N	3.5	3	SM	A: 30.6 R: 3.12	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Fair form and condition	B ----- >40 yrs		
68														
Common Ash <i>Fraxinus excelsior</i>	17.5	2	494	(Eq) N	6	4	SM	A: 110.6 R: 5.93	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified ----- Co-dominant stems from ground level	B ----- >40 yrs		
Estimated Measurements														
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

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			
69													
Common Oak <i>Quercus robur</i>	12	1	430	N	2	3	SM	A: 83.7 R: 5.16	Fair	C: Fair S: Poor B: Fair	No action :: Unspecified Stem leaning and asymmetric canopy biased to west	B >40 yrs	
70													
Common Oak <i>Quercus robur</i>	18	1	879	N	10	2	M	A: 349.6 R: 10.54	Fair	C: Fair S: Fair B: Fair	Ivy :: Sever only No action :: Unspecified Single stem, with many lower laterals. Minor deadwood in canopy.	A.2 >40 yrs	
71													
Sycamore <i>Acer pseudoplatanus</i>	12.5	10	506	(Eq) N E S W	7 7 6 7	0.5 0.5 0.5 0.5	M	A: 115.8 R: 6.07	Fair	C: Fair S: Fair B: Fair	Coppice origin	C.2 20 to 40 yrs	
72													
Common Oak <i>Quercus robur</i>	13	2	344	(Eq) N E S W	6 3 6 6	2 2 2 2	M	A: 53.6 R: 4.13	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Co-dominant stems from 1.1 m AGL	B.2 >40 yrs	
73													
Common Oak <i>Quercus robur</i>	13	2	470	(Eq) N E S W	8 8 7 6	2 2 2 2	M	A: 100 R: 5.64	Fair	C: Poor S: Poor B: Fair	No action :: Unspecified Co-dominant stems from 0.7m AGL. Poor form, many co-dominant limbs from 1.6m AGL, crossing, self-grafted	C.2 >40 yrs	
74													
Common Oak <i>Quercus robur</i>	8	1	289	N E S W	4 4 4 4	3 3 3 3	Y	A: 37.8 R: 3.46	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Co-dominant stems from unions 2.4-3.0m AGL	B >40 yrs	
Age Classifications: N Newly planted Y Young SM Semi-mature													
EM Early Mature M Mature OM Over Mature													
Condition: C Crown S Stem B Basal area													
Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition													
ERC: Estimated Remaining Contributio													

Report selection criteria.

Projects.

New Sports Pitch

Date Range.

Any Date

Work types.

----> Fell :: Unspecified

----> Ivy :: Sever only

----> No action :: Unspecified

----> -No Selection made-

----> See Comment :: 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)73

Number of trees in Report selection73

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 Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

APPENDIX 3



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction – Expert Witness

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

