



**BS 5837:2012 Tree Survey,
Arboricultural Impact Assessment,
Arboricultural Method Statement and
Tree Protection Plan**

**At
Suncot, School Road,
Barkham RG41 4TR**

August 2025

**Advanced Tree Services
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Introduction

1. I have been instructed by Mr J Chappell to produce an Arboricultural Impact Assessment (AIA), Tree Constraints Plan (TCP), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for a proposed development at Suncot, School Road, Barkham RG41 4TR.
2. The purpose of the Method Statement is to demonstrate how works will be undertaken at the property to avoid unacceptable arboricultural impact and provide an adequate level of protection for those trees shown to be retained. This is shown diagrammatically on the TPP, indicating the positions of protective fences delineating the Construction Exclusion Zones (CEZ).
3. The client has provided plans showing the proposed development (25/001 - A001 - A003).
4. I have not seen any plans indicating service runs or landscaping at this moment in time.
5. I undertook the BS 5837:2012 tree survey on the 12th August 2025.

Proposed Development

6. It is proposed to construct a rear and side extension to the main property and install a detached garden room in the rear garden.
7. The main vehicular access is to remain as existing.

Tree Survey

8. I assessed the trees with due regard to the recommendations and guidelines contained in BS 5837:2012 - 'Trees in relation to design, demolition and construction - Recommendations'. The tree details were recorded in tabular form (appendix a) and have been categorised in accordance with the cascade chart for tree quality.
9. The survey detail provides the data to arrive at the Root Protection Areas (RPA) for the trees shown to be retained.
10. No soil samples were taken as a part of the survey.

11. The trees were inspected from the ground utilising the Visual Tree Assessment method as developed by Mattheck and Breloer (The Body Language of Trees, DoE leaflet No.4).

General Site/Tree Condition

12. The front boundary is dominated by three mature Oak trees, two of which are located outside the site boundary. Consequently, they offer a significant contribution to the wider visual amenity.
13. T3 is showing slight signs of reduced vigour but nothing that warrants remedial action at this moment in time.
14. The main tree in the rear garden is a semi-mature Cedar. This tree is of good form but has a number of dead branches located on the southwest side of the canopy.
15. There are mature Cypress hedges along both boundaries of varying quality.

Arboricultural Impact Assessment

Presence of Statutory Protection

16. The website for Wokingham District Council has confirmed that the trees (apart from T4) on site are protected by Tree Preservation Order 1792/2021.
17. The site is not located within a Conservation Area.

Effect of Development on Amenity Value

18. The development will require the removal of the following trees;
 - T4
19. All the other trees are to remain.
20. The trees which need to be removed are either of poor quality or cannot be easily viewed from a public thoroughfare and therefore the effect on the wider visual amenity will be negligible.

Above & Below Ground Constraints

- 21. All the proposals are outside the RPA's of the trees shown to be retained.
- 22. No aerial tree works are required to accommodate the proposed extension of garden room.

Site Access Constraints

- 23. There are no access restraints which require Arboricultural intervention.

The Construction Process

- 24. Protective fences should be erected prior to any aspect of the development process. This means fences should be the first thing to be erected on site and the last thing to be removed prior to soft landscaping.
- 25. A logical sequence of events must be adhered to in order to ensure the smooth running of the construction and all parties are aware of the need to recognise the importance of the CEZ.
- 26. The site is large enough to accommodate significant material storage without encroaching into the RPA for the retained trees.

Infrastructure Requirements

- 27. As mentioned previously I have not seen any plans relating to the location of drainage or service runs. Suffice to say that they should be located outside of any RPA wherever possible. If new runs are required and they need to pass within the CEZ, careful positioning must be given consideration from the outset. Any installation must be carried out in strict accordance with National Joint Utilities Guidelines (NJUG) Volume 4 - *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* and BS 5837 section 7.7.

Modifications Proposed to Accommodate Building/Trees

- 28. No modifications to the design are required to accommodate retained trees

Mitigation Planting

29. Only one small tree in the front garden is to be removed. A replacement tree can be planted within the central turning circle once the development has been completed. I would suggest the following species,

- *Amelanchier lamarckii*
- *Betula dalecarlica*
- *Parrotia persica*
- *Cornus mas*

Arboricultural Method Statement (AMS)

Pre-development works

30. The following works will be required before any construction works commence.

- T4 - Fell and grind

31. It will be the responsibility of the tree contractor to ensure that all the necessary consents have been sought from the local authority.

32. Where stumps are to be removed within the RPA for any retained tree, grinding will be kept to a maximum depth of 100mm.

Timing of operations

33. A logical sequence of events is to be observed as follows;

- Pre - commencement site meeting
- Installation of protective measures
- General construction phase
- Removal of protective measures
- Final inspection and handover

34. No tree pruning works are to take place in early spring (bud break) or autumn (leaf fall) to minimise stress levels on the trees in question.

Pre-Commencement Site Meeting

35. A pre-commencement meeting will take place on site, with the appointed arboricultural consultant, the tree contractor, the site manager and the local authority arboricultural officer in attendance. The purpose of this meeting is to ensure that everyone fully understands the implications of the Arboricultural Method Statement and to agree on finer points of detail prior to any works commencing.

Site Monitoring

36. All site monitoring will be undertaken by a suitably qualified and experienced Arboriculturalist. Key operational points will be agreed in writing with the client and LPA prior to commencement of works. Typically, these will include;
- Remedial tree works
 - Installation of protective measures (fences & ground)
 - Installation of site facilities
 - Construction/demolition works
 - Installation of services
 - Landscaping within RPA's
 - Site completion
37. Monitoring will be undertaken at intervals requested by the LPA. A checklist will be completed and a copy will be retained by the Site Manager with a copy sent to the LPA within 5 working days.
38. Any defects requiring attention will be notified to the Site Manager and Client (copied to the LPA by e-mail). Any emergencies will be notified to the Client and LPA by phone.
39. Day to day site supervision will be the responsibility of the Site Manager. They will be aware of the tree protection measures and significant steps in the development process which have arboricultural implications. To ensure compliance the Site Manager will undertake a site briefing with the retained Arboriculturalist before the commencement of works.
40. A final sign off visit will be carried out at the end of the development and a formal letter sent both to the client and the LPA to indicate the end of the monitoring period.

Where responsibilities lie

41. It will be the responsibility of the Site Manager to ensure that the AMS is adhered to at all times by site operatives, sub contractors and hauliers during the construction process.
42. Should any problems arise the Site Manager will immediately inform the arboricultural consultant who will assess the situation and make recommendations accordingly. If modifications to the AMS are proposed the arboricultural consultant will immediately advise the local authority arboricultural officer.

Erection and Location of Protective Fencing

43. All protective fences are to be erected, in accordance with the Tree Protection Plan (TPP - Appendix c) and BS 5837:2012 *Trees in relation to design, demolition and construction - Recommendations*, prior to any development works on site. This will include demolition works.
44. The specification for the protective fencing (in blue on the TPP) will comply with Figure 2 in BS 5837:2012 and be mounted on a horizontal and vertical framework of scaffold poles made fast in the ground. Panels of weldmesh or 20mm exterior plywood shall be fixed to the framework with wire or scaffold clamps.
45. **All fences will not be moved without the express permission of the local authority Arboricultural Officer.**
46. All site operatives will be made fully aware of the function of the protective fencing and its importance in the construction process as part of their site induction. All weather notices will be placed on all the protective fencing stating words such as - "Construction Exclusion Zone - Keep Out".

Surplus Arisings

47. Skips will not be placed within any CEZ or adjacent to any protective fencing and no demolished material will be stockpiled against any protective fencing.
48. No fires shall be lit on site.

Service runs/installation

49. If existing utilities are not to be used, the routing of all the drainage and services needs to be considered from an early stage. This will ensure that any encroachment into the CEZ is avoided or kept to an absolute minimum. If the CEZ cannot be avoided then it will be a contractual requirement that all excavations are undertaken by hand and in strict accordance with the 'National Joint Utility Guidelines (NJUG) Volume 4 - Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to trees' and BS 5837 section 7.7.

50. If a service run has to pass within an RPA, no roots larger than 25mm diameter will be cut. If any roots smaller than 25mm require pruning to facilitate installation, this will be done by a suitably qualified and experienced Arboriculturalist using sharp bypass secateurs/handsaw. Roots larger than 25mm should only be severed following consultation with an Arboriculturalist as such roots might be essential to the trees health and stability. Any exposed roots should be immediately wrapped or covered to prevent desiccation. Any wrapping should be removed prior to backfilling.

Site Deliveries / Storage space

51. All site deliveries are to be made via the designated site entrance and placed outside of the CEZ. Consideration should be given to staggered deliveries to guard against stockpiling on site and the temptation to move protective fences to gain more room.
52. No building materials are to be stored against any protective fences so as to avoid the temptation of moving the fences.

Location of huts, toilets

53. No site huts or toilets will be placed within any CEZ.

Potential effect of slopes

54. Storage and/or mixing of materials which have the potential to spill and contaminate the soil (such as concrete and fuel) will not take place within 5m of any tree shown to be retained.

Use of Herbicides

55. It is not proposed to use any herbicides on the site.

Compaction avoidance and mitigation

56. As mentioned previously, all CEZ's are to be clearly marked on site and will be avoided. If for any reason the CEZ is compromised, it will be the duty of the site supervisor to contact the arboricultural consultant immediately. Remedial measures will be discussed and an agreed course of action implemented in consultation with the local authority arboricultural officer. This may involve the use of soil aeration techniques such as an airspade. Action will be dictated by severity and extent of compaction.

Use of sub-contractors

57. Any sub-contractors will be made fully aware of the AMS and the importance of the CEZ as a part of their site induction by the site supervisor.

Fence removal

58. The protective fences shall be the last item removed from site prior to the implementation of the soft landscaping.

Final Inspection

59. Prior to handover, following the completion of the development an Arboriculturalist will inspect the trees on site to check for any indications of accidental damage or change in the condition of any tree.
60. A schedule of remedial works will be drawn up to ensure that there are no outstanding tree work issues prior to handover.

Remedial tree works

61. Any tree works must be undertaken in accordance with BS 3998 - 2010 Tree Work - Recommendations and only once the necessary procedure has been undertaken with the Local Authority.
62. Under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. In order not to contravene the Wildlife and Countryside Act 1981 the timing of the tree surgery works should avoid the bird nesting season (March - May).
63. Under the Wildlife & Countryside Act 1981, The Countryside Rights of Way Act 2000 and The Conservation Regulations 1994 (known as the Habitats Directive) it is an offence to:
- Intentionally kill, injure or take a bat.
 - Possess or control a live or dead bat, any part of a bat, or anything derived from a bat.
 - Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection.
 - Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
64. If a bat roost is suspected please contact the Bat Conservation Trust on 0845 1300 228 or at www.bats.org.uk.

Conclusion

65. Only one small tree will need removal to accommodate the proposal. This will have no effect on the wider visual amenity and can be easily replaced.
66. The property extension and garden room are all situated outside the RPA's of those trees shown to be retained.
67. If the recommendations listed in the AMS and shown on the TPP are adhered to, I see no reason why this development should not be able to proceed without undue pressure on the existing tree cover.

Yours truly,

Dominic Blake PD Arb (RFS) MArbor A
Consultancy Manager
August 2025

Appendices

- a) Survey schedule
- b) Tree Constraints Plans (1:350)
- c) Tree Protection Plan (1:350)
- d) Site Photographs
- e) Detail of protective fencing
- f) Site monitoring checklist
- g) Warning signs

References

- *BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations*
- *BS 3998:2010 - Tree Works - Recommendations*
- *National Joint Utilities Group (NJUG) Volume 4*

APPENDIX A

BS 5837: 2012 TREE SURVEY

Advanced Tree Services

Arboricultural Survey - Definitions

Hgt	Tree Height (height in metres, measured with a clinometer)
SD	Stem diameter at 1.5 metres above ground level (in millimetres)
N-E-S-W	Branch spread taken at four compass points (in metres)
Crown clearance	Height of crown clearance above adjacent ground level (in metres)
Life Stage	Y - Young SM - Middle Aged M - Mature OM - Over Mature V - Veteran
P.Cond	Physiological condition G - Good F - Fair P - Poor D - Dead
S.Cond	Structural condition - General comment on safety of tree
Radius	Root Protection radius (m)
RPA	Root protection area (m ²)
ERC	Estimated remaining contribution in years
Category grading	Trees are categorized in accordance with the cascade chart given as Table 1 in B.S.5837:2012. A - High quality & value (40 yrs+) B - Moderate quality & value (20 yrs+) C - Low quality & value (10 yrs+) U - Those trees 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

(NB. Any value suffixed with '#' is an estimated value)

ADVANCED TREE SERVICES

Table 2 - BS 5837:2012 - Trees in Relation to design, demolition and construction - Recommendations - Cascade chart for tree quality assessment

TREES FOR REMOVAL					
Category and definition		Criteria		Identification on plan	
<u>Category U</u>		Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).		RED	
Those in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management					
		Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. NOTE:- Category U trees can have existing or potential conservation value which it might be desirable to preserve.			
TREES TO BE CONSIDERED FOR RETENTION					
		Criteria - Subcategories			Identification on plan
Category and definition	1 Mainly Arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation		
<u>Category A</u>					
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)	GREEN	
<u>Category B</u>					
Trees of moderate quality with an estimated life expectancy of at least 20 years	Trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and storm damage), such that are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	BLUE	
<u>Category C</u>					
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands but without this conferring on them significantly greater collective landscape value and/or trees offering low or only temporary / transient lanscpe benefits	Trees with no material conservation or other cultural value	GREY	

Site: Suncot, Barkham Road
Client: Joshua Chappell
Date of Survey: 12/08/2025
Tagged: No
Surveyor: DB
Build Stage: Pre-construction
Weather: Dry

ADVANCED TREE SERVICES
TREE SURVEY SCHEDULE

Tree ID	Species	Height (m)	SD (mm)	Crown Spread (N)	Crown Spread (E)	Crown Spread (S)	Crown Spread (W)	Age Class	P.Cond	Structural Condition	Radius	RPA	Sq.Sides	ERC	Category Grading	Category Criteria	Works required in the interests of H&S
T1	Oak	19	1010	7	4	10.5	10	Mature	Good	Fair. Canopy weighted to south. Heavily ivy clad. Minor deadwood	12	462	21	>40 yrs	B	1	No works required
T2	Oak	17	520	10	4.5	1.5	2	Mature	Good	Fair. Canopy weighted to north. Heavily ivy clad. Minor deadwood	6	122	11	20 to 40 yrs	B	1	No works required
T3	Oak	17.5	700	8.5	6.5	7.5	5	Mature	Good	Fair. some minor deadwood. Upper canopy sparse	8	222	15	20 to 40 yrs	B	1	No works required
T4	Prunus	3	120	2	2	2.5	1.5	Semi-mature	Fair	Fair. Sparse canopy. Minor deadwood.	1	7	3	10 to 20 yrs	B	1	No works required
T5	Deodar Cedar	17.5	590	6.5	6.5	5	4.5	Semi-mature	Fair	Fair. Canopy dieback to southwest, lower branches only.	7	157	13	20 to 40 yrs	B	1	No works required
T6	Oak	17	900	11	10	9	10	Mature	Good	Good. Third party tree. No obvious external indications of weakness or decay	11	366	19	>40 yrs	A	1	No works required

	Tree on neighbouring land
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APPENDIX B

TREE CONSTRAINTS PLAN

KEY



Effect of shade



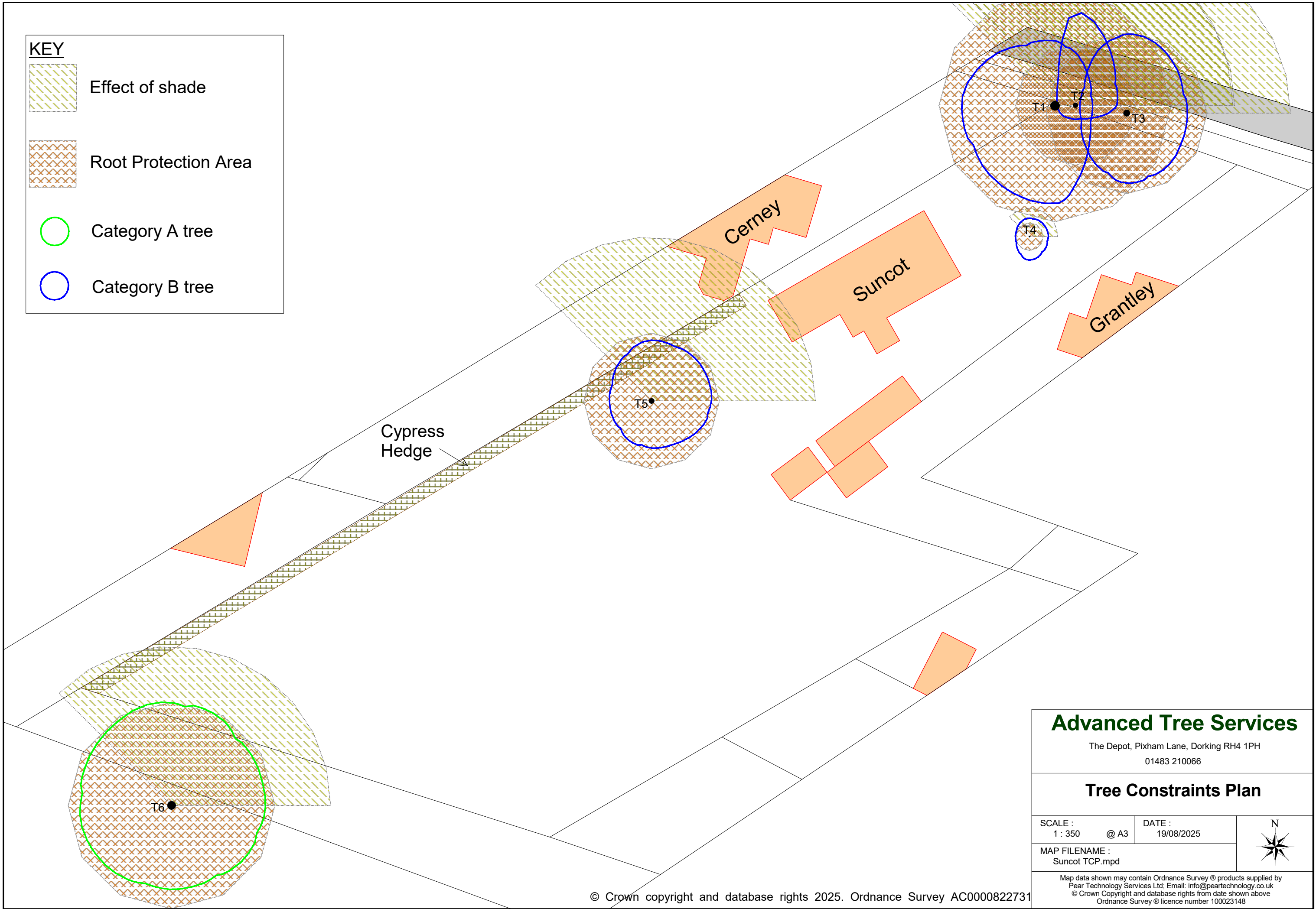
Root Protection Area



Category A tree



Category B tree



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Tree Constraints Plan

SCALE :
1 : 350 @ A3

DATE :
19/08/2025

MAP FILENAME :
Suncot TCP.mpd



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APPENDIX C

TREE PROTECTION PLAN

KEY

Root Protection Area

Proposal

Protective fence
(3.5m HERAS)

The diagram illustrates a property layout with several buildings: Cerney, Suncot, and Grantley. A long Cypress Hedge runs diagonally across the site. A 'Fence to face of hedge' is indicated. A 'Protective fence (3.5m HERAS)' is shown as a blue dashed line around a tree labeled T5. An arrow points to an 'Access to garden room build'. Three large trees are shown with their Root Protection Areas (RPAs) marked with orange cross-hatching: a large tree in the top right with trees T1, T2, T3, and T4 (marked with a red X); a medium tree in the center with tree T5; and a large tree in the bottom left with tree T6. Distances are marked: 10m, 10.5m, 7m, and 6m. A 'Proposal' area is shown with a green cross-hatch pattern near the Suncot building.

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The Depot, Pixham Lane, Dorking RH4 1PH
01483 210066

Tree Protection Plan

SCALE :
1 : 350 @ A3

DATE :
19/08/2025

MAP FILENAME :
Suncot TPP.mpd

N

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APPENDIX D

SITE PHOTOGRAPHS



Suncot, School Road (12.08.2025)



Main entrance



Oaks on frontage with School Lane

Suncot, School Road (12.08.2025)



Front driveway area



T1

Suncot, School Road (12.08.2025)



T4 (to be removed)



T5 in relation to rear of property

Suncot, School Road (12.08.2025)



T5 - Cedar



T6 in neighbouring property to south

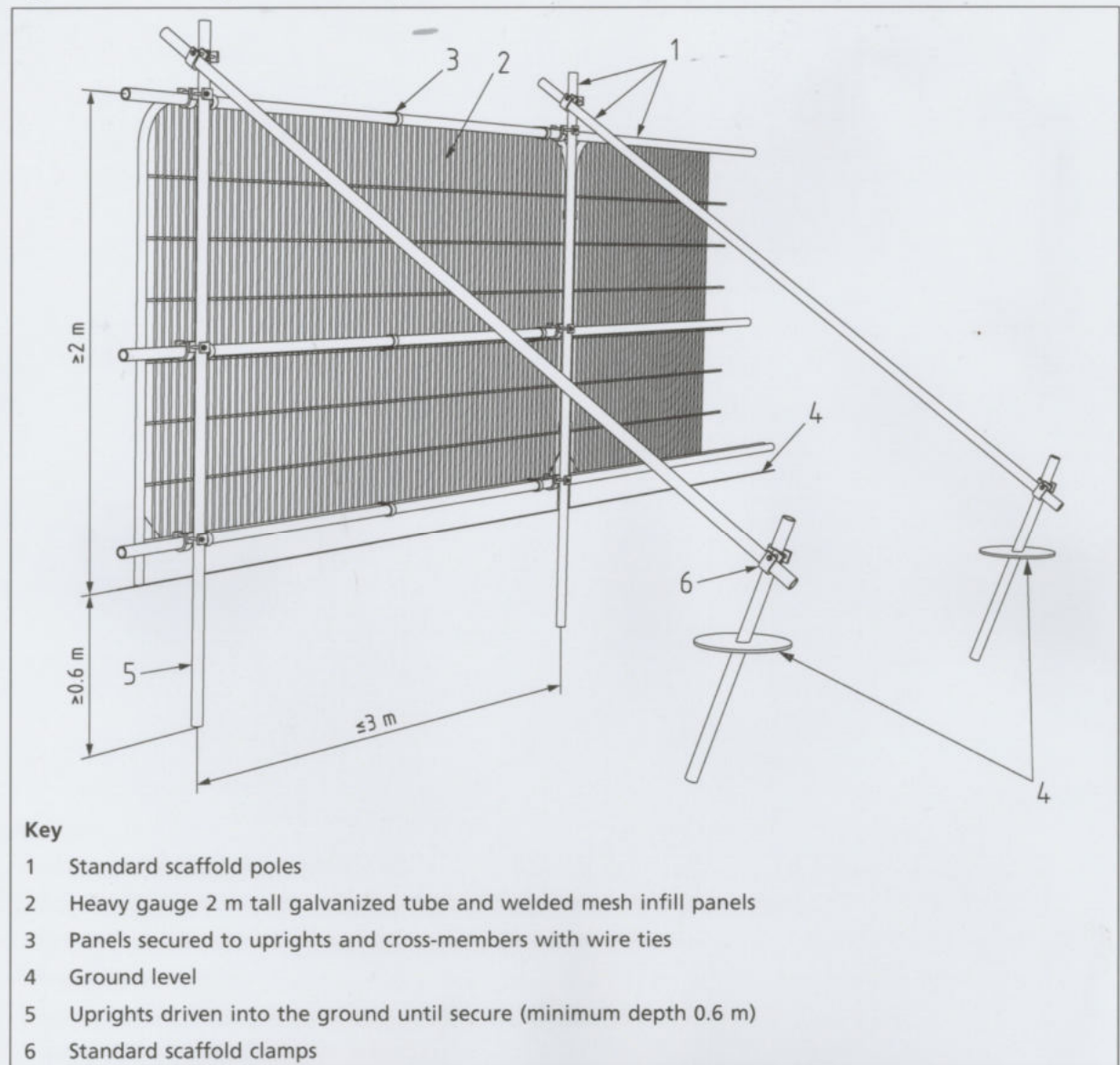
APPENDIX E

DETAIL OF TREE PROTECTION BARRIER

BRITISH STANDARD 5837:2012

Trees in relation to design, demolition and construction - Recommendations

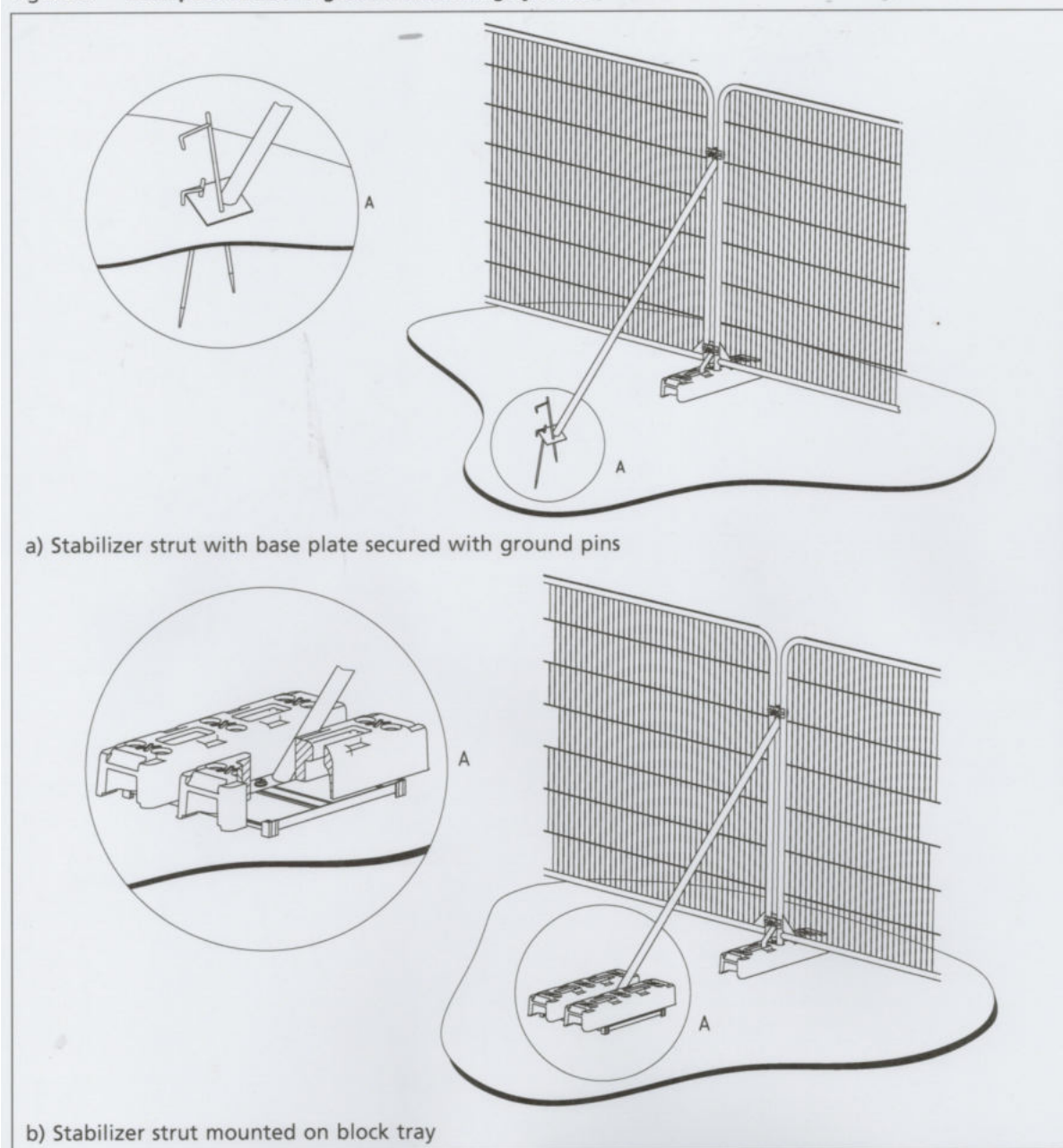
Figure 2 Default specification for protective barrier



BRITISH STANDARD 5837:2012

Trees in relation to design, demolition and construction - Recommendations

Figure 3 Examples of above-ground stabilizing systems



APPENDIX F

SITE SUPERVISION CHECKLIST



BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations

ARBORICULTURAL SITE SUPERVISION - SUMMARY

1. Once retained as Arboricultural Consultants for a specific development site, all site monitoring will be undertaken by a suitably qualified and experienced Arboriculturalist.
2. Our Arboriculturalist will be present throughout the key operations to ensure compliance with the Arboricultural Method Statement and Tree Protection Plan. Key operational points will be agreed in writing with the client and LPA prior to commencement of works. Typically these will include;
 - Remedial tree works
 - Installation of protective measures (fences and ground)
 - Installation of site facilities
 - Demolition works
 - Installation of services
 - Landscaping within RPA's
 - Site completion
3. Monitoring will be undertaken on a fortnightly basis as well as ongoing communications with the Client, Site Manager and LPA. A checklist will be completed (*appendix a*) and a copy will be retained by the Site Manager with a copy sent to the LPA.
4. Monitoring visits will generally be unannounced. Upon arrival the Arboriculturalist will check in at the site office and inspect the tree protection measures in conjunction with the Site Manager. The Arboriculturalist will also visit the site at pre-determined dates to view specific operational issues (see above).
5. Any defects requiring attention will be notified to the Site Manager and Client (copied to the LPA by e-mail). Any emergencies will be notified to the Client and LPA by phone.
6. Day to day site supervision will be the responsibility of the Site Manager. They will be aware of the tree protection measures and significant steps in the development process which have arboricultural implications. To ensure compliance the Site Manager will undertake a site briefing with the retained Arboriculturalist before the commencement of works.
7. A final sign off visit will be carried out at the end of the development and a formal letter sent both to the client and the LPA to indicate the end of the monitoring period.



Arboricultural Monitoring Report Sheet

(BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations)

Client		Planning Ref:	
Planning Authority		Date of inspection	

Site Address	
---------------------	--

Site Checklist	
Protective fencing in place	
Protective fencing to specification	
Ground protection in place (if applicable)	
Site Foreman briefed	
Tree(s) damaged?	
Remedial works required	

General Comments:

Recommendations:

Report sent to LPA:	
----------------------------	--

Inspection by:	
-----------------------	--



APPENDIX G

**PROTECTIVE FENCE
WARNING SIGNS**



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**