



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL SURVEY

PRE-PLANNING TREE SURVEY

11 WOODFORD CLOSE
CAVERHSAM HEIGHTS
READING
RG4 7HN

CLIENT: C. CHENG

JANUARY 2026

Ref: 06924 / 2026

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1. INTRODUCTION

1.1 AUTHORSHIP

This BS:5837 Arboricultural Survey has been prepared by Sarah Duckworth, Arboricultural Consultant.

I have been instructed by Chapman Cheng to survey trees growing on and adjacent to 11 Woodford Close in accordance with the British Standard 5837 'Trees in Relation to Design, Demolition and Construction' to ascertain the constraints posed by trees to any future building works on site.

1.2 SCOPE

The tree plan which accompanies this report is illustrative and should be used for dealing with tree issues only.

This report is for pre-planning purposes only and does not constitute a detailed health and safety survey. A quotation can be provided for this service upon request.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

This report is valid for a period of two years following the survey date - 13th January 2028.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

1.3 DOCUMENTS

A topographical survey is not available for the property. The position of trees on the tree plan s therefore been plotted by eye and their locations measured and triangulated against fixed objects on site.

The tree plan should not therefore be taken as exact, but it is a fair representation of the location of the trees in relation to the property and any future building works.

2. PLANNING CONSTRAINTS

2.1 TREE PRESERVATION ORDERS

I have confirmed from the Reading Borough Council Tree Preservation Order Directory that there are no Tree Preservation Orders at 11 Woodford Close.

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

2.2 CONSERVATION AREA

11 Woodford Close is not within a Conservation Area.

2.3 ANCIENT WOODLAND

11 Woodford Close is not located in Ancient Woodland nor is the property within an Ancient woodland buffer zone.

3. SURVEY

3.1 APPRAISAL

The trees were surveyed on Tuesday 13th January 2026.

On the day of the survey the weather was overcast with light rain. Visibility was satisfactory.

Heights were estimated where part of a group. Soil samples were not taken.

The trees were viewed from the garden of 11 Woodford Close only. Neighbouring properties were not entered. Where access was not available, tree data was estimated.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment of trees in this report are based on the condition assessed at the time of inspection and are valid for 24 months.

If the condition of the trees evidently changes or the trees are subject to extreme weather conditions before this date; further inspection may be required. No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

The tree survey identified 7 individual trees growing on or adjacent to the site which were relevant to the building works. The trees on site were assessed for their quality and benefits within the context of the proposed development and categorised in accordance with the recommendations in the BS:5837:2012.

3.2 KEY

Ref: T001 = Tree 1 G001 = Group 1 H001 = Hedge 1
A001 = Area 1 W001 = Woodland 1

Species: Common name (Botanical name)

Height: Measured with a clinometer (m) where possible or estimated when part of a group

Stem: Stem diameter taken at 1.5m with girth tape or rule and recorded in millimeters

Branch spread: Paced measurements at compass points or with a laser measure.

Crown clearance: Existing height above ground level of canopy and / or first significant branch direction of growth in metres e.g., 2.4 (N) where relevant.

Epics: Lower canopy created by epicormic growth.

Age Class: Newly planted - 3 years following planting.

Young - Tree well established but with juvenile crown form

Young Mature - Tree in first third of usual life expectancy for species

Mature - Tree in second third of usual life expectancy for species

Over Mature - Tree in final third of usual life expectancy for species / exhibiting signs of crown retrenchment & senescence.

Veteran - Older than usual for species or with historical/ cultural / ecological value

General Observations: Made with reference to physiological condition (health, vigour) and structural condition, noting evidence of decay, structural weakness and physical defect and preliminary management recommendations.

Estimated Remaining Contribution: Estimated in years - less than 10, 10-20, 20-40, 40+

BS: 5837:2012 category rating: In accordance with the guidelines of the British Standard.

● Category 'A' tree (Green)

● Category 'C' tree (Grey)

● Category 'B' tree (Blue)

● Category 'U' tree – Fell (Red)

RPA Area BS:5837 (2012) Root Protection Area calculation in square metres

RPA Radius BS:5837 (2012) Root Protection Area calculation circle radius in metres. ¹

¹ The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that 'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

4. BS:5837 (2012) TABLE 1: CASCADE CHART FOR TREE QUALITY ASSESSMENT

CATEGORY & DEFINITION	CRITERIA (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category 'U' Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	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 category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning. Trees that are dead or 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		
	Mainly Arboricultural Qualities	Mainly Landscape Qualities	Mainly cultural values including conservation
Trees considered suitable for retention			
Category 'A' 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 those that are essential components of groups or 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)
Category 'B' Trees of Moderate Quality with an estimated remaining 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 significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality 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 contribution to the wider locality.	Trees with material conservation or other cultural value.
Category 'C' 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 are 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 landscape benefits.	Trees with no material conservation or other cultural value.

5. SURVEY DATA

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition	Photo
T001	European lime (<i>Tilia x europaea</i>)	Height (m): 22 Stem Diam(mm): 680 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:4 S:2 W:5	Off-site tree. 4.5m from boundary. Three way stem fork from 4m. Dieback in upper crown. Deadwood present. Bud density on lower normal.	B1,2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access	
T002	European lime (<i>Tilia x europaea</i>)	Height (m): 16 Stem Diam(mm): 530 Crown Clearance (m): 3 Life Stage: Mature Rem. Contrib.: 40+ Years	N:6 E:5 S:2 W:4.5	Off-site tree. 0.8m from boundary. Multiple vertical stems from 3m where tree may have been topped in the past. Tight fork with included bark. Small crown with dog legged branches where tips have been reduced and grown back. Bud density normal.	B1,2	Radius: 6.4m. Area: 129 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access	
T003	Corsican pine (<i>Pinus nigra laricio</i>)	Height (m): 19 2 stems (mm): 450, 400 Crown Clearance (m): 13 Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:5 S:2.5 W:3.5	Twin stem from around 2m. Cavity on smaller western trunk around 9m below previous pruning cut. Evidence of previous branch failure. Western trunk has high canopy with limited foliage. Suppressed, asymmetrical crown. Further inspection recommended.	C1,2	Radius: 7.2m. Area: 163 sq m.	Physiological Condition: Fair Structural Condition: Physical Defect Public Amenity Value: Moderate Inspection Limitations: Access	

Ref.	Species	Measurements	Spread	General Observations	Retention Category	RPA	Condition	Photo
T004	Common lime (<i>Tilia x vulgaris</i>)	Height (m): 30 Stem Diam(mm): 900 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:5 E:7 S:6 W:6	Mature lime. 0.3m from boundary. Twin stem from 7m. Fork structure satisfactory. Minor deadwood in crown. Bud density on live growth normal.	A1	Radius: 10.8m. Area: 366 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: High Inspection Limitations: Access	
T005	European lime (<i>Tilia x europaea</i>)	Height (m): 19 Stem Diam(mm): 680 Crown Clearance (m): 4 Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:5 S:2.5 W:4	Off-site tree. 1m from boundary. Twin stem from 7m. One of two stems above reduced to 1m stump. Asymmetrical crown. Previously reduced canopy. Bud density normal.	B1,2	Radius: 8.2m. Area: 211 sq m.	Physiological Condition: Good Structural Condition: Unknown Public Amenity Value: Good Inspection Limitations: Access	
T006	Irish yew (<i>Taxus baccata</i> 'Fastigiata')	Height (m): 4 Stem Diam(mm): 350 Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:0.5 S:1.5 W:1.5	Multi-stem large shrub / small tree. Asymmetrical crown. Limited growth potential.	C2	Radius: 4.2m. Area: 55 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	
T007	Deciduous camellia (<i>Stuartia pseudocamellia</i>)	Height (m): 4 3 stems, avg.(mm): 70 Crown Clearance (m): 2 Life Stage: Mature Rem. Contrib.: 40+ Years	N:1.5 E:1.5 S:1.5 W:1.5	Multi-stem large shrub / small tree. Limited growth potential.	C2	Radius: 1.5m. Area: 7 sq m.	Physiological Condition: Fair Structural Condition: Fair Public Amenity Value: Low	

6. QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.