Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

BS 5837:2012 TREE SURVEY
FOR
14 HOLYROOD CLOSE
CAVERSHAM

Prepared on behalf of:
Mr A Wheeler
14 Holyrood Close
Caversham
Reading
RG4 6PZ

Ref: SPH/5837-26/10.02

18 February 2026

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Summary
We inspected all the trees that could be affected by the proposed forthcoming development at 14 Holyrood Close, Caversham, Reading, RG4 6PZ. The tree details are contained in the tree survey schedule included at Appendix 1.

One individual tree was assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of British Standard (BS) 5837:2012. It is categorised as follows:

- One tree is in Category 'B' – "Trees of moderate quality".

Mitigation may be required to demonstrate how the retained tree's root protection area (RPA) will be protected during any development, including access to the proposed development area. The RPA is shown on the drawing included at Appendix 3.

1. Introduction

1.1 Instructions

1.1.1 Urban Tree Experts were instructed by Mr A Wheeler to visit the proposed development site at 14 Holyrood Close, Caversham, Reading, RG4 6PZ and survey a tree implicated in a forthcoming planning application.

1.1.2 The tree was surveyed in accordance with 'British Standard (BS) 5837:2012' a guide for 'Trees In Relation To Design, Demolition and Construction - Recommendations' (Section 4).

1.2 Validation

1.2.1 This report fulfils the recommended national listed criteria for tree survey information as set out in BS 5837:2012 and includes the following:

- A tree survey, undertaken by a qualified arboriculturist, and tree schedule, included at Appendix 1.
- A drawing at 1:200 scale with a north point, indicating the tree location and colour coded, ref SH/5837-26/12.02 included as Appendix 2.
- The root protection area, ref SPH/RPA-26/12.02 included at Appendix 3.
- A shade constraint drawing, ref SPH/SC-26/12.02 included at Appendix 4.
- Default tree protection fencing from BS 5837:2012 and tree protection barrier sign included at Appendices 5 and 6.

1.3 Statutory designation

1.3.1 An online search of Reading Borough Councils Tree Preservation Order Directory was undertaken on the 18 February 2026, it confirmed that there are no tree preservation orders on the tree at the site. The site is not designated as being within a Conservation Area.

2. Scope of this report

2.1 The purpose of this report is to quantify the trees most likely to be impacted upon by the development proposal and to highlight how potential damage to the retained tree may be avoided.

2.2 The tree survey provides the basic data on any trees implicated in the planning application. It does not set out to put arguments for or against the development. It does set out how to decide upon the retention of the tree, means of protecting the retained tree during development and on means of incorporating the tree into the developed landscape, along with appropriate management and protective measures.

2.3 The primary purpose of this report is for the client and council to review the information provided and use it for the purpose of considering the planning application or engaging in further discussions towards the same end. The information is provided on the basis that it will be available to people other than arboriculturists i.e. those without specialist knowledge of the subject.

3. Site visit and the collection of data

3.1 Site visit

3.1.1 The tree was surveyed by Simon Holmes MSc MICFor on 12 February 2026. The tree was inspected from ground level and without any form of detailed investigation; binoculars were used to aid the inspection process. The measurements we undertook on site were made with the aid of a rounded down diameter tape to assist the estimate of the tree diameter and TruPulse™ laser hypsometer to assess tree height. The tree was not tagged as it is easily identified on site and with reference to the attached tree location plan. The weather at the time of the inspection was overcast.

3.2 The tree

3.2.1 One individual tree with a stem diameter of 75 millimetres and above was recorded. The tree details have been entered into a tree schedule included at Appendix 1.

3.2.2 For ease of identification the tree is shown on the tree location drawing ref SPH/5837-26/12.02 and has been allocated a tree number. This number is cross-referenced within the BS 5837:2012 survey schedule.

3.2.3 In making the assessment, consideration has been given to:

- The health, vigour and condition of the tree.
- Any structural defects and safe life expectancy.
- The size and form of the tree.
- The rare, unusual or component part of a formal feature.
- Groups or individual trees that provide definite screening or softening effect.
- Trees forming distinct landscape features.

4. Constraints

4.1 Ecological constraints

4.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended), and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.

4.2 Root protection areas (RPAs)

4.2.1 Using BS 5837:2012 the RPA has been calculated for the tree by reference to section 4.6.1 (a) and/or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if it is to be successfully retained.

4.2.2 Specified intrusions into the RPA can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). The RPA has been plotted as dodecagons taking account of the site constraints on drawing SPH/RPA-26/12.02.

4.2.3 The shape and position of the RPA may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the existing site access, property, boundary walls, existing hard surfaces, and site topography.

4.3 Shade constraints

4.3.1 Large trees that cast dense shade may result in pressure to prune or remove them. Whilst either shade or sunlight might be desirable depending on the potential use; the design should avoid unreasonable obstruction of light. The shade constraints posed by the tree is plotted onto drawing ref SPH/SC-26/12.02.

5. Tree protective measures

5.1 To protect the retained tree from construction activities, it must be protected by suitable protection barriers and ground protection; the accompanying root protection area drawing shows the RPA.

5.2 The tree protection barrier (TPB) is designed to provide construction exclusion zones around the RPA of the tree to be retained.

5.3 The tree protection fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6; and is reproduced at Appendix 5. All weather signs must be attached by cable ties to each Heras panel as set out in Appendix 6.

6. Tree survey key

No: Tree number on survey drawing

Species: Common/English and or Latin name

Height: Height in metres above ground level

Number of stems: Single stem, or number of stems if more than one

Canopy spread: In metres taken at the four cardinal points (N.E.S.W.)

Diameter: In millimetres measured or estimated in accordance with BS 5837 2012

Height & direction of 1st branch: In metres and by cardinal compass points. This can be found on the detailed tree assessment

Age class:
Young
Semi-mature
Early-mature
Mature
Over-mature

Root protection area: In square metres and the nominal radius of a circle required to achieve this in metres

Health - Physiological Condition (Phy Con):
Good
Fair
Poor
Decline
Dead

Structural Condition: Crown, Stem, Basal Area:
Good
Fair
Poor
Ivy

Survey Comment:
i.e. Further investigation, aerial inspection, decay detection, wildlife study.

Estimated Remaining Contribution (ERC) in years:
i.e. less than 10, 10 to 20, 20 to 40, 40+

Category Grading:			
	Code U	Trees unsuitable for retention	RED
	Code A	High quality category	GREEN
	Code B	Moderate category	BLUE
	Code C	Low category	GREY

7. Queries

Any queries regarding this tree report should be addressed, in the first instance, to Urban Tree Experts:

Urban Tree Experts
Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX

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

Simon Holmes MSc. MICFor
Chartered Arboriculturist
Urban Tree Experts

APPENDIX 1

BS5837:2012 Tree Survey

Client: Mr A Wheeler
Project: 14 Holyrood Close
Survey Date: 12/02/2026
Surveyor: Simon Holmes

Tree Surveys
Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Phone: 0118 976 2902

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
1											
Silver Birch	13.8	2	474 (Eq)	N	4	7	M	A: 101.6	Fair	C: Fair	**B.2**
Betula pendula				E	5	7		R: 5.68		S: Fair	10 to 20 yrs
				S	6	6				B: Poor	
				W	5	6					

Twin stem from ground level, partial inclusion. Declining.

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-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.

14 Holyrood Close

Date Range.

Any Date

Work types.

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

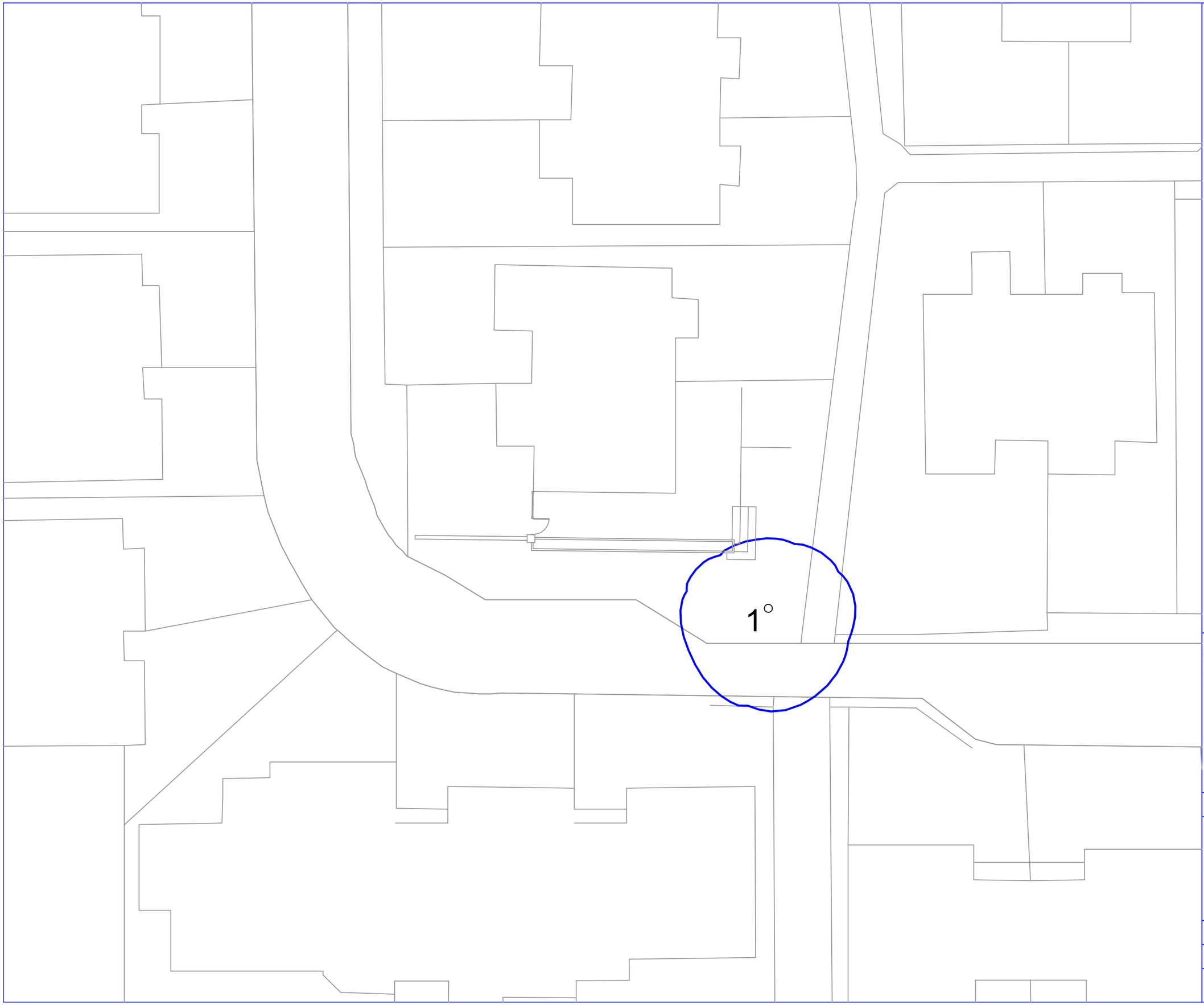
Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s)	**1**
Number of trees in Report selection	**1**

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

APPENDIX 2



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.

N

INDICATIVE

Key:

- Tree Category A 1,2 or 3 - trees of high quality
- Tree Category B 1,2 or 3 - trees of moderate quality
- Tree Category C 1,2 or 3 - trees of low quality
- Tree Category U - trees that cannot realistically be retained
- 1 Tree number - refer to report for information
- Existing site features

0 2.5m 5m 10m

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Tel: 0118 762902
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Client: Mr A Wheeler

Job Title: 14 Holyrood Close, Reading RG4 6PZ

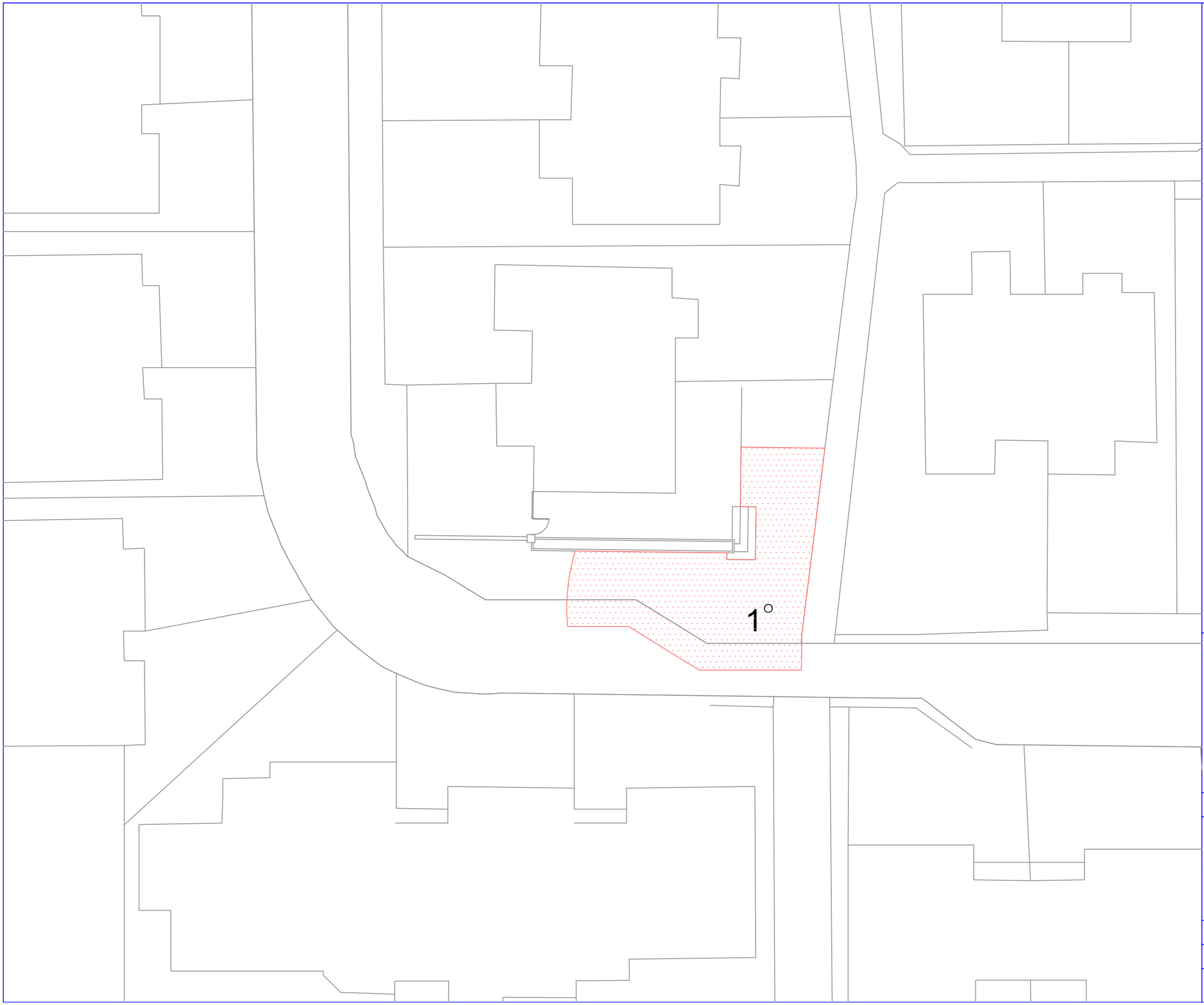
Drawing Title: TREE LOCATION PLAN

Scale: 1:200 @ A3

Date: February 2026 Drawn: MjE Checked: SPH

Drg. No. SPH/5837-26/12.02 Rev.

APPENDIX 3



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- Read drawings in conjunction with arboricultural report.
- Topo based on OS data, Licence No.100022432.

N

INDICATIVE

Key:

- Tree Category A 1,2 or 3 - trees of high quality
- Tree Category B 1,2 or 3 - trees of moderate quality
- Tree Category C 1,2 or 3 - trees of low quality
- Tree Category U - trees that cannot realistically be retained
- 1 Tree number - refer to report for information
- Existing site features
- Root protection area (RPA)

0 2.5m 5m 10m

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Client: Mr A Wheeler

Job Title: 14 Holyrood Close, Reading RG4 6PZ

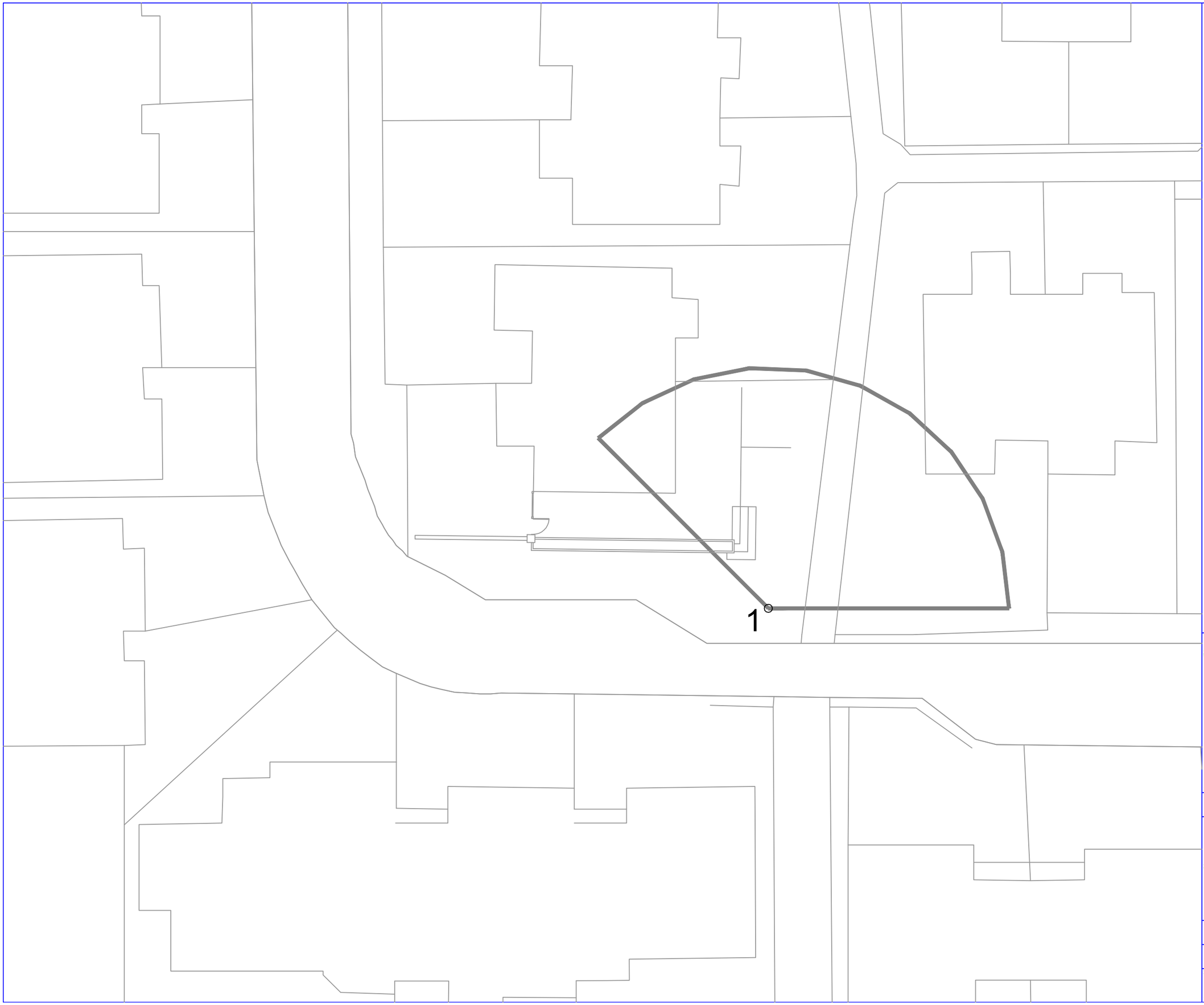
Drawing Title: ROOT PROTECTION AREA PLAN

Scale: 1:200 @ A3

Date: February 2026 Drawn: MjE Checked: SPH

Drg. No. SPH/RPA-26/12.02 Rev.

APPENDIX 4



NOTES

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- 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.

N

INDICATIVE

Key:

- Tree Category A 1,2 or 3 - trees of high quality
- Tree Category B 1,2 or 3 - trees of moderate quality
- Tree Category C 1,2 or 3 - trees of low quality
- Tree Category U - trees that cannot realistically be retained
- 1 Tree number - refer to report for information
- Existing site features
- Area of shade

0 2.5m 5m 10m

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Tel: 0118 762902
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Client: Mr A Wheeler

Job Title: 14 Holyrood Close, Reading RG4 6PZ

Drawing Title: SHADE CONSTRAINTS PLAN

Scale: 1:200 @ A3

Date: February 2026 Drawn: MjE Checked: SPH

Drg. No. SPH/SC-26/12.02 Rev.

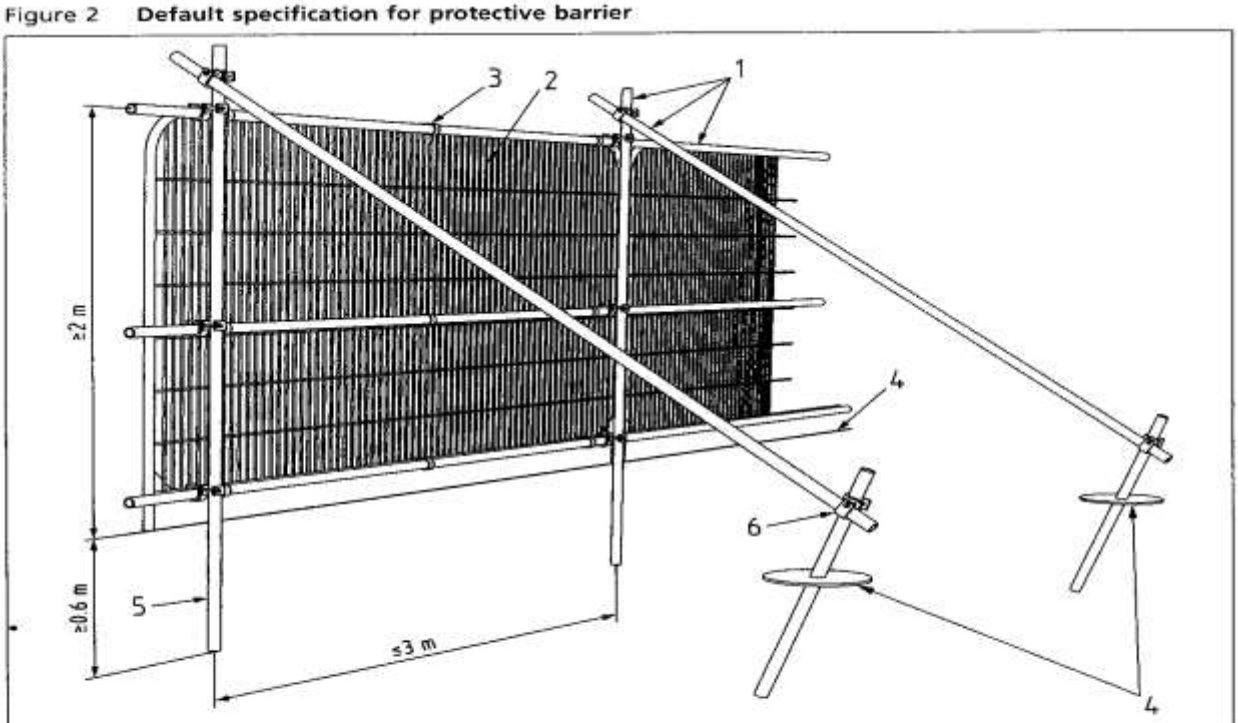
APPENDIX 5

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**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

APPENDIX 6

TREE PROTECTION ZONE

KEEP OUT!

NO DIGGING OR TRENCHING
NO STORAGE OF PLANT OR MATERIALS
NO VEHICLE ACCESS
NO FIRE LIGHTING
NO CHEMICAL HANDLING
AVOID PLANT CONTACT WITH TREE CANOPY
REPORT ANY DAMAGE
TO TREES OR FENCING IMMEDIATELY