



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

**At
Summerfield, 44 River Road,
Caversham RG4 7EH**

May 2026

**Advanced Tree Services
Papercourt Farm
Papercourt Lane
Ripley
Surrey GU23 6DT**

**Phone: 01483 210066
E-mail: info@atstrees.co.uk**



Introduction

1. I have been instructed by Colony Architects on behalf of the property owners to produce an Arboricultural Impact Assessment (AIA), Tree Constraints Plan (TCP), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) for a development at Summerfield, River Road, Caversham RG4 7EH.
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 supplied a plan showing the proposed layout for the site (1158/02-11).
4. I undertook the BS 5837:2012 tree survey on the 24th April 2026.

Proposed Development

5. Installation of swimming pool with associated changing room.
6. Access is to remain as existing.

Tree Survey

7. 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.
8. The survey detail provides the data to arrive at the Root Protection Areas (RPA) for the trees shown to be retained.
9. No soil samples were taken as a part of the survey.
10. I have not seen any plans relating to service runs.
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. Summerfield is a detached, residential property, occupying approximately 0.09 hectares.
13. The front garden has off street parking and is mainly laid to lawn bordered by a mature hedge.
14. There is only a single tree in the rear garden (T1), with the remainder predominantly laid to lawn.
15. The other main trees (T2, T3 and T4) are all located within neighbouring properties and are in good physiological condition.

Arboricultural Impact Assessment

Presence of Statutory Protection

16. The website for Reading Borough Council has confirmed that the property is not within a Conservation Area. Also, there are no Tree Preservation Orders on the site.

Effect of Development on Amenity Value / Biodiversity

17. The proposal will not result in the loss of any trees so there will be no impact on the wider visual amenity.

Above & Below Ground Constraints

18. The canopy of T2 is growing over the property boundary from Langtree. In addition, the RPA extends into the garden of Summerfield.
19. The proposed changing room is to be situated immediately adjacent to T2. Consequently, the canopy of T2 will have to be cut back to the boundary line. This is allowable under Common Law Right.
20. The building is to be located within the RPA for T1. As such a sympathetic method on construction (such as screw piles) must be employed to minimise ground/root disturbance.
21. <https://nomoredigging.co.uk/ground-screw-foundations/garden-rooms-offices-and-studios>.
22. The underlying principles contained within section 7 of BS 5837:2012 and AA Guidance Note 12 must be adhered to.
23. Neither the main pool or the surrounding patio excavation infringes upon the RPA's for T3 or T4. Therefore, calls for specialist construction methods would be unreasonable.

Site Access Constraints

24. There are no access constraints which require arboricultural intervention.

The Construction Process

25. 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.
26. The sequence of construction events will be as follows;
- Installation of protective fences
 - Demolition/Construction phase
 - Remove protective fences
27. This 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.

Infrastructure Requirements

28. 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.

Proximity of proposal to trees

29. Given the orientation of the site, none of the retained trees will cast shade upon the pool. Therefore, there will be no pressure to fell any trees at a later date for this issue.

Modifications Proposed to Accommodate Building/Trees

30. I do not envisage any modifications to the design being necessary to accommodate nearby trees.

Mitigation Planting

31. No trees are to be removed so any calls for mitigation planting would be unreasonable.

Arboricultural Method Statement (AMS)

Pre-development works

32. The following works will need to be undertaken prior to commencing building works.

- **T2 - Cut back canopy to boundary line (Common Law Right)**

33. It will be the responsibility of the tree contractor to ensure that all the necessary consents have been sought from the local authority and third party tree owners.

34. 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

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

- Installation of protective measures
- General demolition/construction phase
- Remove protective measures

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

Pre-Commencement Site Meeting

37. 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

38. 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
- Construction works
- Installation of services
- Removal of protective measures
- Landscaping
- Site completion

39. 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.

40. 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.

41. 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.

42. 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

43. 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.

44. 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

45. 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.
46. The specification for the protective fencing (in orange on the TPP) will be orange hazard mesh fencing to delineate the CEZ. The fence will be mounted on wooden stakes made fast in the ground.
47. All fences will not be moved without the express permission of the local authority Arboricultural Officer.
48. 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".
49. The Construction Exclusion Zone (CEZ) shall remain sacrosanct throughout the entire development process. No access will be permitted within the permanently fenced areas. Ground levels will not be changed within them and existing vegetation and topsoil will remain undisturbed.

Changing Room Foundation

50. The new outbuilding will be constructed with the use of screw pile foundations upon which is fixed a timber frame (see photos). The frame itself does not rest at ground level and forms a suspended floor for the building. The only soil excavation/incursion is the localised installation of the screw piles.
51. No potential toxic effects from the use of screw piles.
52. Rainwater will be directed under the buildings to beneath the suspended floor to ensure water can still translocate through the soil. This will help to compensate for the increased 'rain shadow' within the RPA of T2.

Surplus Arisings

53. 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.
54. No fires shall be lit on site.

Service runs/installation

55. 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.

Site Deliveries / Storage space

56. No building materials are to be stored against any protective fences so as to avoid further compaction for the RPA's.

Location of huts, toilets

57. No site huts or toilets will be placed within a CEZ.

Potential effect of slopes

58. 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

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

Compaction avoidance and mitigation

60. 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

61. 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

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

Final Inspection

63. 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.
64. 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

65. 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.
66. 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).
67. 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.
68. If a bat roost is suspected please contact the Bat Conservation Trust on 0845 1300 228 or at www.bats.org.uk.

Conclusion

69. No trees are to be removed so there will be no impact on the wider visual amenity.
70. The main pool and patio area is outside the RPA's for neighbouring trees.
71. The changing room will be constructed using a sympathetic method to avoid significant root damage.
72. 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
May 2026

Appendices

- a) Survey schedule
- b) Tree Constraints Plans (1:200)
- c) Tree Protection Plan (1:200)
- d) Site Photographs
- e) Protective barrier
- f) Site monitoring checklist
- g) Fence signage

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: Summerfield RG4 7EH
Client: Colony Architects
Date: 24/04/2026
Surveyor: DB

ADVANCED TREE SERVICES
BS 5837 TREE SURVEY

Ref/Tag No.	Species	Hgt	Age Class	SD	Phys. Cond.	N	E	S	W	Radius	RPA	Sq.Sides	Structural Cond.	ERC	Category Grading	Category Criteria
T1	Korean Fir	8.5	Mature	300	Fair	2	2	2	2	4	41	6	Good. Slightly reduced vigour. Dead leading stem.	10 to 20 yrs	B	1
T2	Lawson Cypress	10	Mature	230	Good	2	2	2	2	3	24	5	Fair. Multistem from base.	10 to 20 yrs	B	1
T3	Wild Cherry	6.5	Mature	320	Good	3	4	4	4.5	4	46	7	Good. No obvious external indications of weakness or decay	10 to 20 yrs	A	1
T4	Western Red Cedar	16	Mature	420	Good	5.5	5	5	4	5	80	9	Good. No obvious external indications of weakness or decay	10 to 20 yrs	A	1

	Tree in neighbouring property
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APPENDIX B

TREE CONSTRAINTS PLAN

Advanced Tree Services

Papercourt Farm, Papercourt Lane, Ripley GU23 6DT
01483 210066

Tree Constraints Plan

SCALE :
1 : 200 @ A3

DATE :
24/04/2026



MAP FILENAME :
Summerfield TCP.mpd

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KEY



Effect of shade



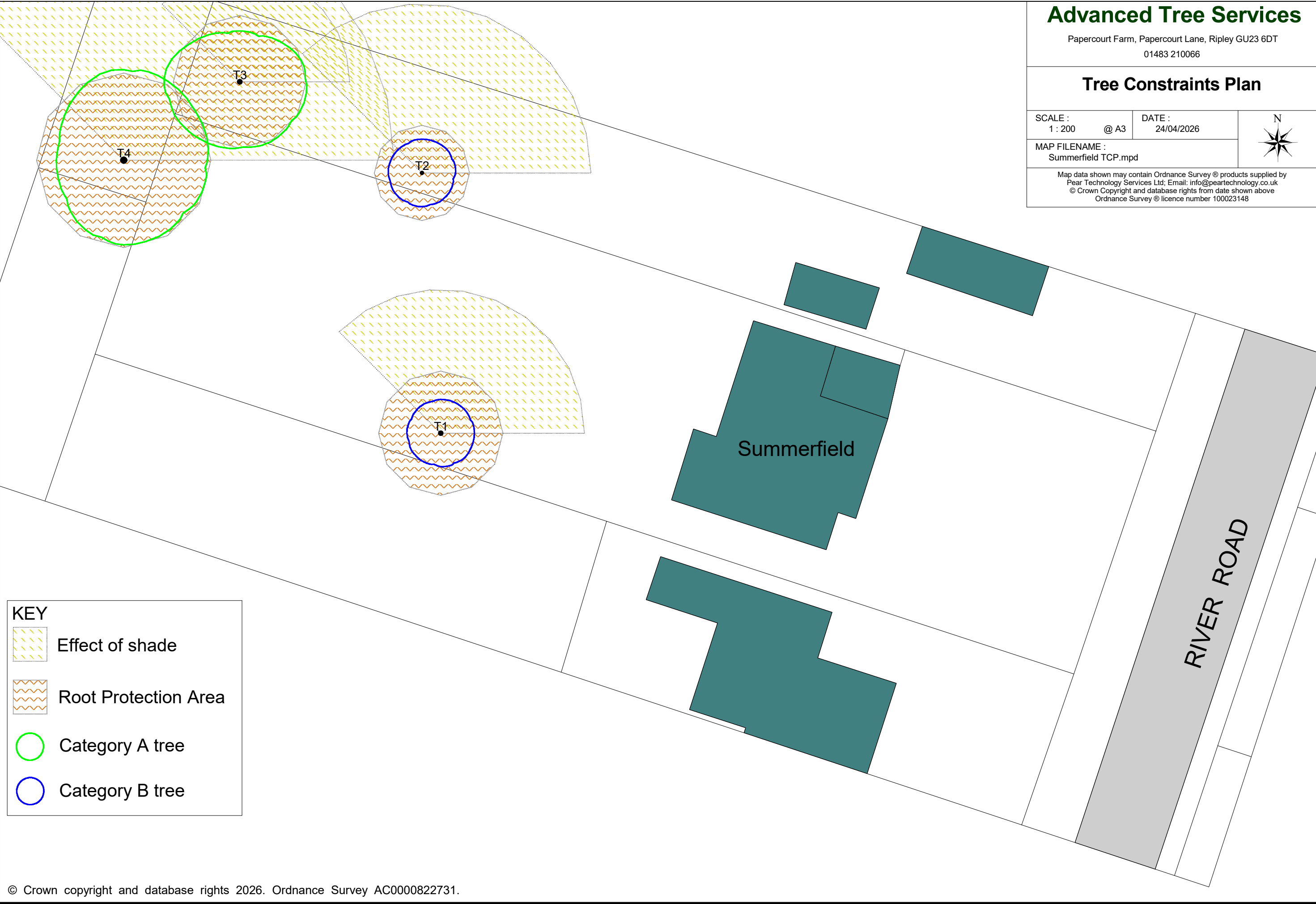
Root Protection Area



Category A tree



Category B tree



APPENDIX C

TREE PROTECTION PLAN

Advanced Tree Services

Papercourt Farm, Papercourt Lane, Ripley GU23 6DT
01483 210066

Tree Protection Plan

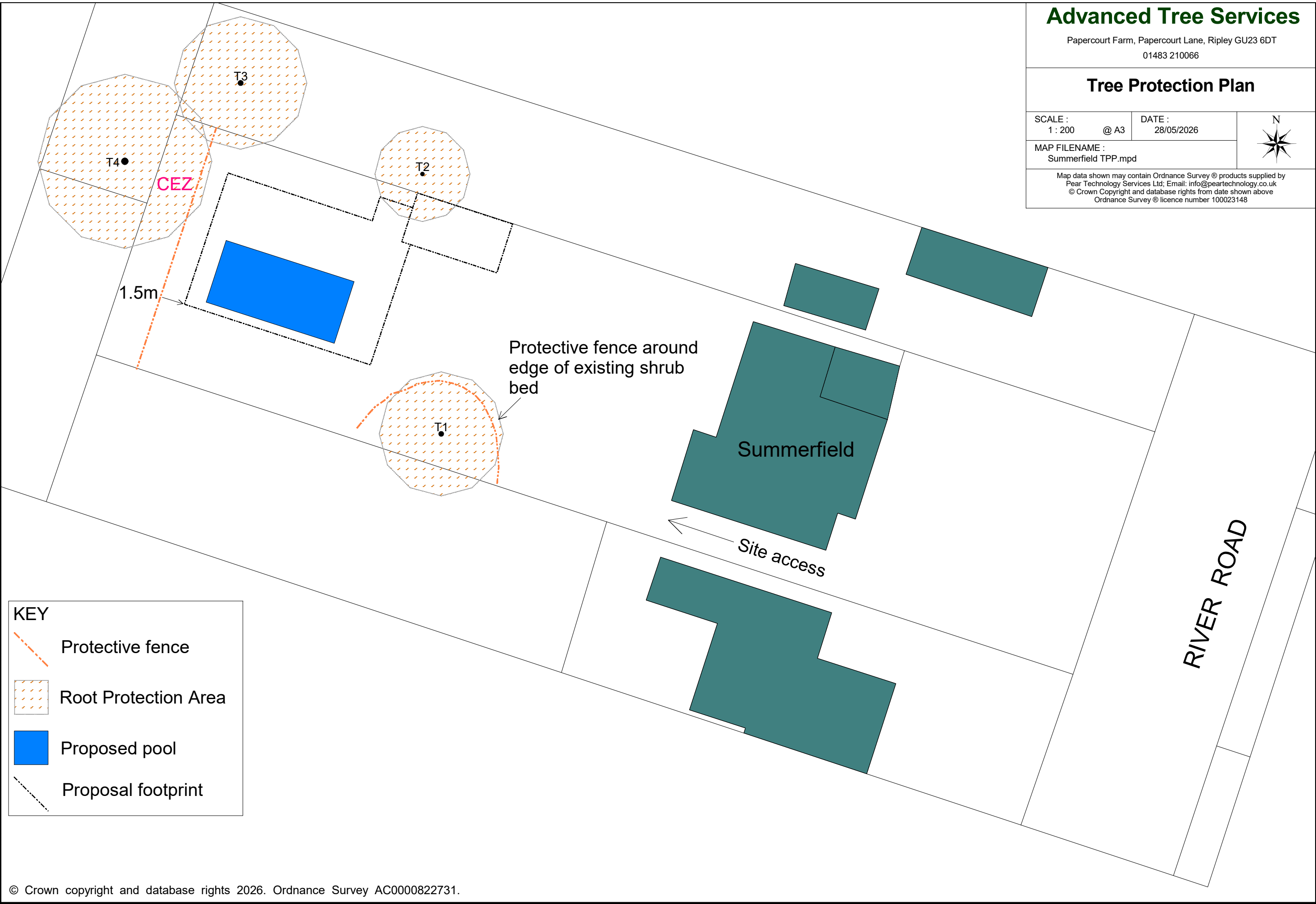
SCALE :
1 : 200 @ A3

DATE :
28/05/2026



MAP FILENAME :
Summerfield TPP.mpd

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APPENDIX D

SITE PHOTOGRAPHS

Summerfield RG4 7EH (24.04.2026)



T1



Rear garden

Summerfield RG4 7EH (24.04.2026)



T2



T4

APPENDIX E

DETAIL OF TREE PROTECTION BARRIER

Example of Orange Barrier Mesh



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	
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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:	
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Inspection by:	
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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**