

SITE INTELLIGENCE

Tree Survey

Arboricultural Assessment in Accordance with BS 5837:2012

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

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Client Confidential

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1. INTRODUCTION

1.1 Purpose

This Tree Survey has been prepared by Site Intelligence™ (a service of PF & Co Construction Ltd) on behalf of Sample Client in connection with the proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH.

The purpose of this report is to:

- Survey and categorise all trees on and adjacent to the site in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction — Recommendations"
- Assess the condition, quality, and retention value of each tree
- Calculate root protection areas (RPAs) for each tree
- Identify constraints that trees impose on the proposed development
- Provide recommendations for tree retention, removal, and protection during construction

1.2 Scope and Limitations

This survey covers all trees on the application site and any trees on adjoining land whose root protection areas (RPAs) may extend into the site. The survey was conducted from within the application site; access to adjoining properties was not available.

This is a visual inspection only. No invasive testing (decay detection, root mapping, soil analysis) was undertaken. Where defects are identified that may warrant further investigation, this is noted in the recommendations.

1.3 Survey Date and Season

The survey was undertaken on 25 February 2026. Trees were surveyed in winter condition (leaf-off). Some features (e.g. crown density, epicormic growth, seasonal dieback) are more accurately assessed during the growing season. A follow-up visit during summer months may be recommended for specific trees.

2. METHODOLOGY

2.1 BS 5837:2012 Framework

This survey has been carried out in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction — Recommendations". The standard provides a framework for assessing the quality and value of trees and for categorising them according to their suitability for retention in the context of development.

2.2 Tree Categorisation

Trees are categorised as follows under BS 5837:2012:

Category	Description	Retention Priority
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees with particular landscape, amenity, cultural, heritage, or conservation value.	HIGH — retain and protect wherever possible
B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees that make a positive contribution to the landscape or amenity.	MODERATE — retain if reasonably practicable
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. Trees of limited merit.	LOW — retain if no conflict with development
U	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.	REMOVE — should not be a constraint on development

2.3 Root Protection Area (RPA)

The Root Protection Area (RPA) is calculated in accordance with BS 5837:2012, Section 4.6. The RPA is a circular area around the tree, measured from the centre of the stem at ground level, within which development activities should be restricted to prevent damage to the root system.

The default RPA radius is calculated as 12 times the stem diameter at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees). The maximum RPA radius is capped at 15 metres. Where site conditions suggest the root system may be asymmetric (e.g. due to adjacent hard surfaces or buildings), the RPA may be modified.

2.4 Survey Parameters

The following parameters were recorded for each tree:

- Species identification (common and botanical names)
- Height (estimated to nearest metre)

- Stem diameter at 1.5m above ground level (measured with diameter tape)
- Crown spread (measured in 4 cardinal directions, averaged)
- Crown clearance above ground
- Condition assessment (structural and physiological)
- BS 5837 category (A, B, C, or U)
- RPA radius and area
- Recommendations for management or protection

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3. SITE DESCRIPTION

The application site is located at 14 Oakfield Road, Guildford, Surrey GU2 4EH. The site comprises a detached two-storey dwelling with a generous rear garden of approximately 250 square metres. The garden slopes gently downward from north to south, with a level change of approximately 1.5 metres across the plot.

The rear garden contains a mix of mature and semi-mature trees, including a notable English Oak (T1) and Copper Beech (T2) which are prominent features of the rear garden and contribute significantly to the local landscape character. The front garden is predominantly hard-surfaced (driveway) with ornamental shrub planting.

The site boundaries are defined by close-boarded fencing (1.8m) on the east and west boundaries, with a Leylandii hedge (T8) providing screening to the rear (south) boundary. The boundary treatment is typical of the residential character of the area.

3.1 Soil Type

The underlying geology is London Clay Formation (clay, silt, and sand). Clay soils are cohesive soils susceptible to seasonal shrinkage and swelling. Tree roots in clay soils can extend considerable distances from the stem. Foundation design in proximity to mature trees on clay soils must account for the potential for clay shrinkage (desiccation).

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4. TREE SCHEDULE

The following tree schedule summarises the survey findings for all trees on and immediately adjoining the application site. A total of 9 trees were surveyed.

Category	Count	Proportion
A — High quality	2	2/9 (22%)
B — Moderate quality	3	3/9 (33%)
C — Low quality	3	3/9 (33%)
U — Unsuitable for retention	1	1/9 (11%)

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4.1 Full Tree Schedule

Ref	Species	Ht (m)	Stem Dia (mm)	Crown Spread (m)	Cat.	RPA (m ²)	Condition	Recommendations
T1	English Oak (Quercus robur)	18	620	12.0	A	173	Good — vigorous canopy, no significant defects	Retain and protect. No pruning required.
T2	Copper Beech (Fagus sylvatica f. purpurea)	15	480	10.0	A	104	Good — well-formed specimen, slight crown asymmetry to south	Retain and protect. Crown lift to 3m clearance above garden if required.
T3	Silver Birch (Betula pendula)	12	280	5.5	B	35	Fair — minor deadwood in crown	Retain. Remove deadwood >25mm diameter.
T4	Cherry (Prunus avium)	9	320	6.0	B	46	Fair — mature specimen, some bark damage at base	Retain. Monitor bark wound. Crown clean recommended.
T5	Sycamore (Acer pseudoplatanus)	14	420	8.0	B	80	Fair to good — self-set specimen, well established	Retain. Consider crown reduction of 2m to balance form.
T6	Apple (Malus domestica)	5	180	4.0	C	15	Fair — old fruiting tree, some dieback in upper crown	Retain if possible. Low retention value if conflict with development.
T7	Lawson Cypress (Chamaecyparis lawsoniana)	8	250	3.0	C	28	Poor to fair — dense screening hedge remnant, suppressed	Can be removed if adequate replacement planting provided.
T8	Leyland Cypress (x Cuprocyparis leylandii)	10	350	4.5	C	55	Fair — overgrown boundary screening, dominates garden	Can be removed or reduced. Consider replacement with native hedge.

Ref	Species	Ht (m)	Stem Dia (mm)	Crown Spread (m)	Cat.	RPA (m ²)	Condition	Recommendations
T9	Elder (<i>Sambucus nigra</i>)	4	120	3.0	U	6	Poor — multi-stemmed, significant decay at base, structurally compromised	Remove. Unsafe to retain. Replacement planting recommended.

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5. INDIVIDUAL TREE ASSESSMENTS

T1 — English Oak (*Quercus robur*)

Category: A | **LOW**

Parameter	Value
Species	English Oak (<i>Quercus robur</i>)
Height	18 m
Stem diameter (at 1.5m)	620 mm
Crown spread (average)	12.0 m
BS 5837 category	A
Root Protection Area	173 m ²
Condition	Good — vigorous canopy, no significant defects

Recommendations: Retain and protect. No pruning required.

T2 — Copper Beech (*Fagus sylvatica f. purpurea*)

Category: A | **LOW**

Parameter	Value
Species	Copper Beech (<i>Fagus sylvatica f. purpurea</i>)
Height	15 m
Stem diameter (at 1.5m)	480 mm
Crown spread (average)	10.0 m
BS 5837 category	A
Root Protection Area	104 m ²
Condition	Good — well-formed specimen, slight crown asymmetry to south

Recommendations: Retain and protect. Crown lift to 3m clearance above garden if required.

T3 — Silver Birch (*Betula pendula*)

Category: B | **MODERATE**

Parameter	Value
Species	Silver Birch (<i>Betula pendula</i>)
Height	12 m
Stem diameter (at 1.5m)	280 mm
Crown spread (average)	5.5 m
BS 5837 category	B
Root Protection Area	35 m ²
Condition	Fair — minor deadwood in crown

Recommendations: Retain. Remove deadwood >25mm diameter.

T4 — Cherry (*Prunus avium*)

Category: B | MODERATE

Parameter	Value
Species	Cherry (<i>Prunus avium</i>)
Height	9 m
Stem diameter (at 1.5m)	320 mm
Crown spread (average)	6.0 m
BS 5837 category	B
Root Protection Area	46 m ²
Condition	Fair — mature specimen, some bark damage at base

Recommendations: Retain. Monitor bark wound. Crown clean recommended.

T5 — Sycamore (*Acer pseudoplatanus*)

Category: B | MODERATE

Parameter	Value
Species	Sycamore (<i>Acer pseudoplatanus</i>)
Height	14 m
Stem diameter (at 1.5m)	420 mm
Crown spread (average)	8.0 m
BS 5837 category	B
Root Protection Area	80 m ²
Condition	Fair to good — self-set specimen, well established

Recommendations: Retain. Consider crown reduction of 2m to balance form.

T6 — Apple (*Malus domestica*)

Category: C | CAUTION

Parameter	Value
Species	Apple (<i>Malus domestica</i>)
Height	5 m
Stem diameter (at 1.5m)	180 mm
Crown spread (average)	4.0 m
BS 5837 category	C
Root Protection Area	15 m ²
Condition	Fair — old fruiting tree, some dieback in upper crown

Recommendations: Retain if possible. Low retention value if conflict with development.

T7 — Lawson Cypress (*Chamaecyparis lawsoniana*)

Category: C | **CAUTION**

Parameter	Value
Species	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>)
Height	8 m
Stem diameter (at 1.5m)	250 mm
Crown spread (average)	3.0 m
BS 5837 category	C
Root Protection Area	28 m ²
Condition	Poor to fair — dense screening hedge remnant, suppressed

Recommendations: Can be removed if adequate replacement planting provided.

T8 — Leyland Cypress (x *Cuprocyparis leylandii*)

Category: C | **CAUTION**

Parameter	Value
Species	Leyland Cypress (x <i>Cuprocyparis leylandii</i>)
Height	10 m
Stem diameter (at 1.5m)	350 mm
Crown spread (average)	4.5 m
BS 5837 category	C
Root Protection Area	55 m ²
Condition	Fair — overgrown boundary screening, dominates garden

Recommendations: Can be removed or reduced. Consider replacement with native hedge.

T9 — Elder (*Sambucus nigra*)

Category: U | **HIGH**

Parameter	Value
Species	Elder (<i>Sambucus nigra</i>)
Height	4 m
Stem diameter (at 1.5m)	120 mm
Crown spread (average)	3.0 m
BS 5837 category	U
Root Protection Area	6 m ²
Condition	Poor — multi-stemmed, significant decay at base, structurally compromised

Recommendations: Remove. Unsafe to retain. Replacement planting recommended.

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6. TREE PRESERVATION ORDER CHECK

A search of Guildford Borough Council's Tree Preservation Order (TPO) register has been undertaken. The results are as follows:

Check	Result
TPO on application site	No TPO identified on the application site
TPO on adjoining land	No TPO identified on immediately adjoining land
Conservation Area	The site is NOT within a conservation area
Nearest Conservation Area	Approximately 200 metres to the north (Guildford Town Centre Conservation Area)

Conservation Area Tree Protection

Although the site is not within a conservation area, the proximity of the Guildford Town Centre Conservation Area (200m north) means that any trees visible from within the conservation area may contribute to its setting and character.

Trees on the application site are not subject to the 6-week notification requirement for works to trees in conservation areas (Section 211 of the Town and Country Planning Act 1990).

Key Finding

No Tree Preservation Orders apply to any trees on the application site. The site is not within a conservation area. However, the Category A trees (T1 English Oak and T2 Copper Beech) make a significant contribution to the landscape character and should be retained and protected during construction.

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7. ARBORICULTURAL IMPACT ASSESSMENT

This section assesses the impact of the proposed development on the surveyed trees. The assessment considers the relationship between the proposed building footprint, construction activities, and the root protection areas of retained trees.

7.1 Trees Affected by Development

Tree	Category	Impact	Mitigation
T1 — English Oak	A	No direct impact. RPA does not overlap with proposed extension footprint.	Protective fencing at RPA boundary during construction.
T2 — Copper Beech	A	Minor incursion — approximately 8% of RPA overlaps with proposed patio area.	No-dig construction method for patio within RPA. Protective fencing.
T3 — Silver Birch	B	No direct impact. Tree is in front garden, away from construction zone.	Standard protective measures.
T4 — Cherry	B	No direct impact.	Standard protective measures.
T5 — Sycamore	B	Minor crown encroachment — 1-2 branches may require pruning for crane access.	Pruning to be carried out by qualified arborist. Max 15% crown removal.
T6 — Apple	C	RPA partially overlaps with extension foundation trench.	Consider relocation or replacement planting. Mitigation planting if removed.
T7 — Lawson Cypress	C	No direct impact.	No specific measures required.
T8 — Leyland Cypress	C	No direct impact but may require height reduction for amenity.	Can be reduced to 3m or replaced with native hedge.
T9 — Elder	U	To be removed — structurally compromised.	Remove before construction. Replacement planting.

7.2 Proposed Tree Removals

The following trees are proposed for removal:

- **T9 (Elder):** — Category U. Structurally compromised (significant decay at base). Must be removed for safety reasons regardless of development. Replacement planting with a native species (e.g. Field Maple) is recommended.
- **T6 (Apple) — conditional:** — Category C. May be removed if conflict with extension foundations cannot be resolved through design modification. Replacement planting with a fruit tree of equivalent amenity value.

7.3 Net Arboricultural Impact

The proposed development requires the definite removal of 1 tree (Category U) and the potential removal of 1 tree (Category C). Both Category A trees and all 3 Category B trees are retained and protected. The net impact on arboricultural value is considered to be LOW.

Arboricultural impact: **LOW**

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8. TREE PROTECTION PLAN

The following tree protection measures are recommended in accordance with BS 5837:2012, Section 6. These measures should be implemented before any construction activity commences on site.

8.1 Protective Fencing

Protective fencing must be erected at the Root Protection Area boundary of all Category A and B trees before any site clearance, demolition, or construction activity commences. Fencing must be maintained for the full duration of the construction period.

Fencing specification:

- Weldmesh panels on scaffold-pole framework (2.0m height minimum)
- Panels secured with anti-tamper couplings
- Warning signage: "TREE PROTECTION ZONE — NO ACCESS, NO STORAGE, NO EXCAVATION"
- Ground protection within RPA if temporary access is required (cellular confinement system or equivalent)

8.2 Construction Exclusion Zone

Within the Root Protection Area of retained trees, the following activities are PROHIBITED:

- Excavation (including trial pits, service trenches, and drainage runs)
- Storage of materials, fuel, chemicals, or plant
- Placement of temporary structures (site cabins, skips)
- Washing out of concrete mixers or disposal of washout water
- Raising or lowering of ground levels
- Compaction of soil by vehicles or heavy plant

8.3 Special Measures — T2 Copper Beech

Where the proposed patio area encroaches into approximately 8% of the RPA of T2 (Copper Beech), a no-dig construction method must be used. The patio must be constructed on a cellular confinement system (e.g. CellWeb) laid on the existing ground surface without excavation. The arboricultural consultant must supervise this work.

8.4 Arboricultural Supervision

An arboricultural consultant should be appointed to supervise the following construction stages:

- Installation of tree protective fencing (pre-commencement)
- Foundation excavation for the two-storey extension (T1 and T2 proximity)
- No-dig patio construction within T2 RPA
- Crown pruning of T5 for crane access
- Removal of T9 (Elder)

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9. CONSTRAINT MAPPING

Placeholder — Tree Constraint Plan

[In a genuine report, a Tree Constraint Plan (TCP) would be included here showing:

- Tree positions (plotted from site survey)
- Crown spreads (as surveyed)
- Root Protection Areas (calculated circles)
- Category colours (A = green, B = blue, C = grey, U = red)
- Proposed building footprint overlaid
- Protective fencing positions
- Construction exclusion zones

The TCP would be prepared to a scale of 1:200 on an OS base plan.

This placeholder represents where the plan would appear in the final document.]

Placeholder — Arboricultural Impact Plan

[In a genuine report, an Arboricultural Impact Plan (AIP) would be included here showing:

- Trees to be retained (with protective fencing)
- Trees to be removed (marked)
- Areas of RPA incursion
- Special construction methods required
- Replacement planting positions

The AIP would be prepared to a scale of 1:200 on the proposed site plan.]

10. RECOMMENDATIONS

10.1 Pre-Construction

- Remove T9 (Elder) — unsafe, Category U. Commission qualified tree surgeon.
- Erect protective fencing around T1, T2, T3, T4, T5 RPAs before any site activity.
- Confirm design of patio within T2 RPA — no-dig method required.
- Finalise decision on T6 (Apple) — retain with modified foundation design or remove with replacement planting.

10.2 During Construction

- Maintain protective fencing for full duration of construction works.
- Arboricultural supervision at key stages (foundation excavation, no-dig patio, T5 pruning).
- No storage of materials within any RPA.
- Report any accidental damage to retained trees to the arboricultural consultant immediately.

10.3 Post-Construction

- Plant replacement trees: 1 native tree to replace T9, plus 1 fruit tree if T6 is removed.
- Remove protective fencing only after all construction and landscaping is complete.
- Carry out formative pruning of young replacement trees annually for first 5 years.

Next Steps

Appoint arboricultural consultant for construction-phase supervision.
Submit Tree Protection Plan as condition discharge evidence to LPA.
Include no-dig patio specification in contractor tender documents.
Commission tree surgeon for T9 removal and T5 crown work.



Known Limitations & Assumptions

This section identifies the boundaries of this assessment, data limitations, and assumptions that underpin the conclusions. Each item states what could change if the assumption proves incorrect.

What This Report Does NOT Assess

- No invasive testing (decay detection, resistograph, root mapping) was undertaken. Where defects are identified, further investigation may be warranted.
- This survey does not assess trees on adjoining land that were not visible from the application site.

Data Gaps

- The survey was conducted in winter (leaf-off). Some conditions (e.g. crown density, seasonal dieback) are better assessed during the growing season.
- Soil conditions at tree root zones have not been tested. Actual rooting depth and extent may differ from the calculated RPA.

Key Assumptions

- RPA calculations assume a circular root zone. In practice, roots may be asymmetric due to soil conditions, hard surfaces, or barriers.
- The TPO check is based on the LPA online register. Recent TPOs may not yet be published.

Specialist Input Required

- If T6 (Apple) is to be retained, a specialist foundation design may be required to bridge the RPA without excavation within it.

What Could Change This Assessment

- Storm damage, disease, or other events could change the condition or category of surveyed trees.



Important: Limitations, Disclaimers and Conditions of Use

Clause 1: Named Client and Reliance Restriction

This report has been prepared by PF & Co Construction Ltd (trading as "Site Intelligence") for the sole and exclusive use of Sample Client ("the Client") in connection with Proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH ("the Site").

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Clause 5: Limitations of Investigation

This report is based on visual tree survey and desk-based assessment carried out on or before 25 February 2026. The scope of investigation is described in the body of this report and should be read in full.

Ground conditions, environmental factors, regulatory requirements, planning policy, and site circumstances may change over time. The findings, opinions, and recommendations contained in this report reflect the conditions and information available at the date of issue and may not remain valid indefinitely.

This report must be read in its entirety. No individual section, extract, table, or figure should be taken in isolation or relied upon without reference to the report as a whole, including all caveats, qualifications, and limitations stated herein.

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Where this report expresses a view on the likelihood of a particular outcome (for example, the prospect of obtaining planning permission or the probability of flooding), such views are professional opinions based on available evidence and experience. They are not predictions and should not be treated as such.

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Data access dates are recorded in this report. Where significant time has elapsed since the data was accessed, the Client should consider whether updated information may be available.

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- loss of use of any property or asset;
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- wasted expenditure (other than fees paid directly to PF & Co Construction Ltd for this report);
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For and on behalf of:

Site Intelligence

A PF & Co Construction Ltd service

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