



ARBORICULTURAL PLANNING CONSULTANTS

THE OLD POST OFFICE
DORKING ROAD
TADWORTH
SURREY KT20 5SA

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Directors: Simon R. M. Jones Dip. Arb. (RFS), FArborA.,
RCArborA. (Managing)
Frank P. S. Spooner BSc (Hons), MArborA, TechCert
(ArborA), RCArborA. (Operations)

ARBORICULTURAL METHOD STATEMENT

For Protection of Trees

at

2 – 6 Water Road & 158 Dee Road Reading



August 2023

SJA ams 23085-01a

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1. Statement of purpose

1.1. The purpose of this method statement is to detail what actions need to be taken to ensure the proposed demolition of 4 existing dwellings, 2, 4, 6 Water Road and 158 Dee Road and the erection of 6 four-bedroom dwellings and car parking and landscaping does not cause any unacceptable damage to the trees to be retained within this site and in the adjacent properties.

1.2. This method statement has been drawn up to comply with Condition no. 7 of the planning permission granted by Reading Borough Council, which states: **“The details submitted in accordance with condition 3 requiring the approval of the landscaping for the site as a reserved matter, shall also include:**

- a) a plan showing the location of, with a reference number, each existing tree on or adjoining the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;**
- b) details of the species, diameter (measured in accordance with paragraph (a) above), height, category (with reference to BS 5837:2012 Table 1) and a plan showing the positions of the Root Protection Zone and Construction Exclusion Zones (in accordance with BS 5837:2012). Date: 18th January 2019 Head of Planning, Development & Regulatory Services ;**
- c) details of any proposed work to any retained tree, or of any tree on land adjacent to the site;**
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the Root Protection Zone of any retained tree or of any tree adjacent to the site;**
- e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS 5837:2012) from damage before or during the course of development.**

In this condition all details are to be in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice and "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.”

1.3. This method statement has been drawn up to comply with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations*.

1.4. Details of the trees can be found in the tree survey schedule at **Appendix 1**. Their locations are shown on the tree protection plan (SJA TPP 23085-041) at **Appendix 3**. This plan is based on the proposed site drainage layout drawing, no. Rev F 28/7/23.

1.5. The key words and phrases used in this statement are defined in **Table 1** below.

Arboricultural consultant	Arboricultural expert instructed by the developer to oversee the retention and protection of trees adjacent to the development site.
Arboricultural monitoring	Regular inspections of retained trees by the arboricultural consultant, to monitor their health and condition; and to inspect the effectiveness of the tree protection measures implemented.
Arboricultural supervision	Pre-arranged attendance on site of appointed arboricultural consultant for the duration of specific construction activities that could otherwise result in unacceptable damage to retained trees. Whilst on site the consultant will control, supervise and where appropriate assist in the undertaking of these activities.
Construction Exclusion Zone ('CEZ')	Area based on the root protection area (RPA), normally surrounded with protective fencing, from which access is prohibited during development works.
Ground boarding	Temporary ground covering, designed to prevent compaction of soil in which significant roots of retained trees are growing.
Protective fencing	Temporary fencing, erected for the duration of demolition and construction activities; designed to prevent access and disturbance to the trunks and root protection areas of trees.
Pruning	The removal of living or dead parts of a tree, especially branches, to reduce size, to maintain shape, health, safety, or to regulate growth.
Root Protection Area ('RPA')	The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Tree Protection Plan ('TPP')	Drawing based upon the finalised proposals; showing trees for retention and illustrating the tree and landscape protection measures.

Table 1: Key words & phrases

1.6. This statement is designed to reflect the principles of the proposed layout as far as these relate to the protection of trees to be retained and should **not** be read as a definitive engineering or construction method statement for this development.¹

¹ Reference should be made to the architect or structural engineer over any matters of construction detail, specification, engineering performance standards or regulatory requirements, relating to structures, surfaces or underground services to be constructed. As arboricultural consultants, Simon Jones Associates Ltd. can accept no liability for any matters relating to the structural integrity or engineering performance of structures, surfaces or underground services described, proposed or eventually constructed. The responsibility for satisfying any Health & Safety requirements relating to any operations described in this method statement remains with those commissioning or undertaking the operations concerned.

2. Planning and communication

2.1. Unless otherwise agreed with the Local Planning Authority (LPA), the following actions are to be taken, in the order specified in the Sequence of Works at **Table 2**.

2.2. The developer will appoint an arboricultural consultant to oversee all aspects of tree care and protection for the duration of demolition and construction works.

2.3. Prior to the commencement of works, the project manager will send copies of any demolition or construction method statements that might have implications for existing trees to the arboricultural consultant for his comments. The arboricultural consultant will liaise with the project manager to ensure that there are no conflicts between the demolition or construction method statements and this arboricultural method statement.

2.4. Prior to the start of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-commencement site meeting. This shall be attended by the developer's contract manager or site manager, the demolition contractor, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection outlined in this statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement required as a result of the meeting shall be circulated to all parties in writing.

2.5. On the same occasion, the arboricultural consultant will make a brief re-inspection of the trees to be retained, to identify any risks of tree, stem or branch failure that could cause harm to contractors working on the site. Any such risks will be recorded and passed to the client and to the LPA, to enable appropriate remedial works to be undertaken in a timely manner.

2.6. The developer will immediately inform the arboricultural consultant if at any time during site clearance, demolition or construction the site manager or agent is replaced or transferred. The arboricultural consultant will convene a site meeting with the incoming/replacement site manager, to be held within five working days, to explain all outstanding tree protection measures detailed in this method statement.

2.7. A copy of this method statement shall be supplied to all site personnel who have control over works of any nature within the Root Protection Areas (RPAs) of trees to be retained, or within the footprints of their canopies. The contractor will provide adequate instruction on its implementation for all relevant staff. This instruction will be carried out by, or to the approval of, the arboricultural consultant.

Order	Works	Details at Section:	Arb. supervision required:
1	Pre-commencement site meeting	2	Yes
2	Site clearance and removal of trees nos. 4 - 9, 11 - 18, G2 - G5 & G7	3	-
3	Erection of tree protection fencing and site hoarding	5	Yes
4	Placement of temporary ground protection over exposed soil areas between existing access and tree no. 2	6	Yes
5	Ground preparation	4	-
6	Installation of proposed hard surfacing within RPAs of trees nos. 2 & 3	7	Yes
7	Excavation for SUDs feature within RPA of tree no. 2	8	Yes
8	Clearance of machinery/materials from site, reinstatement and landscaping	9	-
9	Removal of tree protection fencing	5	-
10	Soil remediation within RPAs of trees nos. 2 & 3	10	-
11	Monitoring and supervision	11	-

Table 2: Sequence of works (relevant to tree protection)

3. Site clearance and security

3.1. No clearance of trees or other vegetation and no erection of site security fencing or hoarding shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

3.2. If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to undertake this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it does not cause any soil compaction or damage to the roots of trees to be retained.

3.3. The fourteen trees and five groups to be removed (nos. 4 – 9, 11 – 18, G2 – G5 & G7) shall be felled and disposed of.

3.4. All tree works are to be done in accordance with British Standard BS 3998:2010, *Tree work - Recommendations*. Climbing irons or spikes are not to be used whilst pruning trees; they may only be used for the sectional removal of trees.

3.5. Except where it is required within the RPAs of trees nos. 2 & 3 to be retained, all other vegetation to be removed may be cut down or grubbed out as appropriate; but within the RPAs of trees to be retained, vegetation will be cut by hand to ground level. No excavators, tractors or other vehicles will enter the RPAs.

3.6. The erection of site security fencing or hoarding will be undertaken in a way that causes no harm to trees to be retained and no compaction of the soil in which they are growing. This encompasses:

- holes for uprights (assuming hoarding rather than Heras) to be at least 1.5m from any tree trunk and dug with one- or two-man post hole borers rather than with an excavator;
- if uprights are to be concreted into the post holes, the holes shall first be lined with heavy-duty pvc, to prevent the leaching of wet concrete into the soil;
- concrete will be mixed outside the RPAs;
- no vehicles shall access the RPAs;
- no trenches shall be dug where the ground slopes or is uneven; and
- no fence panels or any other part of the fencing or hoarding shall be nailed, screwed or otherwise attached to any part of any of the trees to be retained.

4. Ground preparation

4.1. No ground preparation or excavation of any kind, including topsoil stripping and levelling or re-profiling of soil, shall be undertaken prior to the pre-start meeting and after the erection of the tree protection fencing (see below).

4.2. All plant and vehicles engaged in demolition of the existing buildings shall operate from outside the RPAs of retained trees or will run on a temporary surface installed prior to commencement of operations and designed to protect the underlying soil structure.

5. Protective fencing

5.1. No site clearance, ground preparation, demolition or construction shall commence on site, and no demolition or construction vehicles or plant will enter the site until the RPAs of the trees to be retained have been safeguarded by the erection of protective fencing to the specification recommended in BS 5837:2012, Section 6.2.2, as shown in Figure 2 of that document (see **Figure 1** below).

5.2. The protective fencing will be located in the positions shown by the **continuous bold blue lines** on the TPP.

5.3. There is an area of proposed above soil surfacing within the RPAs of retained silver birch trees nos. 2 & 3. The protective fencing will only be relocated, immediately prior to the installation of this surface and these works will be done under the direct control and supervision of the appointed arboriculturist as detailed in section 7 below.

5.4. The fencing shall be at least 2.1m in height, comprising a scaffolding or a timber post and rail framework supporting either a minimum of 20mm exterior grade ply or other robust man-made boards, or standard anti-climb 'Heras' welded mesh fence panels, fixed to each other with at least two clamps, and secured with anti-lift devices to concrete or plastic bases (footings) that are pinned at least 450mm into the ground with lengths of scaffold tube.

5.5. Scaffolding construction shall be to BS EN 12811-1:2003; uprights shall be at minimum 3.5m centres and every other one shall be supported on the side closest to the trees by struts braced to the ground at an angle of 45°. If used, 'Heras' panels shall be secured to two cross members between the uprights with heavy-duty cable ties. Notices stating "Tree Protection Zone, Keep Out!" will be attached to every third panel with cable ties.

Figure 2 Default specification for protective barrier

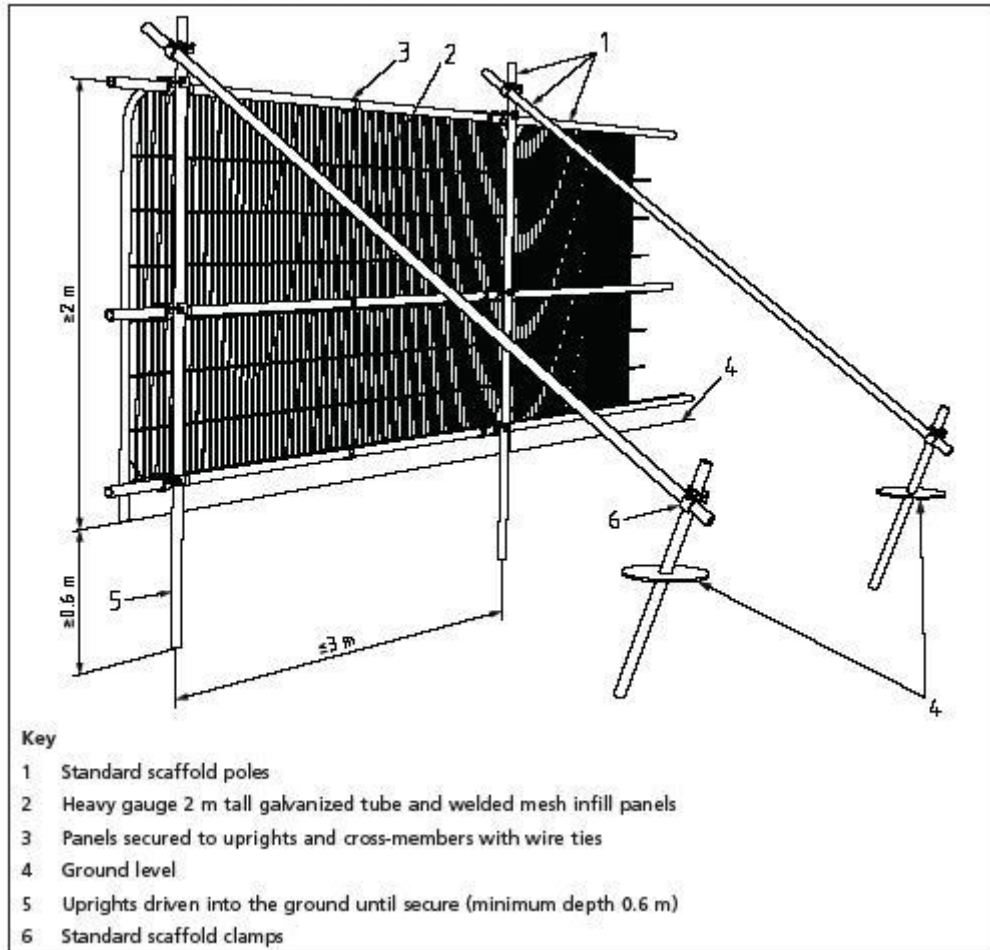


Figure 1 Protective fencing.

(Based on Figure 2, BS 5837: 2012)

5.6. No activity will take place within the Construction Exclusion Zones (“CEZs”) behind the fencing: no equipment or materials will be stored, and no vehicles, plant or personnel shall enter these areas. Ground levels will not be changed within them, and existing vegetation and topsoil will be left undisturbed.

5.7. Areas for the storage of materials shall be outside the CEZs. Oil, bitumen, diesel, and cement shall not be stored, mixed or discharged onto the ground within 10m of the trunks of any trees. Areas for the storage or mixing of such materials shall be agreed at the pre-commencement meeting.

5.8. No notice boards, or power or telephone cables, shall be attached to any of the trees. No fires shall be lit where their flames could extend to within 5m of any parts of trees.

5.9. If the protective fencing or ground boarding is accidentally damaged or knocked over, those sections will immediately be cordoned off with high visibility plastic mesh fencing. The damaged sections then will be repaired or replaced within 48 hours (2 working days). All instances of damage and re-instatement shall be recorded and immediately reported to the arboricultural consultant.

5.10. Once the protective fencing has been erected, the arboricultural consultant will visit the site and inspect it. He will record the position of the fencing and the condition of the retained trees. If it complies with this statement, the arboricultural consultant will 'sign off' the fencing to the contractor and copy this (in writing) to the developer. (See also 'Supervision and Monitoring' below.)

5.11. The protective fencing will not be moved or re-located without the prior approval of the arboricultural consultant. It will only be removed once all construction works are completed: the arboricultural consultant will be informed in advance of when it is intended to remove the fencing.

6. Ground protection

6.1. To avoid soil compaction and the resulting impairment of tree root function, the ground between the protective fencing adjacent to the silver birch tree (no. 2) and the existing compacted gravel access shall be covered by appropriate ground protection, in accordance with the recommendations at Section 6.2.3 of BS 5837:2012. The places where this is to be done are **hatched pink** on the TPP.

6.2. For wheeled or tracked traffic exceeding 2t, ground protection will be designed by a structural engineer, in conjunction with the arboricultural consultant, to take account of the type of soil and the likely loadings to which it will be subjected. This will also be laid on top of a compressible material above a geotextile membrane.

6.3. Whilst the existing compacted gravel access and drive outside No. 6 Water Road may be acting as protection to some degree, it is unlikely to tolerate the proposed works for demolition and construction and so the existing access and areas of gravel driveway within the RPAs of both trees nos. 2 & 3 shall be protected from plant movement and disturbance until the proposed new hard surfacing within the RPAs of trees nos. 2 & 3 is undertaken as detailed in section 7 below.

6.4. The ground protection will only be removed once all construction works are completed. The arboricultural consultant will be informed in advance of when this is intended to be done.

7. Construction of permanent hard surfaces

7.1. To prevent unacceptable root damage, proposed driveways located within the RPAs of tree nos. 2 & 3 shall be constructed to the specification given below, in accordance with the recommendations of Section 7.4 of British Standard BS 5837. An illustration of these principles can be found at **Figure 2** below.

7.2. Within the RPAs of these two trees, there shall be no lowering of existing soil level and no digging will be undertaken: all parts of proposed hard surface shall be constructed above existing ground level. This is to ensure that roots are not severed, soil is not compacted, and oxygen can continue to reach roots beneath the engineered surface. No stripping of turf or topsoil shall be undertaken: herbaceous (non-woody) vegetation should be cut as close to ground level as possible and be raked off by hand; shrubs will be grubbed out using hand tools, and tree stumps will be ground out rather than dug or grubbed out.

7.3. Any hollows shall be filled with sharp sand; and to prevent compaction of the soil structure, a biaxial geotextile grid (**'geogrid'**, such as 'Tensar') or a permeable **geotextile membrane** (such as 'Treetex' or 'Terram') of an appropriate specification for the particular characteristics of the soil and for anticipated loads shall be laid on the ground beneath the footprint of the proposed hard surface, and be secured with pegs or pins driven through it into the ground.

7.4. Edge supports of an appropriate size and strength should be laid above ground level, on top of the geogrid, either on a concrete haunching, or flat on the geogrid itself, secured with pegs or pins driven into the ground. If concrete haunching is used, a strip of heavy-duty polythene will be laid beneath it, on top of the geogrid, to prevent the leaching of wet cement into the soil. The outer side of the edge supports should be banked up with topsoil, graded down to existing ground level.

7.5. A perforated cellular confinement system (**'geoweb'**) shall then be laid above this. The grade and type of this web shall be selected by a structural engineer to

ensure that anticipated loads can be supported without causing any additional compaction of the soil structure beneath. A 200mm standard cell width should be used; cell depth should normally be a minimum of 100mm for car parking spaces, and 150mm for drives. Where more than one strip of geoweb needs to be employed, the cellular structure will be maintained by stapling adjacent sections together using 10mm galvanised staples.

7.6. The geoweb shall be filled with an angular aggregate with a particle size of between 15mm and 40mm, with no fines (to permit vertical gaseous diffusion). Care will be taken that trucks do not drive onto the area to deposit the aggregate; it should be tipped at the edge of the area and then pushed into position so that machinery moves only on the sub-base and not on the ground either side of it. A temporary wearing course may, if necessary, be laid above this for the duration of the construction works prior to the installation of the Marshalls Driveline block paving. A detailed proposed cross section is shown in **Appendix 5**.

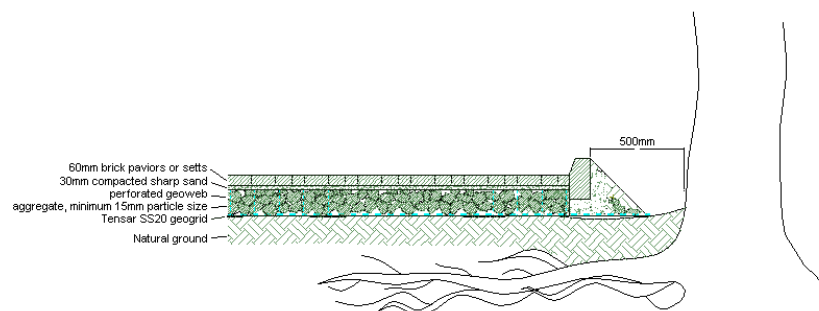


Figure 2 Illustration of a typical above-soil hard surface next to trees.

7.7. A permeable **geotextile membrane** (such as 'Treetex' or 'Terram') will be laid on top of the geoweb to prevent sand or other materials used as the base of the wearing course falling into the no-fines aggregate below.

7.8. The wearing courses shall be of a permeable and gas-porous nature such as washed gravel, shingle, cobbles or dry-jointed paviours, bricks, or blocks on a sand foundation. Permeable tarmacadam may be acceptable; concrete and binding gravels (such as hoggin) should not be used except for footpaths.

7.9. Construction should be undertaken in dry weather; ideally this should be between May and October when the soil is at its driest and least prone to compaction.

8. Construction of SUDs feature

8.1. A 4.5m² area within the RPA of silver birch no. 2, requires excavation of between 300mm – 450mm to facilitate the required permeable paving drainage feature as detailed on the Geosmart strategy layout 65288.01.00. Up to the first 450mm of the excavation shall be dug by hand, under arboricultural supervision.

8.2. All roots that are encountered will be severed cleanly by the arboricultural consultant unless they judge them to be too large to cut. If roots larger than 25mm diameter are encountered, localised minor alteration to the SUDs extent (by depth reduction i.e. less than 450mm excavation) will be undertaken to allow their retention if achievable. If these roots are accidentally damaged, the arboricultural consultant will assess the damage and undertake any necessary remedial works. He will report to the client the extent of the damage and any long-term effect to the tree's stability or health.

8.3. Exposed roots will be covered with sand or hessian sacking and be kept moist at all times; they will not be left exposed to frost, wind or direct sunlight.

8.4. Excavations to depths greater than 750mm will be completed by machinery positioned and operated from outside the RPAs and canopy spreads, though this is not expected within retained RPAs for this site. If there is no alternative to locating excavators within canopy spreads, such machinery must be of a size and working height which, in operation, can be accommodated without damaging tree trunks or branches; if there is no alternative to placing excavators or within RPAs, the ground below first must be protected from compaction by being covered by an appropriate material such as aluminium box panel track way, steel plates, or similar.

8.5. If back filling is needed around the SUDs feature, a sharp sand and topsoil mix will be used (builders' sand will not be used as it has a high salt content and may be toxic to trees). This will be firmed and consolidated in layers, by hand; no mechanical plant will be used.

9. Fencing, landscaping and reinstatement

9.1. Care will be taken to ensure that fencing, landscaping and reinstatement do not cause any damage to the existing trees. Prior to the commencement of any landscaping works within RPAs the developer will convene a site meeting to be attended by the site manager or agent, the landscape contractor, the fencing contractor and the arboricultural consultant. The methods of tree protection outlined in this section of the arboricultural method statement shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement shall be recorded and circulated to all parties in writing.

9.2. Within RPAs the following points shall be observed:

- Ground levels will not be changed.
- No plant or vehicles shall enter the RPAs, unless atop newly installed surfacing
- No fuels or chemicals shall be brought into or stored within these areas.
- Digging (for fence posts etc.) shall be done by hand. Any roots of 25mm diameter and above that are encountered shall not be cut: if such sized roots are found the position of the proposed post will be re-located. Any smaller roots shall be cut cleanly. All roots exposed should be backfilled with sharp sand on the same day they are uncovered.
- No parts of any fencing shall be nailed or otherwise attached to any parts of the retained trees.
- Unwanted vegetation shall be removed manually or by using chemicals that cannot damage the roots of the trees.
- No irrigation or drainage pipes shall be installed within RPAs.

10. Remediation of soil within RPAs of retained trees

10.1. Following completion of construction works but prior to the commencement of landscaping, the soil within the RPAs of the retained silver birch trees nos. 2 & 3 will

be aerated and de-compacted to a depth of 300mm at 600mm spacings with a compressed air soil dagger or similar.

10.2. It will then be covered with a 100mm thick mixed layer of well-rotted hardwood chips and topsoil. These will be introduced and spread by an excavator standing outside the RPAs or on a temporary roadway.

11. Supervision and monitoring

11.1. Once the protective fencing and ground boarding have been erected, the arboricultural consultant will visit the site and inspect these tree protection measures. If the specification or location of these items does not comply with this method statement, the arboricultural consultant will inform the fencing contractor, and adjustments will be made. Once compliance is achieved, the arboricultural consultant will 'sign off' the tree protection measures to the contractor and copy this (in writing) to the client.

11.2. Throughout the construction process the arboricultural consultant will monitor the condition of the trees, and the integrity and effectiveness of the protective fencing. He will visit the site at appropriate intervals, as agreed with the LPA Tree Officer at the pre-commencement meeting, to ensure that the protection measures outlined in this document are adhered to; and will contact the site manager or agent on a weekly basis whilst ground works are being undertaken, and on a fortnightly basis thereafter, to ascertain what works are planned for the coming week and whether any of these require arboricultural input or supervision. Records of all monitoring and supervisory visits will be made and will be forwarded to the client and copied to the LPA within 5 working days of the visit.

11.3. The arboricultural consultant shall directly supervise all works that have to be undertaken within RPAs. These include:

- location of protective fencing
- location of ground boarding
- construction of hard surfacing
- excavation for SUDs feature

11.4. The project or site manager will give the arboricultural consultant at least 48 hours written notice of the date of intended construction of any proposed underground service runs, or areas of hard surfacing that are within the RPAs of any of the trees, so that they can attend.

11.5. All drawings or revised drawings issued to the site agent or to sub-contractors, that show details of any works within or abutting RPAs or beneath the crowns of trees are to be referred in advance to the arboricultural consultant to enable him to advise on any changes to the impact on trees that these drawings may cause, and to be able to provide solutions to avoid or minimise any further tree damage. All such drawings will be approved in writing by the arboricultural consultant before works within or abutting RPAs are proceeded with.

11.6. The arboricultural consultant will issue variation orders to the client in the case of any agreed changes to this method statement, and non-compliance notices in any cases of substantial deviation from the statement. These will be recorded in a final completion statement suitable for submission to the LPA if required.

SJA trees August 2023

APPENDIX 1

Tree Survey Schedule



ARBORICULTURAL PLANNING CONSULTANTS

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Principal: Simon R. M. Jones Dip. Arb. (RFS), F. Arbor. A., Arb.
Assoc. Registered Consultant

Tree Survey Schedule

2, 4, 6 Water Road & 158 Dee Road, Reading

SJA tss 23085-01

March 2023

Tree Survey Schedule: Explanatory Notes

2, 4, 6 Water Road & 158 Dee Road, Reading

This schedule is based on a tree re-inspection undertaken by Tom Southgate of SJA trees (the trading name of Simon Jones Associates Ltd.), on Thursday the 2nd of March 2023. Weather conditions at the time were clear, dry and bright. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken; and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. TPO no.

Number assigned to tree in the Reading Borough Council Tree Preservation Order no. 20/16, as shown in the TPO schedule and plan.

3. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

4. Height.

Estimated with the aid of a hypsometer, given in metres.

5. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

6. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

7. Crown break.

Height above ground and direction of growth of first significant

8. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

9. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.

Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

10. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

11. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irreparable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irreparable physiological or pathological defects, with a risk of imminent collapse.

12. Comments.

Where appropriate comments have been made relating to:

-Health and condition

-Safety, particularly close to areas of public access

-Structure and form

-Estimated life expectancy or potential

13. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category 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.

- Trees that have a serious, irreparable, 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 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) 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.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) 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 landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

2, 4, 6 Water Road & 158 Dee Road, Reading

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Cate gory
1		Sycamore	17.5m	730mm	7.75m N 8.25m E 8.5m S 9m W	3m	5m	Mature	Average	Moderate	Off-site tree; located on the east side of Water Road; largest broadleaf specimen nearest the junction with Dee Road, Grovelands Road & Water Road; footpath located 1m east of trunk; some epicormic growth at base; historic pruning wound indicative of crown lifting; many fully occluded wounds; wide spraying canopy; dominant tree in street scene; highly visible in views from north to south and south to north along Water Road; of moderate quality and high landscape value; of long-term potential.	A (2)
2	T2 20/16	Silver birch	14m	415mm	4m N 5.6m E 6.2m S 5.6m W	2.5m	2m	Semi-mature	Average	Good	One of four largest specimens within site; readily visible in views from the north along Grovelands Road; moderately visible in views for a short stretch along Water Road; forms significant boundary screening from residential apartment blocks of Colliers Way to the east; crack present in pavement tarmac to north of tree, 400mm long; prominent ribs of reaction wood from ground level to crown break at 2.5m; 2x historic pruning wounds resulting from crown lifting on south and south-west sides, at 2 and 3m, max. diameter 80mm est. wound at 3m is unoccluded stub, wound at 2m occluding; telephone cables within western extent of canopy at 4m; recommend light pruning of specific limbs to cut back away from utilities; of high quality and moderate landscape value; of only medium-term potential as a short lived species.	B (12)
3	T1 20/16	Silver birch	14m	380mm	6.4m N 5m E 5.5m S 5.5m W	2.5m	2m	Semi-mature	Average	Good	One of four largest specimens within site; prominent surface root on western edge of trunk emanating for 1.25m; shows upper-surface damage, revealing solid sapwood, wound of 100mm in length; prominent buttress roots; 3x historic pruning wounds on western side of trunk, 2 wounds at 2.5m measuring 30mm est., occluding and 40mm est. a stub, not occluding, one wound present at 3.5m, 50mm diameter est., occluding, indicative of crown lifting; branch tear out wound at 8m on southern side, exposing heartwood, depth unknown, entrance diameter 60mm est.; snapped-out, hanging dead limb at 7m in southern half of canopy est. 40mm diameter; readily visible in views from the north along Grovelands Road and for a short stretch along Water Road; visible in direct views from residential apartments of Colliers Way to the east; provides significant screening of the site; of high quality and moderate landscape value; of only medium-term potential as a short lived species.	B (12)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
4		Wych elm	8m	188mm	3m N 3m E 3m S 3.5m W	0.5m	2m	Young	Average	Poor	Located at north tip of G3; self-sown specimen; inspection of base impeded by dense ivy; tight compression fork at crown break with bark to bark contact; of low quality; of moderate landscape value and of short-term potential only.	C (2)
5		Sycamore	9m	169mm	4.5m N 3.5m E 4m S 0m W	3m	3m	Young	Average	Poor	Self-sown specimen; garden maintenance waste piled at base; twin stemmed from ground level; drawn up as overtopped and suppressed by adjacent specimen; asymmetrical crown to the east; of low quality; of low landscape value, and of short-term potential only.	C (12)
6		Leyland cypress	13m	608mm	3.5m N 4m E 4m S 3.5m W	2m	2m	Mature	Average	Poor	One of four largest specimens on site; located within front garden of 158 Dee Road; tight compression fork at crown break, showing bark to bark contact; numerous tight compression forks with bark to bark contact within upper canopy; provides significant screening of 158 Dee Road in views from the north of Grovelands Road; appears unmanaged; of low quality but high landscape value; of medium-term potential.	C (2)
7		Leyland cypress	13m	465mm (over ivy)	4m N 3.5m E 4.25m S 3.5m W	2m	1.5m	Semi-mature	Average	Indifferent	One of four largest specimens on site; located within front garden of 158 Dee Road; inspection of base impeded by heavy ivy cover from ground level to crown break at 2m; tight compression forks above crown break showing bark to bark contact; wide spreading crown; over dominates front garden of 158 Dee Road; appears unmanaged; highly visible in long views from south to north along Dee Road and in views from the north along Grovelands Road; the only large dominant mature tree along Dee Road at the junction with Grovelands Road and Water Road; of moderate quality and high landscape value; of medium-term potential.	B (2)
8		Goat willow	5m	est. 135mm @500mm	2m N 3.5m NE 4m E 3m SE 2.5m S 0.5m W	1m	1m	Young	Average	Poor	Self sown specimen in front garden of 158 Dee Road; tight compression fork at crown break at 0.5 metres with bark to bark contact; asymmetric crown to east; over- topped and suppressed by adjacent Leyland Cypress t7; hidden in all public views from west, south and east by adjacent trees and partially glimpsed in views from approaching traffic from Grovelands Road to the north; of low quality, of low landscape value, and of short-term potential only.	C (12)
9		Ash	4m	est. 100mm	1.25m	1.5m	0m	Young	Average	Indifferent	Self-sown specimen; located in the north west corner of 158 Dee Road; historically topped at 1m; hidden in all public views from the south, east and north by adjacent trees, visible in views for a short distance along Dee Road; of low quality & landscape value, and of short-term potential only.	C (1)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Category
10		Lawson cypress	7m	188mm @1m	2.75m N 3.25m E 3m S 2.75m W	0.5m	0m	Young	Average	Indifferent	Ornamental specimen in rear garden of No. 2 Water Road; top 4m visible in narrow, glimpsed views along Grovelands Road from north to south only; hidden in all other public viewpoints from adjacent trees and buildings; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
11		Apple	4m	87mm	2m	1.5m	1.5m	Young	Average	Indifferent	Small domestic fruit tree; hidden in all public views by adjacent trees and buildings; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
12		Lawson cypress	11m	225mm	2.25m N 1.75m E 2m S 2m W	2m	2m	Semi-mature	Average	Indifferent	Significant component of group within which its found; drawn up and mutually suppressed, hidden in a public view by adjacent trees and buildings; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
13		Hazel	8m	x6 stems est. 110mm	3.25m	1m	0m	Young	Average	Poor	Located at the rear of brick outhouse within rear garden of No. 2 Water Road; tall drawn up; tight compression forks with bark to bark contact; hidden in all public views by adjacent trees and buildings; of low quality, of low landscape value, but of medium-term potential.	C (1)
14		Myrobalan plum	10m	x3 stems est. 145mm	2.75m N 3.25m E 4.5m S 2.5m W	0m	0m	Young	Average	Poor	Located to south of outhouse extension of No. 6 Water Road; tall drawn up; inspection of base impeded by dense ivy cover; tight compression fork with bark to bark contact; hidden in all public views by adjacent trees and buildings; of low quality, of low landscape value, and of short-term potential only.	C (1)
15		Flowering cherry	4m	x5 stems est. 130mm	4m N 5m E 2m S 2m W	0.5m	2m	Young	Below average	Indifferent	Located along the southern boundary fence of No. 6 Water Road; multi-stemmed from ground level; fungal fruiting body of <i>Ganoderma spp.</i> at base of trunk; asymmetric crown towards the north; hidden in public views by adjacent trees; suppressed and overtopped by group G7; of low quality, of low landscape value, and of little potential.	U
16		Apple	6m	300mm	0.5m N 6m E 5m S 1m W	1.5m	2m	Semi-mature	Average	Poor	Located in rear garden of house No. 6 Water Road; trunk heavily leaning at 45 degrees to east; crown break at 1m; historic snap-out and cavity seen at crown break, penetration of 250mm achieved; on sounding with an acoustic hammer, differences in tone heard suggesting dysfunctional wood within; hidden in public views by adjacent trees and buildings; of low quality, of low landscape value, and of little potential.	U
17		Apple	8m	est. 350mm	3m	2m	6m	Semi-mature	Low	Poor	Located in the rear garden of No. 6 Water Road; significant dieback in crown; historic wound from ground level to 1.5m; exposed internal heart wood on east side of trunk; significant decay; on sounding with an acoustic hammer differences in tone detected; moribund; of low quality, of low landscape value, and of little potential.	U

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio - logy	Structure	Comments	Cate gory
18		Apple	8m	est. 250mm	2m	2m	6m	Semi-mature	Average	Poor	Located within the rear garden No. 6 Water Road; moribund; suppressed by adjacent group G7; historic trunk wound on south side of trunk at 0.5m up to 0.75m; internal heartwood exposed and decayed; on sounding acoustic hammer, differences in tone detected; hidden in all public views; of low quality, of low landscape value, and of little potential.	U
G1		Yew	2m to 3m	Up to 85mm	2m	0.5m	0m	Young	Average	Indifferent	Off-site yew tree hedge; located on the southern edge of the driveway leading to the residential properties of 8 & 10 Water Road; provides boundary screening with 14 Water Road; appears to be regularly managed and maintained; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
G2		Box	Up to 1m	Up to 35mm	0.5m	0m	0m	Young	Average	Indifferent	Small ornamental hedge running along the eastern extent of the boundary of No. 6 Water Road; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
G3		Privet	Up to 3m	Up to 65mm	0.5m	0m	0m	Young	Average	Indifferent	Privet hedge separating No 4 & No 6 Water Road; low landscape value as hidden in direct public views; however glimpsed in views in approaches to the junction of Dee Road, Water Road and Grovelands Road; appears regularly managed on south side; of moderate quality and of medium-term potential; but of low landscape value.	C (1)
G4		Various	2m to 5m	35mm to 75mm	1.5m	0.5m	0m	Young	Average	Indifferent	Species include wych elm, holly, privet and hazel; located on boundary of 2 and 4 Water Road; moderately visible in long views from vehicles approaching north to south along Grovelands Road; visible in views from the residential apartments of Colliers Way; hidden in all other public views by adjacent trees and buildings; inspection of base impeded by dense privet around base; tight compression forks at crown break shows bark to bark contact; partially ivy covered trunks from ground level up to 4 metres; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
G5		Privet	Up to 3.5m	est. 50mm to est. 75mm	2m	0.5m	0m	Young	Average	Indifferent	Small ornamental shrubbery; located within the rear garden of 158 Dee Road; hidden in all public views by adjacent trees and buildings; of moderate quality but of low landscape value, and of short-term potential only.	C (1)
G6		Various	6m to 10m	110mm to est. 150mm	3m	1.5m	1.5m	Young	Average	Indifferent	Off-site trees; along south-west boundary with rear garden on No. 8 Water Road; species include elder, sycamore and myrobalan plum; overhang of 3m by the elder and 2.75m by the sycamore; forms significant boundary screening; but of low landscape value as hidden in all public views by adjacent trees and buildings; of moderate quality and of medium-term potential.	C (2)

No.	TPO no.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clearance	Age class	Physio -logy	Structure	Comments	Category
G7		Western red cedar	8m to 10m	185mm to 315mm	2.5m	0.5m	0m	Semi-mature	Average	Indifferent	Lining the south and east boundary of the rear garden of No. 6 Water Road; provides significant screening of adjacent properties to the south and east; tall drawn up, aerodynamic group with meshing crowns; hidden in all public views by adjacent trees and building; of moderate quality but of low landscape value, and of medium-term potential.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837: 2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

<i>Tree No.</i>	<i>Species</i>	<i>RPA</i>	<i>RPA Radius</i>
1	Sycamore	241.1m ²	8.76m
2	Silver birch	77.9m ²	4.98m
3	Silver birch	65.3m ²	4.56m
4	Wych elm	16.0m ²	2.26m
5	Sycamore	12.9m ²	2.03m
6	Leyland cypress	167.2m ²	7.3m
7	Leyland cypress	97.8m ²	5.58m
8	Goat willow	8.2m ²	1.62m
9	Ash	7.1m ²	1.5m
10	Lawson cypress	16.0m ²	2.26m
11	Apple	7.1m ²	1.5m
12	Lawson cypress	22.9m ²	2.7m
13	Hazel	32.8m ²	3.23m
14	Myrobalan plum	28.5m ²	3.01m
15	Flowering cherry	38.2m ²	3.49m
16	Apple	40.7m ²	3.6m
17	Apple	55.4m ²	4.2m
18	Apple	28.3m ²	3.0m
G1	Yew	7.1m ²	1.5m
G2	Box	7.1m ²	1.5m
G3	Privet	7.1m ²	1.5m
G4	Various	7.1m ²	1.5m
G5	Privet	7.1m ²	1.5m
G6	Various	10.2m ²	1.8m
G7	Western red cedar	44.9m ²	3.78m

APPENDIX 2

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: FDF Architecture
Petro House
Crazies Hill
Wargrave
RG10 8LT

Application No: 161507
Application type: Outline Planning Approval

Applicant: Mrs K Fielden

READING BOROUGH COUNCIL as Local Planning Authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking. Landscaping a reserved matter.

At: 2-6 Water Road and 158 Dee Road Reading RG30 2NN

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 18th January 2019



Head of Planning, Development
& Regulatory Services

Application At: 2-6 Water Road and 158 Dee Road Reading RG30 2NN

Application No: 161507

Application type: Outline Planning Approval

CONDITIONS & REASONS

1. Application for approval of the reserved matters (Landscaping) shall be made to the local planning authority no later than three years from the date of this outline permission.

Reason: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

2. The development hereby permitted shall begin before either:-

a) the expiration of three years from the date of this permission; or

b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. **No development shall take place until** plans and particulars of all reserved matters not detailed in this outline application: namely detailed plans and drawings showing the landscaping have been submitted to and been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended by the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006).

4. The development hereby permitted shall be carried out in accordance with the following approved Drawings:

Received 18 September 2017

100.PL.1B Plans of Ground, First & Second Floors - end of terrace 4 bedroom houses

100.PL.4B Elevations - end of terrace 4 bedroom houses

100.PL5A Plans of Ground, First & Second Floors - corner 4 bedroom semi detached

100.EL6A Elevations - corner 4 bedroom semi detached

Received 12 July 2018

100.PL.2C Side, Garden & Water Road Elevations Proposed Group B

Date: 18th January 2019



Head of Planning, Development
& Regulatory Services

100.PL.3C Plans Ground, First and Second Floor 3 Bedroom Houses Group 1/4

Received 12 July 2018

100.EL.1E Composite Elevations Proposed sheet 1

100.EL.2E Composite Elevations Proposed sheet 2

3037.LD.1 Rev H Site layout landscape and drainage plans

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and doors have been made available for inspection on site and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials and details.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

6. The details submitted in accordance with condition 3 requiring the approval of the landscaping for the site as a reserved matter, shall include:

(a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, refuse storage facilities, lighting columns and other ancillary structures;

(b) routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

Reason: in the interest of ensuring that the development enhances the visual local environment in accordance with Policy CS38 and Policy CS7

7. The details submitted in accordance with condition 3 requiring the approval of the landscaping for the site as a reserved matter, shall also include:

a) a plan showing the location of, with a reference number, each existing tree on or adjoining the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured in accordance with paragraph (a) above), height, category (with reference to BS 5837:2012 Table 1) and a plan showing the positions of the Root Protection Zone and Construction Exclusion Zones (in accordance with BS 5837:2012).

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- c) details of any proposed work to any retained tree, or of any tree on land adjacent to the site;
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the Root Protection Zone of any retained tree or of any tree adjacent to the site;
- e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS 5837:2012) from damage before or during the course of development.

In this condition all details are to be in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice and "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: to ensure that existing trees are accurately recorded and included in any landscaping proposal and that those trees to be retained are protected in accordance with Policy CS38, Policy CS7 and Policy DM18

8. No development shall take place until there has been submitted to and been approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Where appropriate consideration should be given to biodiversity with gaps provided to allow wildlife to move between sites. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CS38, Policy CS7, Policy CS36 & Policy DM17

9. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class D (erection or construction of a porch outside any external door) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the group of houses and the area in general and should therefore be controlled in accordance with Policies CS7 and DM4 and DM9.

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10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the rear facing elevations of the dwellings hereby permitted without the grant of a separate planning permission from the Local Planning Authority. Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy DM4

11. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4

12. **No development shall take place**, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for: (delete where inappropriate)

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

13. **No development shall take place until** an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,

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- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34

14. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

15. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34.

16. **No development shall take place until** a scheme has been submitted to and been approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust coming from the site during demolition and construction. The development shall not commence until the approved scheme has been fully implemented and the scheme shall be followed until the development is completed.

Reason: To protect the occupants of nearby residential properties from noise and dust during the development of the site in accordance with Policy CS34 and Policy DM4

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17. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 and CS2.

18. **No development shall take place until** written documentary evidence has been submitted to, and receipt acknowledged in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

19. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and receipt acknowledged in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CS1.

20. The dwellings hereby permitted shall not be occupied until all vehicle parking space(s) allocated to them have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 & CS24 and Policy DM12.

21. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

Date: 18th January 2019



Head of Planning, Development
& Regulatory Services

22. No dwelling hereby permitted shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

23. No dwelling hereby permitted shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

3. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

4. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new

Date: 18th January 2019



Head of Planning, Development
& Regulatory Services

development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

7. The applicant is advised that the development lies adjacent to a potentially contaminated site (former brick kiln). Due to the nature of the historic land use there is the potential of contaminated land being present. The developer must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. The developer may wish to satisfy themselves that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

8. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

9. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

www.communities.gov.uk/publications/planningandbuilding/partywall

10. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.



Date: 18th January 2019

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

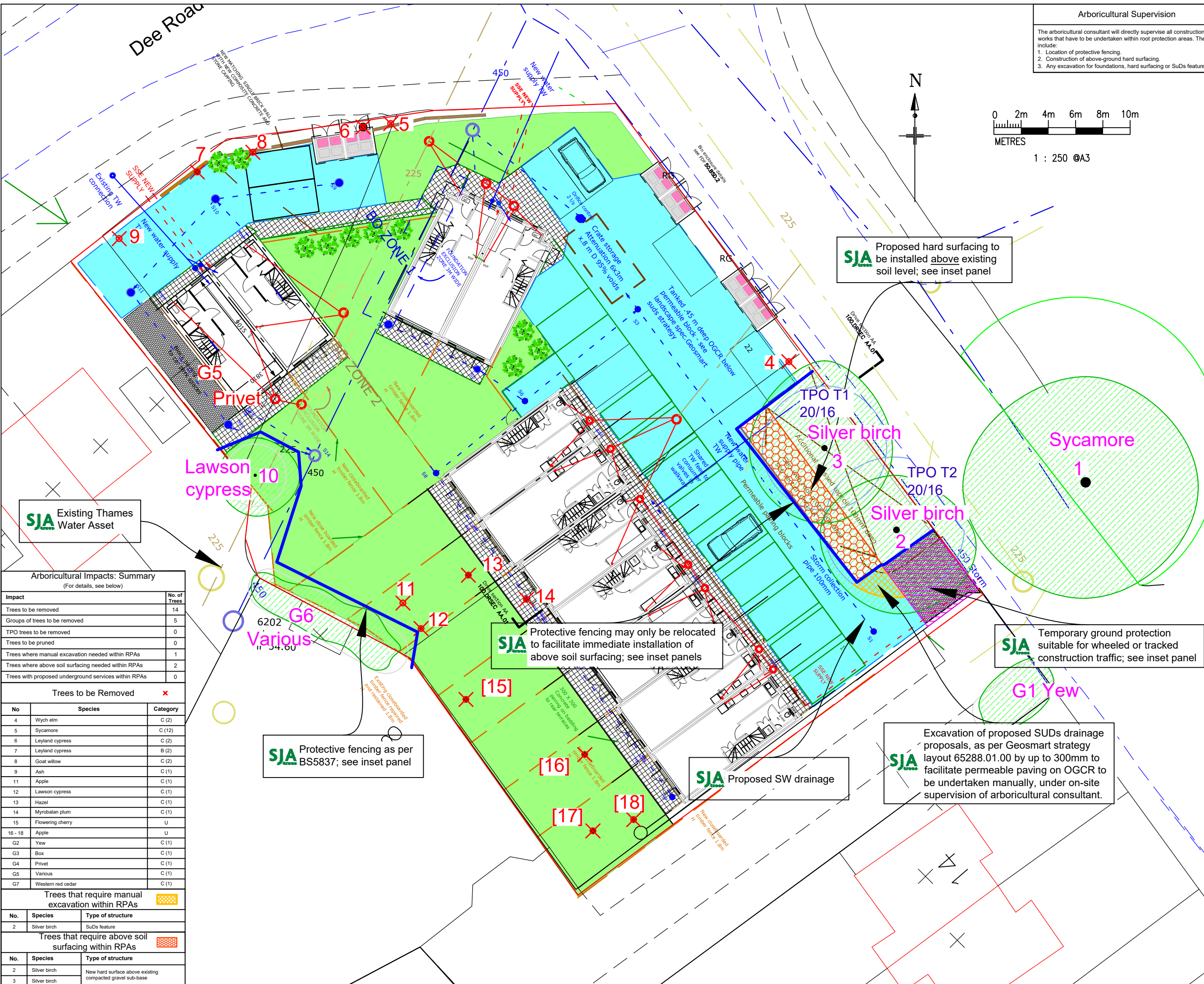
The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX 3
Tree Protection Plan



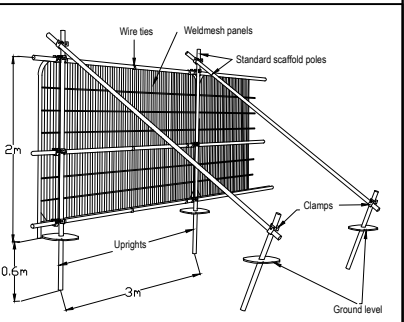
Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing.
2. Construction of above-ground hard surfacing.
3. Any excavation for foundations, hard surfacing or SuDs features

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding; or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.



TREE PROTECTION FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 2.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For wheeled or tracked traffic: temporary aluminium roadway ('Trakway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

Manual Excavation

Within root protection areas the first 750mm depth of excavation, for the proposed SuDs drainage feature shall be undertaken by hand under arboricultural supervision. The soil will be loosened with a pick or fork, and then will be cleared from roots with a compressed air soil pick. All roots will be cut cleanly with a hand saw or secateurs. The edge of the excavation closest to the trees will be covered with hessian sacking to prevent drying out, and if necessary be shuttered with an appropriate material to prevent soil collapse. Where deeper excavation is required it may be undertaken by a machine provided it works from outside the root protection areas.

Above Soil Surfacing

Proposed hard surfacing within root protection area (RPA) of Silver birch nos. 2 & 3 to be retained, to be constructed in accordance with section 7.4 of BS 5837: 2012. Trees in relation to design, demolition and construction - Recommendations. Other than the careful removal, using hand tools, of any turf layer (< 50mm), surfaces will be installed above existing soil level, so that the soil is not disturbed and no roots are severed; and an appropriate ground covering, possibly using a geogrid, a geoweb, or a combination of the two will be placed beneath the sub-base to minimise compaction of the soil in which tree roots are growing. Protective fencing may only be relocated prior to immediate installation of above soil surface, to be done under arboricultural supervision. Fencing to be relocated to prevent any access by plant or personnel which may cause compaction within RPAs.

Rev. A 23/08/2023 Update to latest Coordinated storm and foul drainage layout with topology, landscape and trees overlay Rev F 28/7/23

SJA ARBORICULTURAL PLANNING CONSULTANTS		
Project:	2 - 6 Water Road Reading	
Client:	FDF Architecture	
Drawing:	TREE PROTECTION PLAN	
Drawing no:	SJA TPP 23085-041a	
Based on:	Drainage and Landscape Rev F 28/7/23	
Drawn by:	NHK	Date of issue: August 2023
Checked by:	FPS	Tel: (01737) 813058 sja@sjatrees.co.uk
Tree nos.:	● 3	Category 'U' trees: ● [16]
Category 'A' RPA:	○	Category 'B' RPA: ○
Category 'C' RPA:	○	Category 'C' RPA: ○
Trees to be removed:	✖ 11	Protective fencing: —
Above soil surfacing:	■	Manual excavation: ■
		Indicative pruning line: —

For further information refer to the SJA Tree Survey Schedule

Do not scale from this drawing; please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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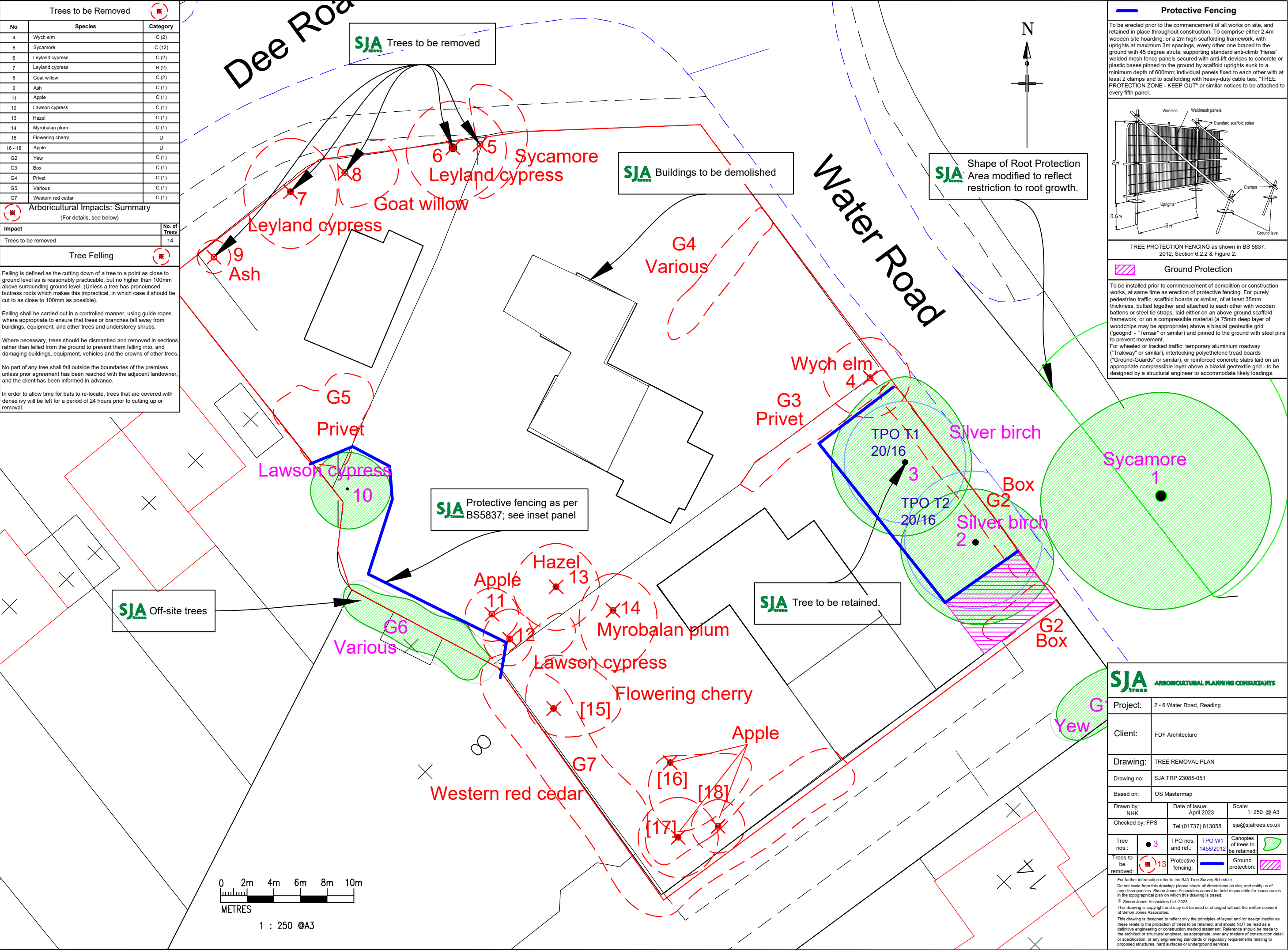
This drawing is copyright and may not be used or changed without the written consent of Simon Jones Associates.

This drawing is designed to reflect only the principles of layout and for design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.

APPENDIX 4

Tree Removal Plan

Trees to be Removed		
No	Species	Category
4	Wych elm	C (2)
5	Sycamore	C (12)
6	Leyland cypress	C (2)
7	Leyland cypress	B (2)
8	Goat willow	C (2)
9	Ash	C (1)
11	Apple	C (1)
12	Lawson cypress	C (1)
13	Hazel	C (1)
14	Myrobalan plum	C (1)
15	Flowering cherry	U
16 - 18	Apple	U
G2	Yew	C (1)
G3	Box	C (1)
G4	Privet	C (1)
G5	Various	C (1)
G7	Western red cedar	C (1)
Arboricultural Impacts: Summary (For details, see below)		
Impact	No. of Trees	
Trees to be removed	14	
Tree Felling		
Felling is defined as the cutting down of a tree to a point as close to ground level as is reasonably practicable, but no higher than 100mm above surrounding ground level. (Unless a tree has pronounced buttress roots which makes this impractical, in which case it should be cut to as close to 100mm as possible).		
Felling shall be carried out in a controlled manner, using guide ropes where appropriate to ensure that trees or branches fall away from buildings, equipment, and other trees and understorey shrubs.		
Where necessary, trees should be dismantled and removed in sections rather than felled from the ground to prevent them falling into, and damaging buildings, equipment, vehicles and the crowns of other trees.		
No part of any tree shall fall outside the boundaries of the premises unless prior agreement has been reached with the adjacent landowner, and the client has been informed in advance.		
In order to allow time for bats to re-locate, trees that are covered with dense ivy will be left for a period of 24 hours prior to cutting up or removal.		



Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.4m wooden site hoarding, or a 2m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties. 'TREE PROTECTION ZONE - KEEP OUT' or similar notices to be attached to every fifth panel.

Ground Protection

To be installed prior to commencement of demolition or construction works, at same time as erection of protective fencing. For purely pedestrian traffic: scaffold boards or similar, of at least 35mm thickness, butted together and attached to each other with wooden battens or steel tie straps, laid either on an above ground scaffold framework, or on a compressible material (a 75mm deep layer of woodchips may be appropriate) above a biaxial geotextile grid ('geogrid' - 'Tensar' or similar) and pinned to the ground with steel pins to prevent movement. For wheeled or tracked traffic: temporary aluminium roadway ('Trakway' or similar), interlocking polyethylene tread boards ('Ground-Guards' or similar), or reinforced concrete slabs laid on an appropriate compressible layer above a biaxial geotextile grid - to be designed by a structural engineer to accommodate likely loadings.

SJA ARBORICULTURAL PLANNING CONSULTANTS

Project: 2 - 6 Water Road, Reading

Client: FDF Architecture

Drawing: TREE REMOVAL PLAN

Drawing no: SJA TRP 23085-051

Based on: OS Mastermap

Drawn by: NHK Date of Issue: April 2023 Scale: 1: 250 @ A3

Checked by: FPS Tel: (01737) 813058 sja@sjatrees.co.uk

Tree nos.: 3 TPO nos. and ref.: 1458/2012 Canopies of trees to be retained:

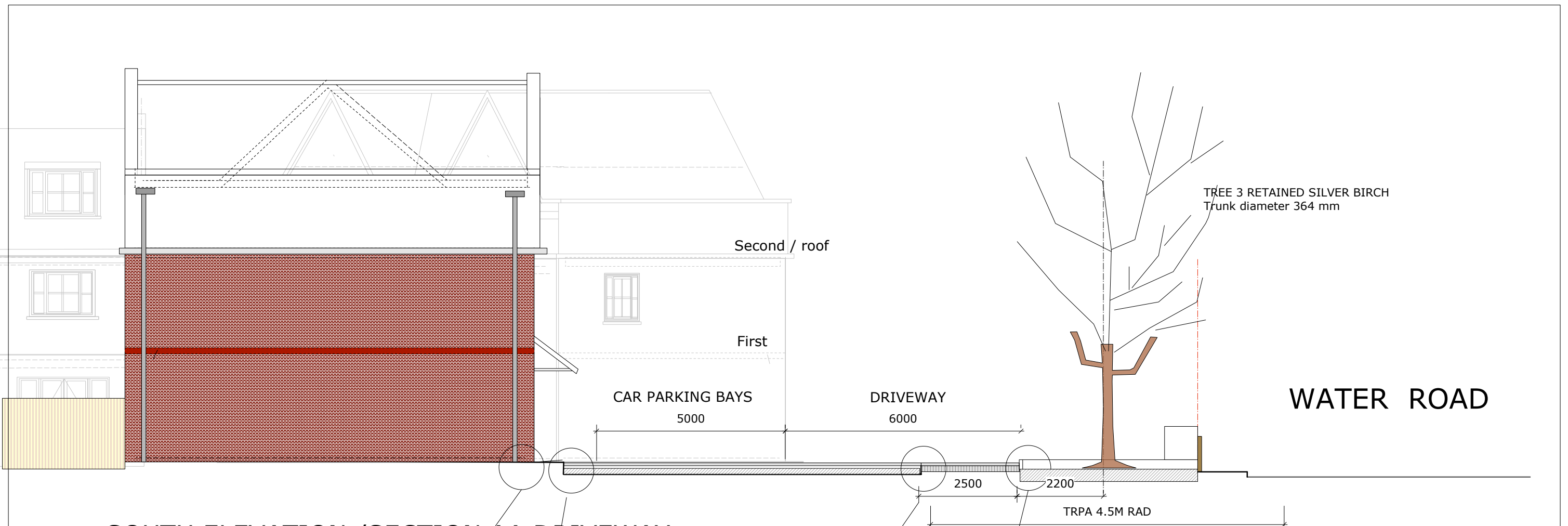
Trees to be removed: 13 Protective fencing: Ground protection:

For further information refer to the SJA Tree Survey Schedule. Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. Simon Jones Associates cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

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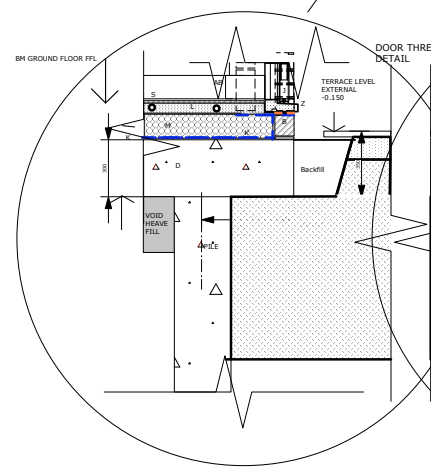
APPENDIX 5



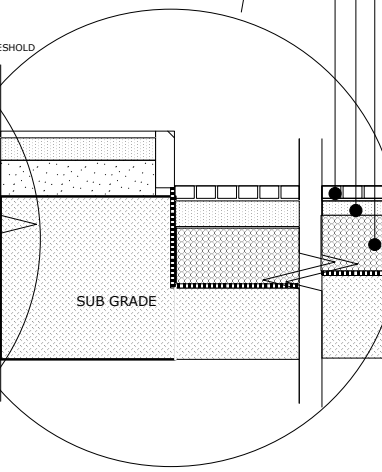
WATER ROAD

SOUTH ELEVATION /SECTION AA DRIVEWAY AND PARKING WATER ROAD

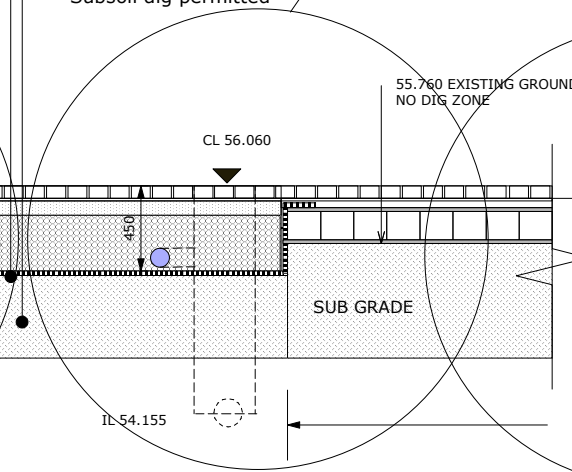
- 75 mm Marshall Driveline block paving
- 75 mm Sand bedding
- 300 mm OGCR 30% voids
- 20 mm Tanking laid to fall to 100 mm perforated collection drain upvc and discharge into 150 surface drain and manholes (see Geosmart for layout).
- 15 mm blinding
- Subsoil dig permitted



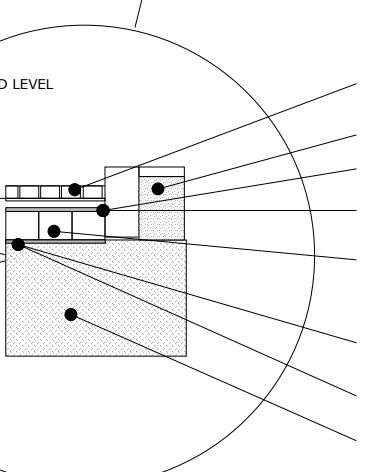
SLAB EDGE
DETAIL 1



PAVING / ROADWAY
EDGE DETAIL 2



ROADWAY
DETAIL 3



ROOT PROTECTION/
PARKING DETAIL 4

- 75 mm Marshall Driveline block paving
- 100mm soil build up over root
- 30 mm Sand
- 20 mm Geotextile sheet
- 150 mm Geoweb GW 20 V4 for RPA to silver birch position. Filled with OCR
- 20 mm Geotextile sheet
- 15 mm blinding
- Subsoil no dig

FOR CO ORDINATION

REVISIONS		
2,4,6 WATER ROAD,158 DEE ROAD READING REDEVELOPMENT This drawing is copyright and must not be reproduced in whole or part without written consent. Do not scale from this drawing. Written dims. to be checked on site.		
DRIVEWAY SECTION AA		
SCALE 1:100	DATE FEB 23	DRAWN
Project No 1035	Dwg. No. 100.SEC AA	Rev.

