DV5 Coltham (Reading) Ltd

aspect arboriculture

Bennet Court,
Bennet Road,
Reading

Arboricultural Impact Assessment

December 2022
11491_AIA.001 Rev C

Project Details	
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Executive Summary

i) **Introduction:** Aspect Arboriculture are commissioned by DV5 Coltham (Reading) Ltd to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of Bennet Court, Bennet Road, Reading.

ii) **Proposals:** The proposals seek planning permission for the redevelopment of the site, comprising a single industrial unit with associated infrastructure and landscaping.

iii) **Surveys:** The site was surveyed by Aspect in September 2022 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

iv) **Statutory Designations:** Background checks have confirmed that the site does not occur within a Conservation Area and that there are no trees present on site which are afforded protection by a Tree Preservation Order.

v) **Arboricultural Impact:** The arboricultural impact of the proposed redevelopment majors on low quality tree removal and is described by net tree losses, totalling five trees of individual distinction, the removal of four groups and two hedges, and the partial removal of a boundary group. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. Conclusions drawn against Reading Borough Council's development control policies and the Framework, conclude that the development proposal is acceptable from the arboricultural perspective.

1 Introduction

1.1 Background & Proposals

1.1.1 Aspect Arboriculture are commissioned by DV5 Coltham (Reading) Ltd to prepare an Arboricultural Survey and Impact Assessment relating to the proposed redevelopment of Bennet Court, Bennet Road, Reading.

1.1.2 The proposals seek planning permission for the redevelopment of the site, comprising a single industrial unit with associated infrastructure and landscaping.

1.2 Site Overview

1.2.1 The application area falls within the administrative control of Reading Borough Council and comprises the curtilage of Bennet Court. The site is rectangular in shape and abuts adjacent commercial development to the east, south and west. The northern boundary is defined by Bennet Road.

1.3 Existing Tree Stock

1.3.1 There are seventeen trees of individual distinction, six groups of trees and two hedgerows recorded within the tree survey. They have all been considered in full during the design stages of the project in accordance with BS5837:2012.

1.3.2 The principal tree within influence of the site comprises a third party, early mature, Norway Maple (T5) which occurs to the northeast of the site's existing vehicular access. The Norway Maple is a moderate example of its species and is prominent within views from Bennet Road. Accordingly, it is considered to make a positive contribution to the appearance and amenity of the site, commensurate to BS5837:2012 category B.

1.3.3 Other trees of distinction on the Bennet Court frontage include semi mature examples of Chinese Ash, Rowan and Cherry Plum[1], although they too are under third party control and are not within direct influence of the application area. Owing to their young age and small crown sizes, they typically represent unremarkable examples of their type which provide a limited contribution to amenity.

1.3.4 The remaining assemblage occupies the interior of the site and comprises a comparable assortment of ornamental standards, often set within collections of ornamental shrubs serving as understory. They can be linked to the extant development's scheme of soft landscaping and include species such as Cherry Plum, Sycamore, Silver Birch, Hazel, Grey Poplar, Red Oak and Cherry. Lower level planting includes Hazel, Privet, Snowberry, Laurel, Choisya, Variegated Dogwood and Elaeagnus[2], which add structural interest, helping to define boundaries and vehicular and pedestrian routes through the interior.

[1] Refer to T1-T4 and T6 within appendix B
[2] Refer to T7-T17, G1-G6, H1 and H2 within appendix B

1.3.5 They have limited public visibility and are low arboricultural value, warranting BS5837:2012 Category C only.

2 Statutory Designations

2.1 Conservation Area

2.1.1 Background checks have confirmed that the site does not occur within a Conservation Area (Reading Borough Council, cited November 2022). Accordingly, the amenity value of the trees is not elevated to preserving or enhancing any unique or distinctive interest linked to the setting.

2.2 Tree Preservation Orders

2.2.1 Background checks have also confirmed that there are no trees within influence of the site that are afforded protection by a Tree Preservation Order (Reading Borough Council, cited November 2022).

3 Policy Review

3.1 The National Planning Policy Framework

3.1.1 The NPPF (2021) provides planning policy guidance at a National level. Paragraph 131 of the Framework details the aspiration to secure increased tree cover within new developments, comprising both new tree planting, and the retention of existing trees where possible: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.'*

3.1.2 Building upon paragraph 131, the Framework also considers that 'decisions should contribute to and enhance the natural and local environment by: recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland' (para 174b).

3.1.3 In respect of Veteran Trees and Ancient Woodland, paragraph 180c requires that development proposals award particular consideration to these important features; *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*.For clarity, there are no veteran or ancient trees, or any designated areas of ancient woodland within influence of the site, against which the tests of para. 180c can be applied.

3.2 Reading Borough Council

3.2.1 At a local level, Reading Borough Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). The Reading Borough local plan (adopted November 2019) is understood to comprise the Council's primary development control document; within which, Policy EN14 is understood to be the Council's principal test relevant to trees in the context of development (relevant parts reproduced below).

3.2.2 **Policy EN14**: Trees Hedges and Woodlands:

'Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.'

3.2.3 It is also noted that guidance is provided within the Council's adopted Tree Strategy (March 2021), which sets out the Council's approach to managing existing tree stocks and the promotion of new tree planting across the borough.

4 Arboricultural Impact

4.1 Net Tree Removals[3]

4.1.1 Trees are recommended for removal where: a) it is necessary and unavoidable to site development within proximity to existing trees, such that they cannot be confidently retained in the long-term as living features, and/or b), where the amenity value of the tree will be significantly reduced as a result of the proposals, particularly if already of a low retention priority.

4.1.2 Tree removals necessary to implement the proposed redevelopment are shown at Table 1, overleaf. They are focused entirely on low quality trees and can be quantified as five trees of individual distinction, the removal of four groups and two hedges and the partial removal of a boundary group, all of low quality.

[1]All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.1.3 **Table 1:** Net Tree Removals by BS5837 Category.

Category A	Category B	Category C
None	None	**T11** Grey Poplar **T14** Ash **T15** Rowan **T16** Elaeagnus **T17** Cherry **G1** Beech **G3+Δ** **G4** Sycamore, Field Maple **G5+** **G6** Photinia **H1** Laurel **H2+**

+ Denotes assemblage of three or more species (refer to appendix B)
Δ Denotes partial removal of tree group or hedge

4.1.4 Tree removals are necessary and unavoidable to accommodate the redevelopment proposal, however they are entirely focused on unremarkable trees which are not integral to the amenity of site or the public realm. They comprise ornamental introductions associated with the existing development which have a low visibility from Bennet Road and limited arboricultural value. It will subsequently be possible to mitigate for their loss through the provision of replacement planting of a comparable scale and assemblage.

4.2 Vulnerable Trees

4.2.1 The redevelopment proposals will require works within the root protection areas of retained trees, including the removal and replacement of the hard surface of existing parking bays, and the demolition of existing structures. Solutions have subsequently been developed to mitigate the effect on root systems where works within RPAs are unavoidable and is described overleaf.

4.2.2 **Table 2:** RPA Encroachment by Type and Extent.

	Hard Surface Replacement (m^2/%)		Supervised Excavation (m^2/%)	
T7	0.2	0.5%	2.2	6.4%
T8	22.8	35.8%	-	-
T9	9.9	35.1%	-	-
T10	2.7	19.5%	-	-
T13	-	-	0.7	6.9%
G3	-	-	1.0	9.9%

<u>Demolition</u>

4.2.3 The demolition of the extant built form is not expected to cause harm to any retained trees. Both buildings are located adjacent to the western boundary, and all other tree cover along this boundary will be removed.

Hard Surface Replacement

4.2.4 By design, the proposals make best use of previously surfaced ground, however the removal of hard surfacing from within RPAs of retained Sycamore, Silver Birch and Hazel, of individual distinction, will need to be undertaken sensitively (refer to Figure 1 below). The extent and type of hard surface reconfiguration is illustrated within the Tree Protection Plan provided within appendix C.

4.2.5 **Figure 1.** Hard Surface Replacement within T7, T8, T9 and T10's RPAs.

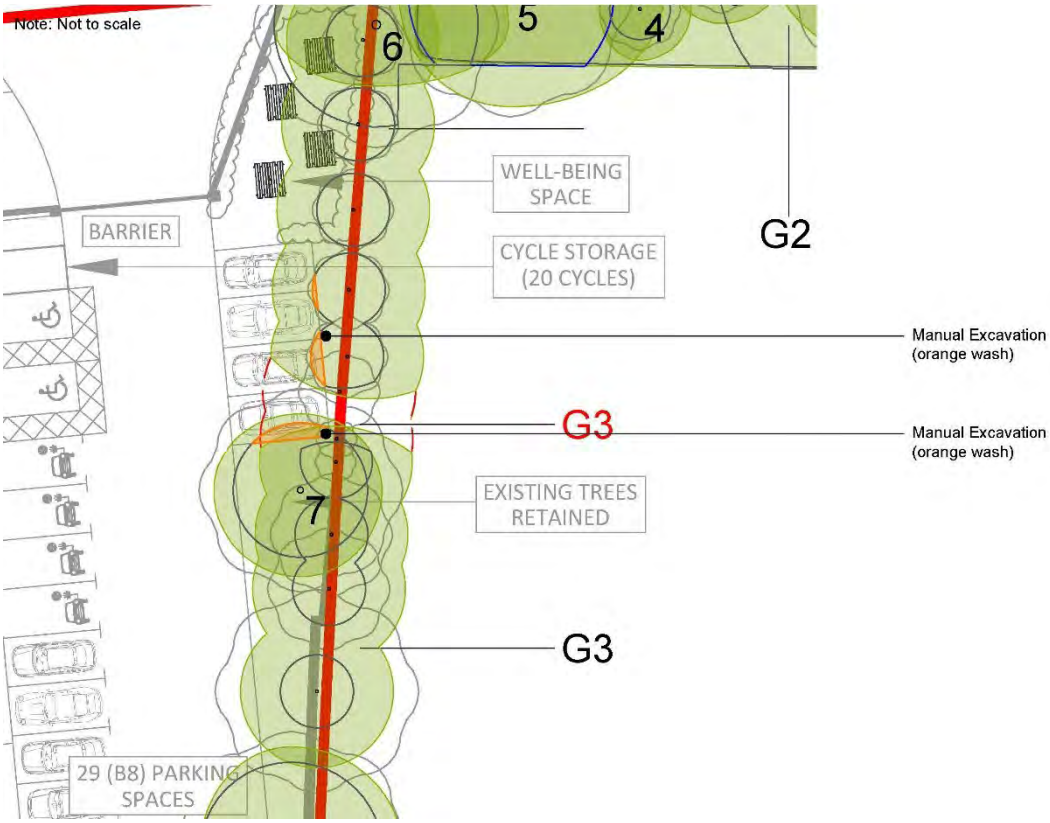
4.2.6 Where the existing wearing courses are to be removed and replaced, the existing surface must be lifted and broken out manually (where possible) or lifted carefully by a lightweight machine with an adequate reach, operating outside of RPAs or from the footprint of existing hard surfaces, and under arboricultural supervision. The existing sub-base must be left undisturbed and re-used to form the replacement surface. This will minimise ground disturbance and the potential for harm to occur to the retained trees' rooting environment.

4.2.7 Should roots be discovered, the use of an excavator must cease, and hand operated tools and power tools adopted to avoid damage. Any exposed rooting material must be covered with hessian to prevent drying out, prior to the installation of the replacement wearing course/final landscaping.

Supervised Excavation

4.2.8 There is a requirement to undertake excavation within the RPAs of T7, T13 and G3 (illustrated with an orange wash in Figure 2), to facilitate the reconfiguration of hard standing next to the site's boundary and the introduction of parking bays. The excavation works will be minor and occur on the edge of the trees' RPAs where roots are predicted to be low diameter and their natural turnover is anticipated to be highest. Therefore, by adopting the principles of BS5837 concerning manual excavation techniques and root pruning (with the added precaution of arboricultural auditing), it will be acceptable to permit the excavations to occur without undue concerns for the future health or vitality of the trees.

4.2.9 **Figure 2.** Supervised Excavation within T7 and G3's RPA.



4.3 Pruning Works[4]

4.3.1 To provide sufficient working room to remove the existing hard standing along the eastern boundary the western canopy of T10 will need to be selectively pruned back to the boundary. It will also be necessary to crown lift the northeastern crown of T13 and the western crown of trees within G3, by up to c.4m to provide sufficient clearance to facilitate the construction of the parking bays.

[4] All tree works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period it is recommended that an ecologist is present to advise on any necessary protective measures, and on hand to confirm that tree works are not likely to cause disturbance to nesting birds.

4.3.2 The exact extent of pruning should be determined onsite; however it is anticipated to amount to the shortening of secondary branches only and to be achievable without detriment to their health or amenity value.

4.3.3 Although not required to facilitate construction, it is recommended that dead branches are also removed from the canopies of retained trees. This will help mitigate the risk of future tree related hazards emerging and associated apprehension.

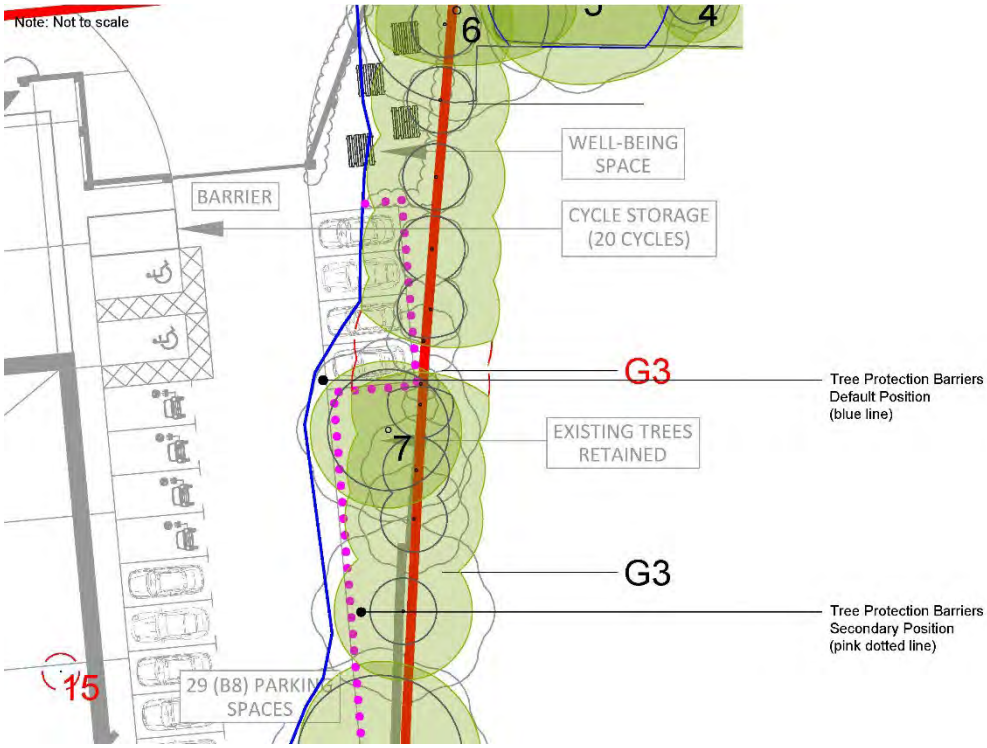
4.3.4 Pruning works should be undertaken in accordance with section 7.3 (for removal of deadwood), section 7.6 (for crown lifting) and section 7.8 (for selective pruning) of BS3998:2010, by a competent tree contractor, to ensure that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

4.4 Protective Barriers

4.4.1 It will be important to protect retained trees' above-ground structures and underlying RPAs from damage during construction.

4.4.2 To achieve this, tree protection barriers will be erected prior to the commencement of any works and consist of the barrier specification illustrated within the Tree Protection Plan at appendix C. The locations where protective fencing will be erected are illustrated within the Tree Protection Plan (Appendix C) with a bold blue line (refer to Figure 3 below).

4.4.3 **Figure 3.** Protective Barriers.



4.4.4 Tree protection barriers will need to be relocated to a secondary position after the removal, and prior to the replacement, of hard surfaces with retained tree's RPAs. Where this is will be necessary secondary positions are illustrated within the Tree Protection Plan (Appendix C) with a dotted pink line.

4.5 Mitigation Replanting

4.5.1 The principle of tree removal generates a requirement for replacement planting. This has been recognised during design and the layout provides opportunities to incorporate replacement planting along the northern and eastern boundaries. It is Aspect's understanding that a supplementary landscape proposal will be provided at a later stage i.e. in response to planning conditions.

5 Conclusions

5.1.1 Pursuant to Reading Borough Council's Policy requirements, the proposals have been informed by a survey of the existing tree stock using the guidance provided at BS5837:2012.

5.1.2 There is an unavoidable requirement to incur tree removal as part of the redevelopment proposal. This effect can be quantified as the clearance of five unremarkable trees, four low quality groups of ornamental shrubs, two hedges and the partial clearance of a parcel of boundary plantings. It will be possible to mitigate for these losses through the provision of replacement trees, without any negative effects on the site's amenity.

5.1.3 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.

5.1.4 To inform the planning balance, it is our concluding view that the proposals can be supported from the arboricultural perspective and do not conflict with the Framework or Reading Borough Council's Policy EN14. This opinion is subject to the provision of mitigative replanting and the adoption of safeguards for protecting retained trees during construction.

6 Recommendations

6.1.1 A detailed Arboricultural Method Statement supported by 1:500 scale technical drawings should be prepared which expand on Appendix C. This could be secured by Condition. Details of proposed levels and service routes should be included; a scheme for auditing tree protection and subsequent reporting to the Council should feature explicitly throughout.

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APPENDICES

APPENDIX A

TREE CONSTRAINTS PLAN (11491 TCP 01 Rev B)

1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- 15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA

Note: The RPA footprint for Trees 2, 5 and 6 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

B	23.12.22	Updated site boundary	TR	TR
A	05.12.22	Client name amended	TR	TR

REVISIONS

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TITLE

Bennet Court, Bennet Road, Reading
Tree Constraints Plan

CLIENT

DV5 Coltham (Reading) Ltd

SCALE	DATE	DRAWN
1:500 @ A3	SEP 2022	JH

DRAWING NUMBER	REVISION
11491 TCP 01 Rev B	

Based on: 44661_T_REV 0.dwg

APPENDIX B

TREE SURVEY SCHEDULE (11491 TS 01 Rev A)

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BS 5837:2012 Tree Schedule: Bennet Court, Bennet Road, Reading

11491 TS 01 Rev A

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BS5837:2012 Tree Survey: Explanation of Survey Criteria

*Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority. *The RPA has been manipulated to allow for various site features, i.e. roads, structures or changes in levels. Please refer to the Tree Constraints Plan for these changes.*

e.g.: young, semi-mature, early-mature, mature or over-mature

Sequential reference number cited on all aspect drawing.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Category U trees are those in such a condition that they cannot be realistically retained as living trees in the current context for the long term.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

Height of first significant branch and/or canopy

e.g.: good, indifferent, poor, or hazardous

Colour band key:

Category A
Category B
Category C
Category U

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

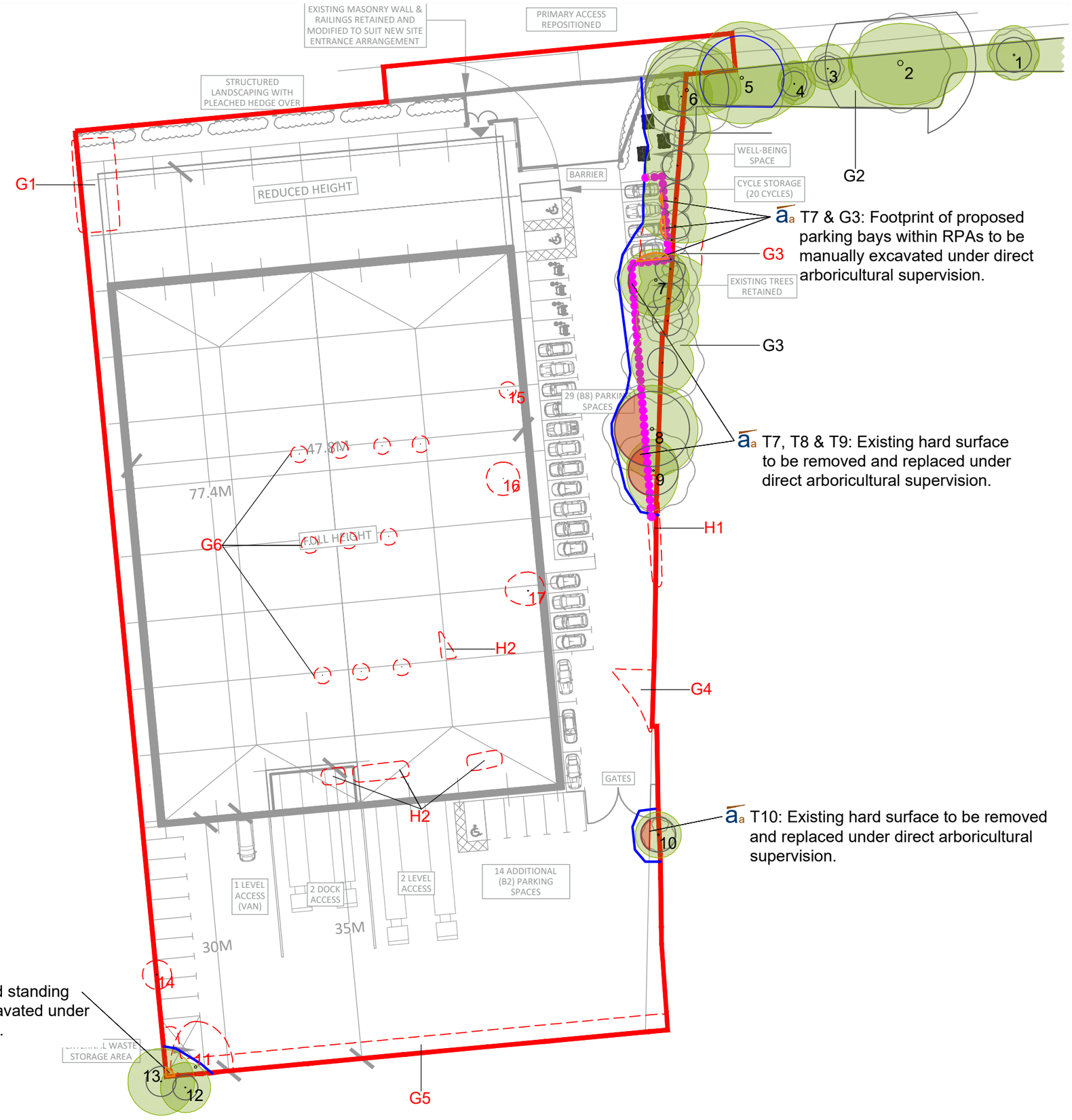
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
1	Chinese Ash	180#	6.5	3.5	3	3#	3.25		1.75	1.75	Semi Mature	Average	Indifferent	Situated offsite within roadside verge Stem inaccessible due to dense understory Establishing ornamental planting Low arboricultural value, readily replaceable at current size	C12	2.1
2	Purple Plum	320 2*270 3*250 #	7.5	4.75	8	5#	6.25		1.5	1.5	Mature	Below Average	Poor	Situated offsite within roadside verge Stems inaccessible due to dense understory Partially clad and obscured by Ivy, unable to thoroughly inspect Multi stemmed from ground level Multiple *Phellinus pomaceus* fruiting bodies on western stem Epicormic growth establishing throughout scaffold structure Above average internal deadwood Unremarkable example of species	C1	7.8*
3	Chinese Ash	120	7	3	3	2.5#	2.5		1.75	1.5	Semi Mature	Average	Indifferent	Situated offsite within roadside verge Establishing ornamental planting Low arboricultural value, readily replaceable	C12	1.5
4	Rowan	120	7	2.75	2.5	2.5#	2		1.75	1.5	Semi Mature	Average	Indifferent	Situated offsite within roadside verge Establishing ornamental planting Low arboricultural value, readily replaceable	C12	1.5
5	Norway Maple	405	13	6.75	7.5	5.5#	5.5		1.75	1.25	Early Mature	Average	Indifferent	Situated offsite within roadside verge Exposed root network to north of stem Average internal deadwood Contributes to screen of adjacent built form Prominent within views from adjacent road Moderate example of species	B12	4.8*
6	Cherry Plum	230 160 2*210	8.5	6	6.5	3	5		0.5	1.5	Early Mature	Below Average	Poor	Situated offsite within roadside verge Multi stemmed from ground level Stems growing through chain-link fence Tight and crossing stems Epicormic growth establishing throughout scaffold structure Above average small diameter internal deadwood Suppressed by companion shelter Unremarkable example of species	C1	4.8*
7	Sycamore	280 oi	12	3.75	4#	4.25	4.25		1.75	2	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Recent limb removals from lower west canopy Contributes to screen of built form to the east Unremarkable example of species	C1	3.3

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
8	Sycamore	380 oi	11	5.25	5.5#	5.75	4.5		2.75	3	Early Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Recent limb removals from lower west canopy Contributes to screen of built form to the east Unremarkable example of species	C1	4.5
9	Silver Birch	250 oi	12	3.75	3#	4.75	3.25		4.5	3.5	Semi Mature	Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Contributes to screen of built form to the east Unremarkable example of species	C1	3
10	Hazel	4*75 3*60 #	7					2.75	0.5	0.5	Semi Mature	Average	Poor	Situated to east of boundary fence within neighbouring third party land Multiple stems growing through chain link fence Previously reduced to c. 3m Low arboricultural value, readily replaceable at current size	C12	2.1
11	Grey Poplar	275#	8	5.5	4.5	1#	3#		3.75#	1.75	Semi Mature	Below Average	Poor	Restricted access due to dense understory and storage container Clad and obscured by Ivy, unable to thoroughly inspect Leans heavily to north east Above average internal deadwood Low arboricultural quality	C1	3.3
12	Red Oak	120#	9.5					3	5#	4#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring third party land, unable to thoroughly inspect Clad and obscured by Ivy Radial crown measurement based on northern spread due to restricted access Low arboricultural value, readily replaceable at current size	C12	1.5
13	Red Oak	150#	12					4	3#	3#	Semi Mature	Average	Indifferent	Inaccessible, offsite within neighbouring third party land, unable to thoroughly inspect Clad and obscured by Ivy Radial crown measurement based on northern spread due to restricted access Low arboricultural value, readily replaceable at current size	C12	1.8
14	Ash	75 40	5					1.75	1	1	Young	Average	Poor	Self set specimen Growing through palisade fencing Low arboricultural quality	C12	0.9
15	Rowan	50	3.5					1	1.75	1.75	Young	Average	Indifferent	Establishing ornamental planting Low arboricultural value, readily replaceable at current size	C12	0.9

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m) N	E	S	W	Radial	First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
16	Elaeagnus	3*40 3*25 #	2.5					2	0.5	0.5	Semi Mature	Average	Indifferent	Establishing ornamental planting Low arboricultural value, readily replaceable at current size	C12	0.9
17	Cherry	155 oi	4	2.25	2	1.75	2.75		2.25	1.5	Semi Mature	Below Average	Indifferent	Clad and obscured by Ivy, unable to thoroughly inspect Dieback to upper canopy Establishing ornamental planting Low arboricultural value, readily replaceable at current size	C12	1.8
G1	Beech	250# av	9 av					3.75 av	0.5 av	0.5 av	Semi Mature to Early Mature	Average	Indifferent	Short cohesive linear planted group Stems inaccessible due to dense lower canopies Provides minimal screening benefits Unremarkable collection	C12	3
G2	Hazel Privet Snowberry Laurel Choisya Variegated Dogwood Purple Plum Field Maple Cherry Plum Norway Maple Rowan	75 av	1 to 5					1 av	0.5 av	0.5 av	Semi Mature	Average	Indifferent	Collection of maintained ornamental plantings Provides understorey for T2 to T7 Low arboricultural value, readily replaceable at current size	C12	0.9
G3	Beech Sycamore Norway Maple	150 av	13 av					3.75 av	1.5 to 4	1.5 to 4	Semi Mature	Average	Poor	Cohesive linear group situated to east of boundary fence within neighbouring third party land Etiolated form Provides screen of adjacent built form Unremarkable collection	C12	1.8
G4	Sycamore Field Maple	75# max	2.5 max					1 av	0.5 av	0.5 av	Young	Average	Indifferent	Small parcel of self set specimens and regrowth from previously felled stumps Low arboricultural quality	C12	0.9
G5	Cotoneaster Sycamore Grey Poplar	75# max	1 to 2					1 av	0.5 av	0.5 av	Young to Semi Mature	Below Average to Average	Indifferent	Parcel of unmaintained ornamental plantings and occasional self set specimens Clad and obscured by Ivy, unable to thoroughly inspect Low arboricultural value, readily replaceable at current size	C12	0.9
G6	Photinia	50 av	2 max					1 max	1 av	1 av	Young	Average	Indifferent	Collection of establishing ornamental car park plantings Low arboricultural value, readily replaceable at current size	C12	0.9
H1	Laurel	75# max	1.5 av					1 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Short length of maintained ornamental planted hedgerow	C12	0.9
H2	Elaeagnus Cherry Laurel Field Maple	75# max	1.5 to 2.5					1 av	0.25 av	0.25 av	Semi Mature	Average	Indifferent	Multiple parcels of maintained car park hedgerow	C12	0.9

APPENDIX C

TREE PROTECTION PLAN (11491 TPP 01 Rev C)



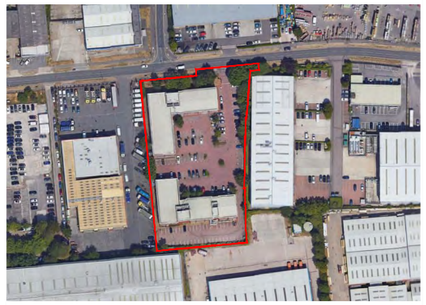
1:500 @ A3

0m 5m 10m 20m

KEY:

- Site Boundary
- Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Pruning Works
- Trees to be Removed
- Tree Protection Barrier
- Tree Protection Barrier (2nd Position)
- Supervised Excavation
- Hard Surface Replacement

Note: The RPA footprint for Trees 2, 5 and 6 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.



C	23.12.22	Updated site boundary	TR	TR
B	21.12.22	Revised layout	TR	TR
A	07.12.22	Revised layout	TR	TR

REVISIONS

aspect arboriculture

TITLE

Bennet Court, Bennet Road, Reading
Tree Protection Plan

CLIENT

DV5 Coltham (Reading) Ltd

SCALE	DATE	DRAWN
1:500 @ A3	DEC 2022	TR

DRAWING NUMBER	REVISION
11491 TPP 01 Rev C	

Based on: 22-024-PL-03B SITE PLAN - AS PROPOSED (OS BASED).dwg

APPENDIX D

TREE SURVEY METHODOLOGY

Tree Survey Methodology

The tree survey is a form of Visual Tree Assessment undertaken during September 2022. Tree locations are identified via a topographical survey; locations of any trees excluded from the topographical survey were plotted on site. The purpose of the survey is to record information about trees on or adjacent to the site to inform design options. In keeping with clause 4.4 of BS5837: 2012 'Trees in Relation to Design, Construction and Demolition', the survey provides a record of the following parameters:

Tree Numbers: all individual trees are sequentially numbered. Groups of trees, woodlands and hedgerow are also sequentially numbered with a corresponding prefix relevant to their type e.g. G, W or H respectively; the identification of trees as woodland, groups of trees or within hedgerows is undertaken where appropriate. The identification of trees as individuals within collections has been made where it is considered sensible to make such a differentiation.

Species: listed by common name

Stem Diameter: given in millimetres and obtained by measuring single/multiple stems at 1.5m using a diameter tape in accordance with Annex C within BS5837:2012. Diameters of inaccessible trunks are estimated and provided with the suffix '#'.

Tree Heights: determined using a clinometer and measured to the nearest 500mm. Heights are estimated where specific triangulation is not achievable and by reference to measured trees nearby (provided with the suffix '#').

Crown Spreads: measured at cardinal points using a Leica Disto™ laser distance measurer. Measurements were recorded to the nearest 250mm. Inaccessible crown spreads are estimated based on measured canopies nearby and provided with the suffix '#'

Crown Clearance: The height of the first significant living branch and/or canopy (as appropriate) is recorded using a Leica Disto™ laser distance measurer to inform vertical ground clearance. Crown clearance may be higher or lower than the first significant branch. Estimated clearances are provided with the suffix '#'. Height of first significant branch will be provided where considered advantageous to make the distinction.

Life Stage – The age of trees, groups of trees, hedges and woodlands are defined as follows:

- Young (within the first 1/4th of life expectancy)
- Semi-mature (within the second 1/4th of life expectancy)
- Early Mature (within the third 1/4th of life expectancy)
- Mature (within the fourth 1/4th of life expectancy)
- Over Mature and Veteran (exceeding normal life expectancy)
- Veteran (significantly exceeding normal life expectancy)

Physiological and structural condition: physiological condition defined as follows; good, above average, average, below average, poor or dead. Structural condition is defined as: good, moderate, indifferent, poor or hazardous

Comments: further observations were recorded where necessary i.e. details regarding defects, preliminary management recommendations, presence of pest/disease and perceived significance.

BS5837 Category: pursuant to BS5837:2012 section 4.5 and cascade chart for tree quality assessment (refer to reproduced Table 1 overleaf). Trees qualifying under a given category (A-C and U) and any appropriate subheading (1-3) are considered to fall within the scope of that category's definition.

Estimated Remaining Contribution. Described` as a guideline only and in terms of years: <10, 10+, 20+ and 40+ relevant to category U, C, B and A respectively. This information is not provided on the tree schedule to avoid conclusions based upon 'life expectancy'.

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

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