



Henley Road, Reading

Arboricultural Report

December 2020

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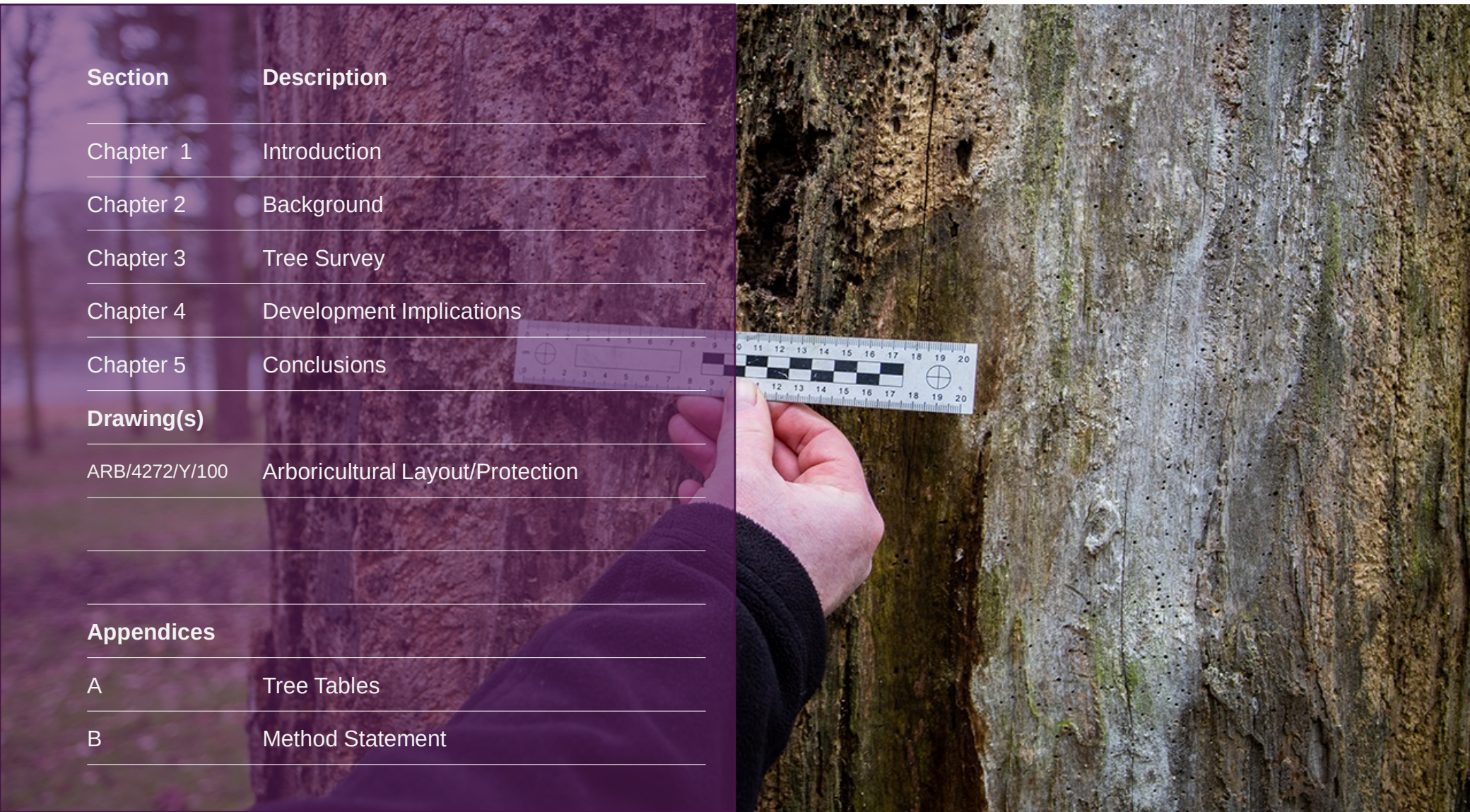
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We offer a range of services involving trees, woodlands and forestry in the built and rural environment:

Planning

TPO

Hazard Evaluation

Management

Law

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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Galliford Try Ltd to report on trees and the implications for the proposed development at Henley Road, Caversham, Reading. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works (where applicable).

1.03

The site was visited during October 2020. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is the rear of the footpath along Henley Road. The trees are located in the grounds of the Queen Ann's School. They act as a screen to the tennis courts. (Figure 1).

2.02 Statutory Protection/Planning Policies

The application is subject to the Planning Policies of Reading Borough Council and the Supplementary Planning Document. The site is not located in a Conservation Area. Henley Road is noted as "Treed Corridor – potential and existing" in the council's current and forthcoming Tree Strategy though it is not clear which category it comes under. The site is not in a Conservation Area. The trees are not the subject of a Tree Preservation Order.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site notes the superficial deposits as: Lynch Hill Gravel Member - Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U).

The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be freely draining slightly acid but base-rich soils.

2.04 Topographical Survey

The arboricultural survey is based on the supplied OSMM.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified one group. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01

The application is for the installation of a VF Hutchinson Engineering 17.50m high Apollo streetpole on proposed D9 root foundation with associated cabinets located at the rear of the pavement adjacent to an existing installation.

4.02

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Impact	Reason	A	B	C
Trees lost for development	Development	0	0	0
Retained trees that may be affected by disturbance	Development	0	0	G1
Trees to be pruned	Development	0	0	0

Loss for Development

None.

Retained trees that may be affected by disturbance

The trees comprise a linear group of cypress that form a screen to the tennis courts located in the grounds of Queen Ann's school. The trees have been badly managed with the height being topped and sides over the tennis court being harshly pruned. The canopy over the highway has been allowed to grow unfettered. (Figure 2) The cypress are incongruous features in the landscape. Their poor management fails to add to the treed corridor when compared to the example given in the policy document.

The Category C trees are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits.

The apparatus will be located in the pavement as the other installation. There is no evidence of rooting by the trees in the pavement. The tree stems are located against the hard surface. Often, there is buckling where roots have grown under the tarmac. Cypress show considerable resistance to contractor pressures¹. The method statement at Appendix B outlines the precautions to be taken.

1) Matheny, N. and Clark, J. (1998). Trees and development. [USA]: ISA.

Chapter 4 Development Implications

Pruning

None. The canopy form is such, the mast can be located between the canopy branches. The trees have been regularly topped at around 13/14 metres. The canopy will not interfere with the signal.

4.03

The over-arching policy guidance in respect of trees is that contained Planning Policies of Reading Borough Council as well as those of Central Government.

The development accords with the policies and guidance of the council and central Government.

The development, in terms of trees, retains the trees with a good spatial relationship.



Figure 2

Chapter 5 Conclusions

5.01

The application site is described in detail in the design and access statement.

5.02

The development, in terms of trees, retains the site's principal arboreal features with good spatial relationship. The trees are incongruous specimens that have been poorly managed to such a degree they do not add to the treed corridor.

5.03

A method statement is appended to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
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 U category trees (i.e. 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. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
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.	BLUE
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 benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
G1	Group	14	250-300	1	2	4.5-5	N/K	4.5-5	4.5-5	M	Poor	Poor	Linear group of cypress, located in neighbouring property. Topped at approximately 6m, then further topped. Managed by regular topping. A group of low quality and value in the landscape.	10	C1/2

Appendix B

Contents

Method Statement

Arboricultural Method Statement

Arboricultural Supervision

The general purpose is to ensure compliance with planning conditions. It is anticipated that arboricultural input is likely to be needed for the following operations:

- Pre-commencement meeting;
- Installation of protective surfaces;
- Services (power, water, foul)
- Removal of protective measures.

All supervisory visits will be logged and a copy of the minutes circulated to all team members including the LPA. A number of the operations named above can be undertaken in a single visit.

The pre-commencement site meeting is to be held before any work is undertaken. All tree protection measures, haul routes, site storage, contractor parking, deliveries, working methods are to be freely discussed and agreed in writing. Initial site visits may be intense to ensure measures are implemented.

General site visits will be undertaken once the site is 'live' at intervals agreed with the team. Our role will be to initially to act in a compliance capacity to ensure the protective measures are fit for purpose and meet or exceed the council's requirements and the tree works are undertaken to the required standard. Once this has been completed, our role will be one of monitoring and 'troubleshooting'.

Targets

- Pre-commencement site meeting to agree roles, responsibilities and duties in relation to tree protection. Details to be minuted and distributed.
- Appointment of an Arboricultural Consultant to oversee works.

Arboricultural Method Statement

Excavation in Construction Exclusion Zone

Targets

- The works area is to be marked out
- Soil tested to determine excavation method. Using either Hydro Vacuum & Suction Excavation, Pneumatic Vacuum & Suction Excavation or Clay-Spade Assisted Suction Excavation, a trench will be excavated.
- In all cases: Roots <25mm Ø are to be cut at the excavation face with secateurs. Roots >25mm Ø are to be assessed by the Arboricultural Consultant. Findings and decision on root retention/severance to be reported to the LPA.
- Where roots >25 mm Ø are retained around foundations they are to be wrapped in grey insulation foam (the sort the plumbers use) and then in plastic pipe cut vertically to go around, then taped up to make it watertight. These roots can be left in place and the concrete poured around the roots.
- Exposed roots to be kept moist with hessian sacking/terram.
- The excavation face to be lined with a root barrier (such as re-root 2000).
- Site inspections to be reported to the development team and the LPA.



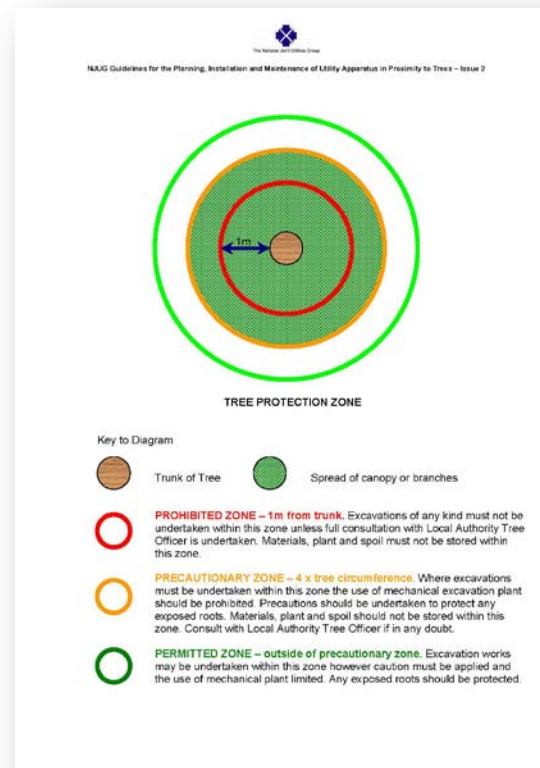
Arboricultural Method Statement

Services - NJUG 4.2

Work area to be marked out in accordance with NJUG 4.2.

Targets

- The precautionary area is to be identified.
- Suitable method of service installation to be identified.
- Location and adequacy signed off by the Arboricultural Clerk of Works and the LPA advised.
- Works to be monitored by Arboricultural Clerk of Works.



Arboricultural Method Statement

General Precautions

The retention of trees requires a number of general precautions to be taken. Compliance is to be maintained on site by the Arboricultural Consultant. The site visits are detailed at criterion 1 – Timing of Works.

Targets

- Spoil from the foundation pits or other excavations shall not be placed within the Construction Exclusion Zone.
- No materials, equipment, spoil or washout water may be deposited, stored or parked within the Root Protection Area/ Construction Exclusion Zone.
- On-site inspections to be undertaken by the Arboricultural Clerk of Works with the Arboricultural Consultant visiting during critical operations. The aim of the visits is to maintain on-going liaison with all personnel involved in the site development, Local Planning Authority and its Tree Officer.
- Any defects requiring rectification shall be notified to the Contractor/Site Manager/Arboricultural Consultant and the client.
- A site logbook for tree protection measures is kept to record all stages of the development from the erection of the protective fencing, right through to the completion of the project. This will be made available to the Arboricultural Consultant and the Local Planning Authority, if required, to show evidence of continuous site monitoring.

Protection and Emergency Procedure/Contacts

Adherence to the method statement, appointment of the Arboricultural Consultant and their involvement, at the critical demolition and construction phases, should negate any incident. The contact page details those personnel who should be contacted if an incident involving a retained tree should take place.

Targets

- Spill kit available.
- On site fuels to be located away from RPA/CEZ and contained in a bunded tank at 110% capacity.
- All incidents involving trees to be reported by telephone and email.
- Bunded storage of oil/fuels.
- Refuelling points for machinery at distance to the watercourse.
- Use of drop trays under plant/machinery overnight.
- Availability of spill kits on site – and training of site staff in their use.
- No excavation during periods of heavy rain.
- Regular maintenance and inspection of plant – engines and hydraulic systems.

Arboricultural Method Statement



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