



Arboricultural Impact Assessment

12 Devonshire Park, Reading RG2 7DX

Client Name: Sunita & Rajiv Gatha

Project Number: P3279.1.0

Date: 19 March 2019

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Agent:	Design Works Studios
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1 Report Summary

This Arboricultural Impact Assessment has been prepared to support a planning application for development at 12 Devonshire Park, Reading.

The site was a residential property located to the south-east of Reading city centre, in a predominantly residential area. The development comprises the demolition of the existing detached garage, and construction of new extensions to the north and north-east of the property, including a new garage.

The survey area contained one moderate sized tree with limited public visibility for public views into the site. Development has potential to only affect trees within the site boundary.

The potential impacts on trees and proposed mitigation measures are set out in the table.

Potential Development Impact	Trees Affected	Proposed Mitigation Measures
Removal of one tree due to incompatibility with the proposed development.	T1	Compensate the removal with new tree planting, to create a tree stock of increased diversity and longevity.

It has been confirmed that the site was not located within a Conservation Area. However, T1 within this report was subject to Tree Preservation Order (TPO 42/07). The status of tree protection can change at any time and should be confirmed with the Local Planning Authority prior to any works on the trees taking place.

This report sets out the removal of one tree required to allow space in the area identified for development.

Tree removal will be noticeable for limited public views into the site, due to screening by the property and garage elevations, boundary fencing and other off-site trees. The removal of a single tree is somewhat mitigated by the presence of significantly larger and more visible trees on adjoining land to the north.

There is space within the garden to accommodate a new tree to compensate for the loss of T1.

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2 Introduction

2.1 Brief

agb Environmental Ltd was commissioned by Design Works Studios on behalf of Sunita and Rajiv Gatha to undertake an Arboricultural Survey at 12 Devonshire Park, Reading to accompany a planning application. The purpose of the survey was to identify:

- Tree age, condition, dimensions, general health and Root Protection Area (RPA);
- Constraints and potential tree removals in respect of the proposed layout;
- The location and means of protecting retained trees; and
- Preliminary methodology for implementing the proposed layout.

2.2 Documents and Information

The following documents were utilised in the preparation of this report:

- Drawing Promap-190458-272357-720-0 - OS map;
- Drawing 1242_12_Devonshire Park CAD 04.03.2019- Site Layout; and
- BS5837:2012 *Trees in relation to design, demolition & construction - Recommendations*.

2.3 Survey Details and Constraints

The survey was undertaken on the 7th February 2019 by the agb Environmental Arboricultural Consultant, in adherence to the principles of BS5837:2012 *Trees in relation to design, demolition & construction - Recommendations*. Tree inspections have been undertaken from ground level using non-invasive techniques only, in accordance with the principles of the Visual Tree Assessment method developed by Mattheck and Breloer (1994).

The survey obtained data on one individual tree. Trees with a stem diameter below 75mm, when measured at 1.5m above ground level, were not included. The terms used to explain the data recorded are provided in **Appendix 1**.

Comments on tree condition and safety relate to the condition of trees at the time of survey. It should be recognised that tree condition is subject to change in response to a range of factors. This report does not take into account potential extreme climatic events that would be unexpected in this locality (which could include, but aren't restricted to, severe windstorms, floods or drought), or potential outbreaks of pests or diseases.

This report contains work recommendations to manage the risks posed to and by trees responsibly, reducing them to an acceptable level. Even after the recommended work has been carried out some trees could still fail, but it is unlikely that they will cause significant harm unless the weather conditions are extreme and / or there are major hidden defects.

This report considers the potential for trees to influence soil in such a way as to cause the proposed development, or other buildings, to suffer tree related subsidence or heave damage, but does not attempt to quantify this. Operations carried out in the vicinity of the trees, either in the past or future, could affect their health and stability; such operations could include, but aren't restricted to, trenches dug for the installation or repair of utilities.

3 Site and Surrounding Area Context

3.1 Site Description

The site was a residential property located approximately 3km to the south-east of Reading city centre. Surrounding land use was predominantly residential with the exception of parkland belonging to Leighton Park School immediately to the north and the campus of Reading University even further to the north.

Access to the property was directly from Devonshire Park to the south. The boundaries were: a small section of Devonshire Park to the south; the fenced boundaries of 11 Devonshire Park to the west; a high wall delineating Leighton Park School to the north; and the fenced boundary of 14 Devonshire Park to the south-east.

The broadly triangular-shaped site contained a centrally located two-storey detached property with a detached garage in the western corner. The area alongside the western boundary mainly comprised hard surfacing for the L-shaped drive leading to the garage and front door of the house. The area around the property was surrounded by patio and other hard surfacing. The eastern half of the site was laid to lawn and landscaped areas, as was the remainder of the front garden.

The site was predominantly flat with no major level changes.

3.2 Soil Assessment

Information from the Geology of Britain viewer (British Geological Survey, 2019) indicates that the bedrock geology local to the site is London Clay Formation - Clay, Silt and Sand. Local superficial geology is River Terrace Deposits - Sand and Gravel. Clay-based soils generally have high volume change potential in response to soil moisture change, possibly resulting from the presence of trees.

An assessment of the soil conditions within the site will be required to inform foundation construction. This assessment must be made by a qualified structural engineer or geotechnical consultant.

3.3 Existing Tree Stock Summary

Photographs are provided in **Appendix 2**. Details of all trees surveyed are provided in the Tree Survey Table in **Appendix 3**, with locations in relation to the site in the Tree Constraints Plan (TCP) in **Appendix 4**.

The area surveyed contained one tree T1, horse chestnut, which was located between the north-western building elevation and the garage, surrounded by a variety of hard surfacing and unsurfaced ground.

A belt of larger more dominant trees within the ground of an adjacent school, including a large mature oak, were located to the north of the rear garden, providing a dense background of canopy cover surrounding the site.

T1 was assessed as moderate quality, Category B, principally due to its anticipated lifespan of 20-40 years in its current location, and the fact that it has been subjected to a management regime that has somewhat affected its form.

4 Statutory Tree Protection

It has been confirmed with Reading Borough Council (e-mail from Sarah Hanson dated 11th February 2019) that the site was not located within a Conservation Area. However, T1 within this report was subject to a Tree Preservation Order (TPO 42/07). The status of tree protection can change at any time and should be confirmed with the Local Planning Authority (LPA) prior to any works on the trees taking place.

Where statutory tree protection is in place, this provides the LPA with a degree of control over tree work. Anyone wishing to carry out work to protected trees will need to contact the LPA prior to commencing any work, with the process dependent on the nature of tree protection in place. The presence of statutory tree protection may prevent work that would otherwise be rightfully conducted, such as reducing overhanging branches from a neighbour's tree back to the boundary.

Where trees are subject to TPO, work requires written permission from the LPA. Applications must be submitted using the standard form, normally available from their website or on request. This is treated as a planning application, with a period of public consultation and a visit from an officer. The LPA must normally determine the application within eight weeks, issuing a decision letter. The applicant has a right of appeal if dissatisfied with the decision.

In circumstances where work is required in an emergency, this is exempt from the above process, though anyone carrying out such work should contact the LPA to advise them that this is the case prior to commencing.

If this report is submitted to accompany a planning application, any tree work specified, relating to trees subject to statutory tree protection, will be considered as part of that application. Therefore, if planning permission is subsequently granted, this would normally provide permission for all tree work. Clarification may be sought from the LPA over this.

5 Principal Survey Findings and Arboricultural Impacts

The main findings are summarised in the following section. For ease of reference, it is recommended that this section is cross referenced with the information and plans provided within **Appendices 3, 4, 5 and 6**.

5.1 Development Proposals

The development comprises the demolition of the existing detached garage, and construction of new extensions to the north and north-east of the property, including a new garage.

5.2 Tree Removals and Reduction

Details of all tree work and tree removals are provided in **Table 6**, and illustrated on the Tree Protection Plan (TPP) provided in **Appendix 5**.

5.2.1 Removal and Reduction for Reasons of Condition

Selective reduction of canopy of T1 is recommended to provide a 2m clearance between the building and branches to prevent potential property damage.

5.2.2 Removal and Reduction for Reasons of Incompatibility

T1 requires removal due to direct conflict with the proposed development.

5.2.3 Assessment of Proposed Tree Removal and Reduction

The removal of the tree will only be noticeable in views into the site from the private road, with visibility limited due to partial screening by garden fences and wall, adjacent building elevations, existing trees along Devonshire Park and surrounding buildings.

A group of larger mature trees comprising a substantial oak and pine trees, in the grounds of the adjacent school to the north, provide a permanent and far more noticeable backdrop to this tree, somewhat diminishing the impact of its removal.

Due to the propensity of horse chestnut to develop a large crown, a management regime requiring regular selective crown reduction, or more substantial pollarding or reduction, would be expected to retain the tree to prevent damage to roofs and building elevations. In addition, incremental expansion of the roots may lead to damage to surrounding hard surfacing leading to future repairs and pressure for the tree's removal.

The tree is already unsuited to the situation, and can only be retained via regular reduction that limits its size and prevents development of a full and aesthetically pleasing crown. Future damage to surfacing is possible and may prompt calls for removal to allow repairs and prevent further damage.

Consequently, it is unlikely to be possible to retain it in a form that provides an important amenity contribution in the long-run, irrespective of development.

6 Arboricultural Method Statement

The information in this section has been provided on the basis of the plans provided at the time the report was prepared. Should the site layout alter in the future, the advice provided may have reduced relevance and need to be revised prior to the commencement of the development.

6.1 Guidance Utilised

This section provides a site specific Arboricultural Method Statement (AMS), based on guidance provided within:

- BS5837:2012 *Trees in relation to design, demolition & construction - Recommendations*;
- BS3998:2010 *Tree work - Recommendations*; and
- Volume 4 - NJUG *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (Issue 2, 2007).

6.2 Contact Details

The details of all the principal points of contact are provided in the table below.

Table 6.1: Principal contact details.

Contact	Name	Address	Contact Details
Local Planning Authority	Sarah Hanson Natural Environment Officer	Reading Borough Council Level 1, North Civic Offices Bridge Street Reading RG1 2LU	0118 937 2440 Planning.NaturalEnvironment@reading.gov.uk
Client	Sunita and Rajiv Gatha	12 Devonshire Park Reading RG2 7DX	sunitagatha@gmail.com
Agent	Danny Slade Director	Design Work Studios The White Building 33 King's Road Reading RG1 3AR	0118 357 0071 danny@designworkstudios.co.uk
Arboricultural Consultant	Peter Brais Arboricultural Consultant	agb Environmental Ltd Newmarket Business Centre 341 Exning Road Newmarket CB8 0AT	01638 663226 peter@agbenvironmental.co.uk

6.3 Tree Works

Tree works should be the first activity on site such that the proposals can be implemented.

Tree work is a potentially dangerous occupation. All tree work contractors should be required to provide evidence that they are competent to undertake the required works and are adequately insured. The contractor should also be asked to provide a site-specific risk assessment prior to commencement of any tree works. All tree works should be in accordance with BS 3998:2010 *Tree work - Recommendations*.

The tree may possess features that increase the potential for use by nesting birds and roosting bats. It is recommended that all tree works take place outside of the main bird nesting season (generally accepted as being March-August inclusive). Where work is required on trees containing cracks, cavities, splits and major (>100mm diameter) dead wood, it is recommended that these features are inspected by a licensed ecologist or bat surveyor prior to work being carried out.

Details for all tree work are given in **Table 6.2**.

Table 6.2: Tree works.

Tree No.	Species	Work Recommended Irrespective of Development	Work Required to Facilitate Development
T1	Horse chestnut	Selective reduction of canopy to provide 2m clearance between building and branches within one year of survey date.	Remove due to direct conflict with the proposed layout.

6.4 Construction Access / Materials Storage

Access to the site for all activities will be from the existing driveway off Devonshire Park to the south. It is recommended that the existing driveway is used for all facilities, storage and delivery, as it is already in use for similar purposes.

The limitations on materials storage are those given under **General Guidance** in 6.6.

6.5 Schedule of Works and Supervision

Supervision is recommended for key stages during development where these have greatest potential to result in tree damage if carried out incorrectly. Arboricultural supervision may be made a requirement of the development by way of appropriate planning conditions. This supervision should be provided by the designated Project Arboriculturist. Following supervision, a photographic report would be presented to the LPA.

A proposed schedule detailing the scope and frequency of arboricultural supervision visits is detailed below in **Table 6.3**. This schedule is intended to minimise the potential for development to result in damage to retained trees, providing a logical sequence of works. However, the LPA may request an alternative schedule within any planning conditions.

Table 6.3: Schedule of works and supervision.

Sequence	Activity	Supervision Responsibility
1	Pre-commencement meeting.	LPA Tree Officer, Site Manager, & Project Arboriculturist.
2	Tree removal.	Project Arboriculturist.
3	Main development phase.	Site Manager.
4	Soft landscaping.	Project Landscape Architect.

6.6 General Guidance

The following general precautions must also be taken during the construction phase:

- No materials or fuel shall be stored close to or within the RPAs of trees to be retained or where new trees are to be established;
- There shall be no bonfires within 10m of the outer edge of the crown or RPA of a tree to be retained;
- Mechanical equipment must not be refuelled within the RPAs of retained trees or areas where new trees are to be established;
- No cement shall be mixed or stored within the RPAs of retained trees or areas where new trees are to be established;
- Cement mixers must not be washed within or uphill of the RPAs of retained trees or areas where new trees are to be established;
- The soil level within the RPA of a retained tree must not be raised or lowered without the agreement of the local authority Tree Officer;
- No plant shall be operated within the RPAs of retained trees unless the soil is suitably protected against compaction;
- Excavation should not take place within the RPAs of retained trees unless an arboricultural consultant or the local authority Tree Officer is supervising the work;
- The guidance provided by NJUG (2007) should be followed when installing underground services within the RPAs of retained trees;
- Surface water runoff must not be redirected into or out of the RPA of a retained tree;
- No materials shall be dumped within the RPA of a tree, whether in a skip or on the ground; and
- No vehicles shall be parked or operate within the RPA of a retained tree.

7 Conclusions

Development requires the removal of the only tree due to direct conflict with the proposed layout. This tree is considered to be of moderate quality, Category B, with limited local prominence. As a consequence, tree removal will be noticeable only for certain public views into the site from the private road to the south only, due to screening by properties and surrounding trees. Its removal is somewhat mitigated by the retention of the larger, far more valuable and highly visible off-site oak, and other trees, to the north of the property.

Opportunity exists within the garden to accommodate a new tree in compensation for the loss of T1.

8 References

British Geological Survey. (2019) *Geology of Britain viewer* [online]. <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed 11th February 2019)

Mattheck, C. and Breloer, H. (1994) *The body language of trees*. London: TSO

National Joint Utilities Group. (2007). Volume 4 *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* (Issue 2) [online]. Available at: <http://www.njug.org.uk/document-download/?URL=http://www.njug.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf> (Accessed 23rd July 2015)

Appendix 1 Explanatory Notes for Terms Used in Appendices 3, 4 & 5

Tree Number

Number used to indicate the approximate position on plans inserted as **Appendices 4 & 5**.

Species

The species identification is based on visual observations.

Age Class

Sapling or newly established (Y) = a size which could be easily transplanted;

Semi-mature (SM) = prior to seed bearing age and could be transplanted with care;

Early Mature (EM) = of seed bearing age, may be close to or have achieved mature height, but with considerable apical dominance and lacking a broad, domed crown;

Mature (M) = fully grown, annual growth is much reduced, with a broad, domed crown;

Old Mature (OM) = exceptionally old for the species, possibly starting to decline;

Veteran (V) = often old for the species, the crown may be retrenching or displaying damage, containing features that provide many opportunities for wildlife, likely to offer important habitat.

Condition

The physiological condition of the tree:

Good (G) = normal growth and twig extension showing good vitality, canopy of typical density, with foliage of normal size and colour for the species - no notable indication of ill health.

Fair (F) = reduced twig extension, minor deadwood, but other than that few signs of ill health;

Poor (P) = small internodes and low vitality, the canopy may be thinning and contain dead twigs and/or branches in the outer canopy, discoloured, dwarfed, misshapen or wilting foliage, obvious presence of disease or infection;

Dead (D) = Dead

Height

The height of the tree measured to the nearest metre, or half-metre if below ten metres.

Crown Spread

The distance from the tree trunk to the most relevant of the four cardinal points of the compass, measured in metres.

Compass Bearing

N = north; S = south; E = east; W = west;

Crown Clearance

The existing height of the first significant branch or section of canopy, to the nearest half-metre, to inform on ground clearance, crown/stem ratio and shading.

Diameter at Breast Height (DBH)

Trunk diameter 1.5m above ground level recorded in millimetres measured with a diameter tape. If branches emerge below 1.5m, or if the trunk divides at or close to this height, the trunk diameter will be measured at a different height above the ground and this height will be mentioned. More than one figure indicates that the individual has several stems. Many stems are indicated with an 'M', where it is not possible to determine the number. If the DBH has been estimated this will be marked with an asterisk (*) in the column.

PRF

Potential Roost Features – features that have potential for use by bats for roosting, likely to require further inspection if tree work is required.

Category & Remaining Contribution

The category assessed using the guidance in Table 1 of BS 5837:2012 and the potential for safe tree retention based on the current context.

(A) (light green) Trees of high quality and value: in such condition as to be able to make a substantial contribution (a minimum of 40 years is suggested);

- A1 - Exemplary arboricultural specimens
- A2 - Trees of particular visual importance as arb/landscape features
- A3 - Significant conservation/historical value.

(B) (mid blue) Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested);

- B1 - Might have been A Cat, but downgraded because of impaired condition.
- B2 - Present in numbers - reduced value as individuals but higher as a collective group.
- B3 - Trees with material conservation or other cultural value.

(C) (grey) Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm;

- C1 - Unremarkable tree, limited merit/impaired condition.
- C2 - Trees present in groups/woodlands without inferring greater collective value.
- C3 - Tree with no material or other cultural value.

(U) (dark red) Trees in such a condition that any existing value would be lost within 10 years and should, in the current context, be removed under sound arboricultural management.

Radius of the RPA

The radius of a circular Root Protection Area (RPA) in metres as specified using the guidance contained in BS 5837:2012.

Appendix 2 Tree Photographs



Photograph 1. T1, horse chestnut, showing location between main dwelling and garage building. Viewed looking towards the south-east.



Photograph 2. Close-up of the main stem of T1 showing minor area of bark lesion to the north-west. Viewed looking towards the south.



Photograph 3 (above). View of canopy of T1 showing proximity of branches to roof and guttering.



Photograph 4 (left). Close-up of the main stem show normally formed union with minor bulging. The large oak tree, and other conifers that form a dominant background group, can clearly be seen in the background. Viewed looking towards the north-west



Photograph 5. Close up of base of T1 showing existing layout of hard surfacing, paving and unsurfaced ground, and proximity of the tree to main dwelling elevations and garage building. The Lawson cypress in the background is in the front garden of 11 Devonshire Park and provides some screening of the tree from certain views. Viewed looking towards the south-west.

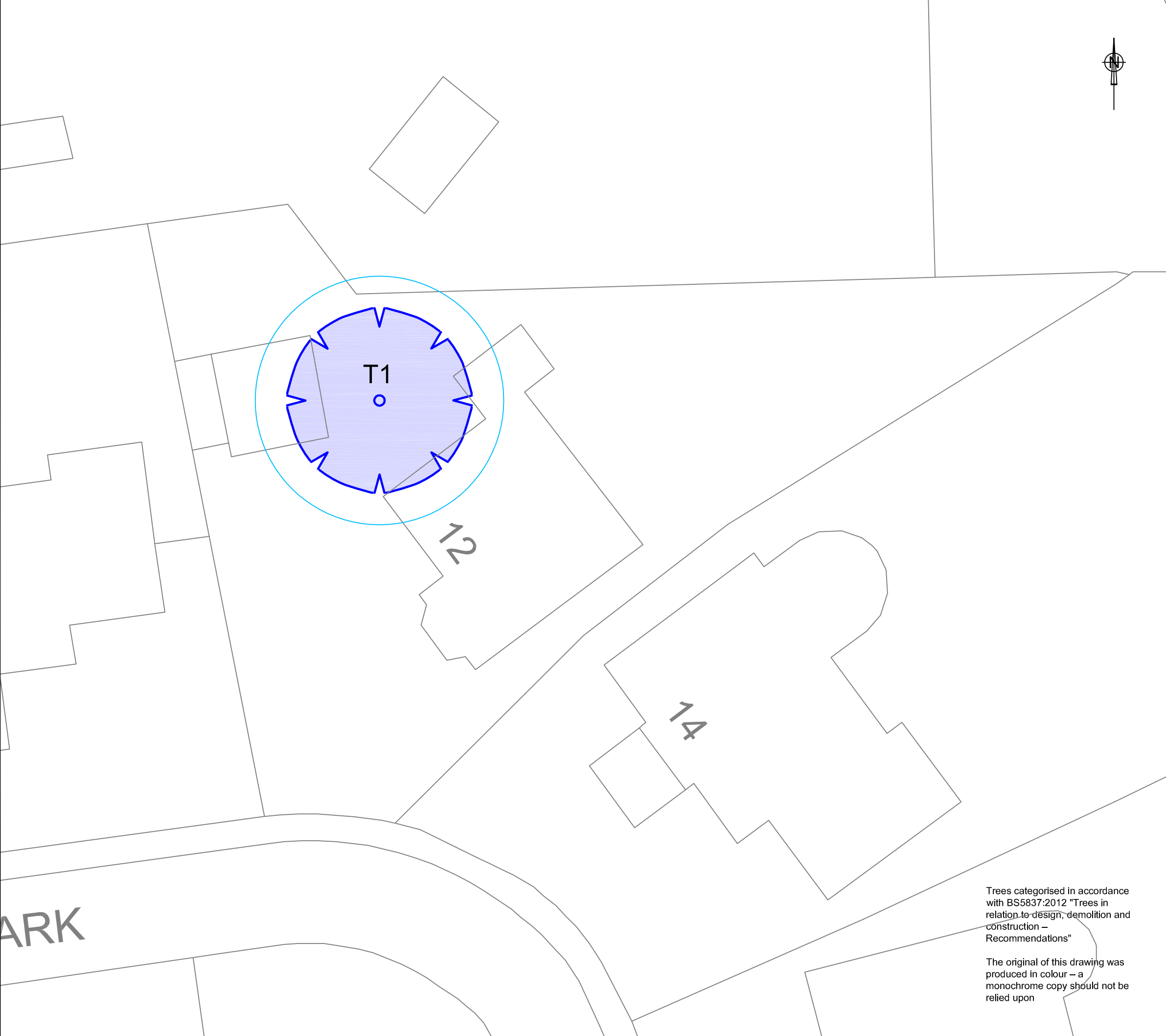
Appendix 3 Tree Survey Table

All work recommendations provided in this table are given on the basis of tree condition at the time of the survey and do not relate to any development proposal.

Tree No.	Species	Age	Con	Height (m)	Spread (m)				Crown Clearance (m)	DBH (mm)	Comments	PRF	Recommendations	BS 5837 Category	Remaining Contribution (est.)	RPA Radius (m)
					N	S	E	W								
T1 (3111)	Horse chestnut <i>Aesculus sp.</i>	EM	G	10	5	5	5	5	3.5	560	Dominant tree in rear garden of good extension growth and crown density. Located within circular raised concrete planter 15cm high and 1.8m wide. Lesion 40cm long by 20cm @ 1m to the north-west with associated loose / flaking bark, possible resulting from canker. Fully occluded pruning wounds, 250mm diameter, at 1.2m to the west and 2.4m to the south. Typical minor areas of bark flaking on main stem consistent with species characteristics. Previously reduced with good regrowth and bud formation. Several 50% occluded pruning wounds resulting from previous reductions. Forms two stems at 3m with normally formed union. All other branch unions assessed during VTA appeared normally formed.	N	Selective reduction of canopy to provide 2m clearance between building and branches within one year of survey date.	B1	20-40	6.72

N.B. The existing tree tag number was recorded and included below the unique number assigned to each tree.

Appendix 4 Tree Constraints Plan



REV	DATE	DESCRIPTION

LEGEND

-  Category U
-  Category A
Trees of high quality
-  Category B
Trees of moderate quality
-  Category C
Trees of low quality
-  RPA using formula in accordance with BS5837:2012

LOCATIONS ARE APPROXIMATE.

PROJECT

12 DEVONSHIRE PARK,
READING RG2 7DX

TITLE

TREE CONSTRAINTS

CLIENT

SUNITA & RAJIV GATHA



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DATE 19/02/19
SCALE 1:200 @ A3

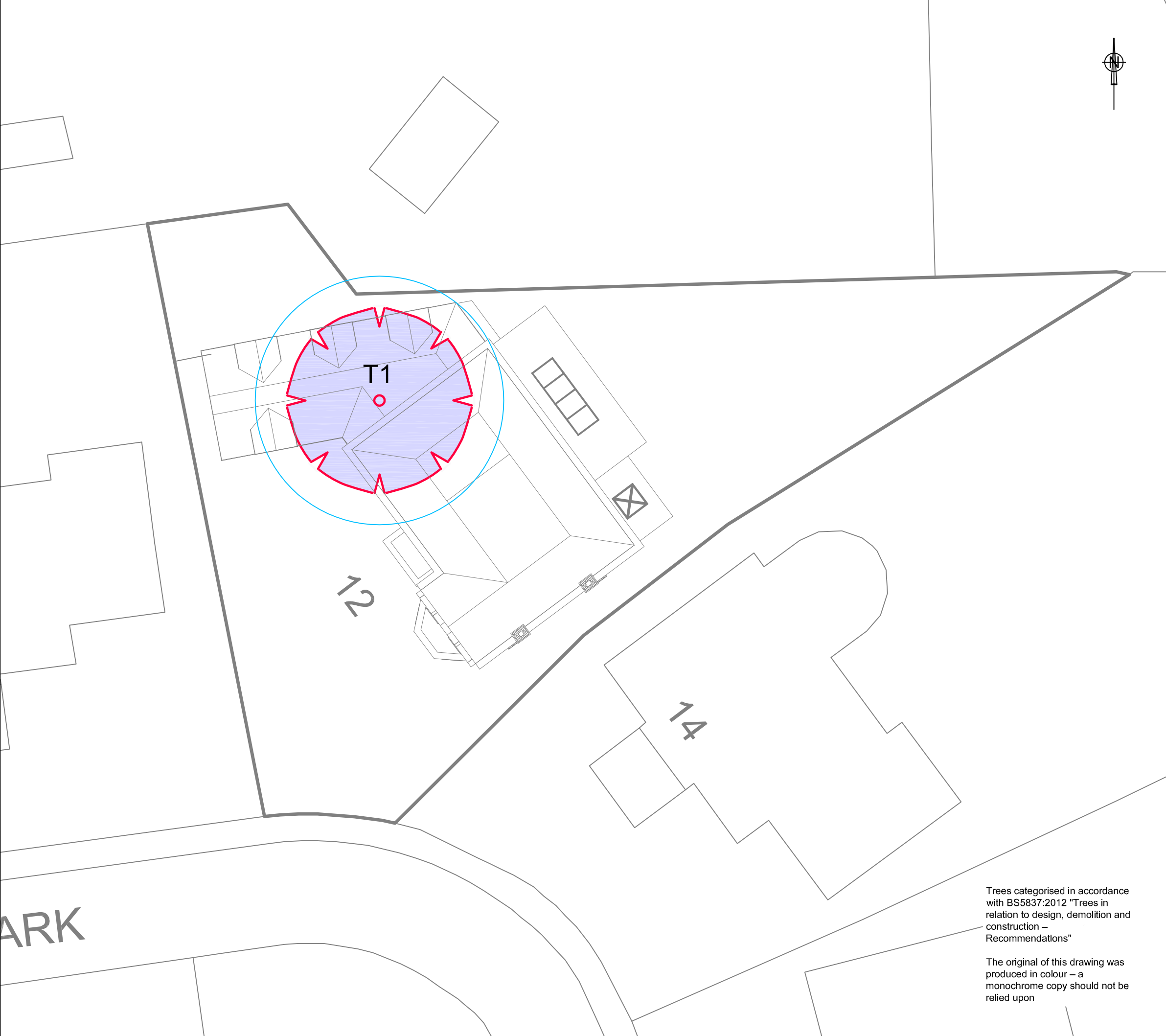
PROJECT NUMBER . DRAWING NUMBER

P3279.1 . 001

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"

The original of this drawing was produced in colour – a monochrome copy should not be relied upon

Appendix 5 Tree Protection Plan



REV	DATE	DESCRIPTION
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LEGEND

- Category A
Trees of high quality
- Category B
Trees of moderate quality
- Category C
Trees of low quality
- RPA using formula in accordance with BS5837:2012
- Tree incompatible with proposals

LOCATIONS ARE APPROXIMATE.

PROJECT

12 DEVONSHIRE PARK,
READING RG2 7DX

TITLE

TREE PROTECTION

CLIENT

SUNITA & RAJIV GATHA



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DATE	05/03/19
SCALE	1:200 @ A3

PROJECT NUMBER . DRAWING NUMBER

P3279.1 . 002

Trees categorised in accordance with BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations"

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