



Mr M Chamberlain
8 Star Road
Caversham
READING
RG4 5BS

My Ref: D1848AMSL1

28th March 2019

Dear Mr Chamberlain,

RE: 153 HEMDEAN ROAD, CAVERSHAM, READING RG4 7QU
PROPOSED REDEVELOPMENT
READING BOROUGH COUNCIL PLANNING REF: 160959 and 190064

In accordance with your instructions I have prepared arboricultural submissions relating to the above site. This is in respect of compliance with the relevant conditions attached to the above planning permission ref: 160959. This letter is effective as an Arboricultural Method Statement (AMS) as required in Condition 10 of the planning permission; in letter form because the tree issues appear to be reasonably straightforward. The plan AC1 is an annotated copy of the Ayre Chamberlain Gaunt layout plan drawing no. 1976_GAD_130 , revision B16/12/18.

1 Preliminary matters

- 1.1 Preliminary matters 1:** Reading Borough Council granted consent for the demolition of existing dwelling and construction of 3 no. detached dwellings, 2x 4- bedroom and 1x 3-bedroom at 153 Hemdean Road Caversham Reading RG4 7QU on 4th January 2018, subject to conditions. The application had been supported with arboricultural submissions which had generally been found to be acceptable. This included an arboricultural method statement. However, at the request of the arboricultural officer, further and more site-specific details were requested. The following arboricultural method statement in letter format provides the additional details as required, with references to previously submitted and accepted details e.g. tree schedule where appropriate. The scheme with relevant arboricultural annotations is shown on plan AC1.
- 1.2 Preliminary matters 2:** The tree schedule already submitted and approved gave details of trees proposed for retention and trees proposed for removal, and these details appeared generally to be approved by the Council. The schedule has been extracted from the unasscribed tree report and attached to this letter as Appendix 2. When author details are

available, they will be included and credited. Tree schedule numbering is used on the attached plan AC1 for tree references.

2 Planning conditions relating to trees:

- 2.1 There are two conditions relating to existing trees. These are Conditions 10 and 11 of the planning consent and are given verbatim in full below:

Condition 10	No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings in Condition 2 above, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.
Reason	To ensure that retained trees and vegetation are adequately protected, in the interests of the visual amenities of the locality and in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).
Condition 11	In this condition 'retained tree' means an existing tree which is to be retained in accordance with approved plans and particulars; and paragraphs a) and b) below shall have effect until five years from the date of occupation of the development hereby approved. a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. Date: 4 January 2018 Head of Planning, Development RE & Regulatory Services b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority. c) The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or

	stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.
Reason	To ensure that retained trees and vegetation are adequately protected, in the interests of the visual amenities of the locality and in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

2 Condition 10

- 2.1 Arboricultural method statement:** This letter with appendices and plan is effective as the arboricultural method statement required (AMS) by Condition 10. The Condition does not specify the matters to be included in the AMS, but the matters normally relevant are set out below. Trees to be retained and protected are indicated on the attached plan AC1. Trees proposed for removal are also shown on this plan.
- 2.2 Tree protection plan:** The plan AC1 attached to this letter is the tree protection plan required by Condition 10.
- 2.3 Specification for tree protective fencing:** The location of the fencing is shown on the annotated site layout plan AC1 by a dashed red line with diagonal hatching behind. The fencing will be erected prior to any development activity including demolition and retained in the positions shown until the completion of development. The fencing will be to the standard recommended in BS 5837:2012 i.e. a driven braced scaffold pole framework with plywood facings or preformed galvanised steel mesh panels ('Heras' or similar) of at least 2m in height securely attached to the driven braced framework. Details are attached to this AMS at Appendix 1 for the avoidance of doubt. The position of the fencing shall be altered only with agreement from Reading Borough Council.
- 2.4 Ground protection:** With the fencing specified and in place, and given the size and ages of the trees proposed for retention, there is no requirement for additional protection in the form of temporary ground protection.
- 2.5 Tree works:** The original submissions referred to the removal of trees T13, T14, T15 and T16. These trees are shown on the plan AC1 to be removed. There may be a need to carry out minor pruning to allow the installation of the bin store near trees T11 and T12. This would be minor reduction pruning on one side by up to 0.5m. Given the size and age of the trees, such pruning would have no significant adverse effects on the health or amenity value of the trees. Any pruning works will be in accordance with BS 3998:2010 *Tree Work - Recommendations*.

2.6 Details of general arboricultural matters: The temporary fencing defines the areas available for site access and the storage of non-toxic materials. In addition, the following precautions will be taken:

- There will be no fires on the site without the express permission in writing of the Local Planning Authority
- There will be no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree
- If concrete is to be mixed within 10m of any retained tree, it shall be in a watertight bund, with any outfall outside the 10m exclusion zone

2.7 Services and piping infrastructure

2.7.1 Services: There are no proposals for services within the root protection areas of trees proposed for retention.

2.8 Construction of arboriculturally sensitive structures / surfaces

2.8.1 Bin store / collection point: The plan AC1 shows a bin collection point partly within the root protection area for T12. This is not an enclosure or structure but simply a space for residents to leave their bins on collection day. Surfacing will be paving slabs laid on dry-mix or a continuation of the surfacing to be installed across the front elevation for parking. This surfacing is sufficiently permeable for water and oxygen and would in any event be within a small proportion of the whole root protection area. The installation of the bin collection point will cause no significant harm to retained trees.

2.8.2 Surfaces: The changes to the surfacing are all outside the root protection areas of trees proposed for retention. With the temporary protective fencing in places, there will be no significant harm to retained trees from changes to surfacing

3 Condition 11

3.1 Compliance: Condition 11 is effectively a performance condition, not requiring additional submissions, but setting out how development is to take account of trees. The commitment required by this condition is set out and re-stated here:

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. Date: 4 January 2018 Head of Planning, Development RE & Regulatory Services

- b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.
- c) The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

The details given in this AMS show that, provided the protective measures as set out above are taken, there will not be a significant adverse effect on the retained trees. I would be grateful for the Council's confirmation that this letter with attached plan and specifications is acceptable to the Council as the revised AMS required in Condition 10 of the consent, and that adherence to the AMS will allow the condition to be discharged to the Council's satisfaction.

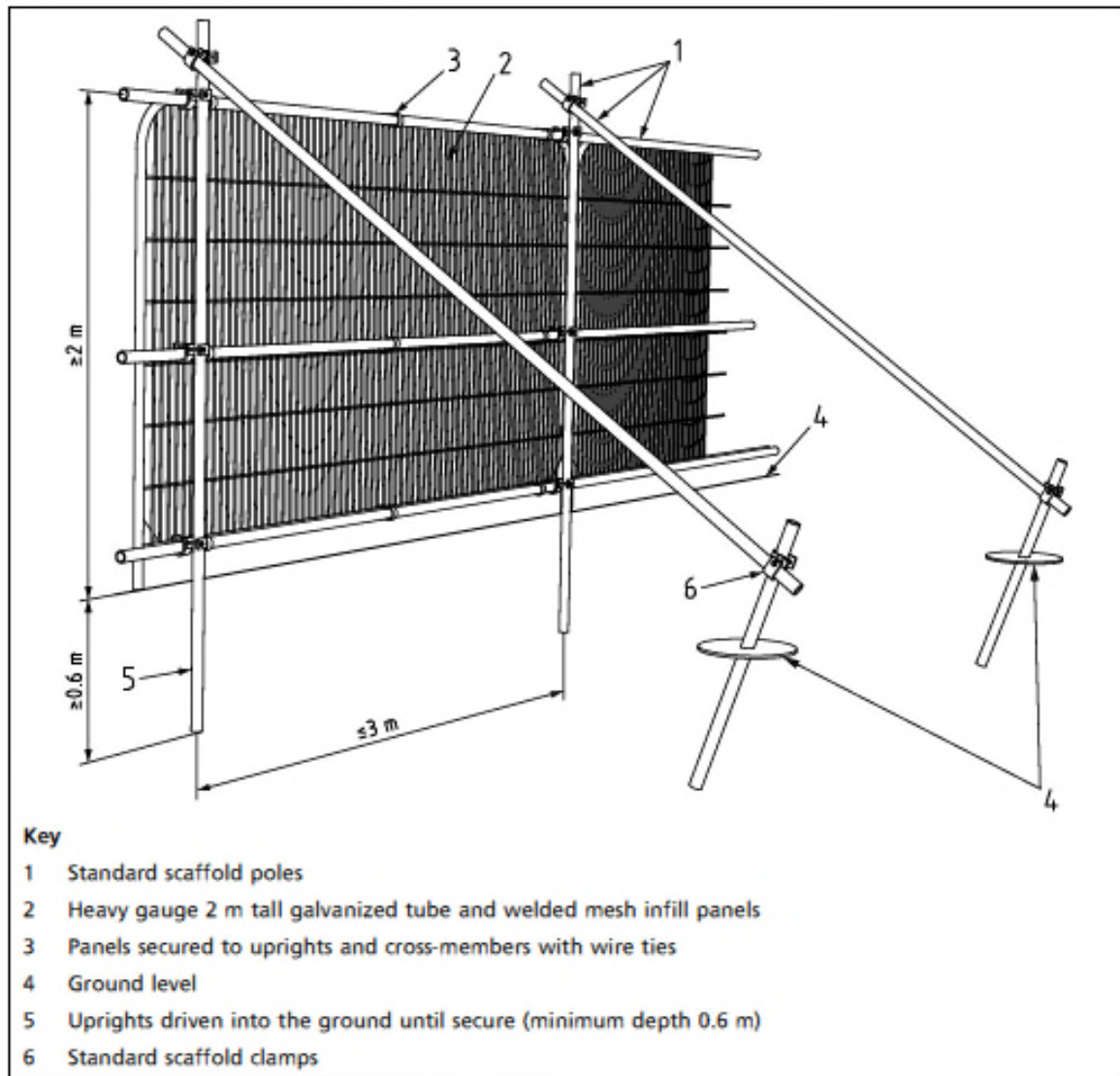
Yours sincerely



Jonathan Fulcher **DipArb FARborA**

Encs

Appendix 1 Temporary Tree Protective Fencing



Purpose: Fencing will be installed to protect trees during the development process. Fencing should:

- Exclude construction activity
- Be appropriate to the degree and proximity of work taking place around the retained tree(s)
- Be installed in a fashion that makes it difficult to move easily
- Be maintained to ensure that they remain rigid and complete
- Be installed in the positions agreed with the Local Planning Authority and shown on the fencing plan

Specification: Fencing should satisfy the above criteria. A typical construction is indicated in BS 5837:2012 and illustrated above. The fencing on this site will be to the standard recommended in BS 5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On this, weldmesh panels should be securely fixed with wires or scaffold clamps.

Location: The location of the fencing is shown on the annotated site layout plan. The fencing will be erected prior to any demolition or development activity and retained in the positions shown until the completion of development or as required for landscaping and path installation. The position of the fencing shall be altered only with agreement from the Local Planning Authority.

5.0 FINDINGS

- i) The tree survey was carried out on Friday, 11th May 2018.
- ii) The key explains the main headings within the tree report.

5.1 Key

Tree reference No.	Identifies tree on plan.
Tree species	Common name.
Height	Estimated height of tree (m).
Stem diameter	Diameter of trunk measured at approximately 1.5m aboveground level (mm).
Branch spread	Overall size of crown N, E, S, W (m).
Height to first branch	Clear distance between ground level to and orientation approximate first significant branch including direction of growth.
Ht of crown clearance	Clear distance between ground level to approximate height to base of crown.
Age class	Y Young: 0-10% of expected life SM Semi-mature: 10-30% of expected life M Mature: 30-80% of expected life OM Over-mature: 80-100% of expected life V Veteran: >100% of expected life
Physiological	General overview of the tree's systems.
Condition	G Good Above average N Normal Average P Poor Below average D Dead
Estimated contribution	Approximate length of time the tree will provide a contribution in years.
Category grading	General quality of the tree in relation to its condition and setting including an estimation of the tree's remaining contribution. Based on BS 5837: 2012 A High quality and value. (Min of 40yrs value remaining). RPA shown green on Tree Protection Plan, Tree Retention/Removal Plan. B Moderate quality and value. (Min of 20yrs value remaining). RPA shown blue on Tree Protection Plan, Tree Retention/Removal Plan. C Low quality and value (Min of 10yrs value remaining). RPA shown grey on Tree Protection Plan, Tree Retention/Removal Plan. U Less than 10yrs value and therefore could be removed. 1 Mainly arboricultural values 2 Mainly landscape values 3 Mainly cultural/conservation values
Root protection area	Area around the base of the tree to be protected during construction and identified as a radius centred on the tree and as metres squared.
Proposed tree work	Works to be carried out.

5.2 Tree Report

Set out in accordance with BS 5837:2012

5.2 TREE REPORT

Tree Ref No.	Tag no.	Tree Species	Height	Stem Diameter	Branch Spread				Height to First Branch & Orientation	Height of Crown Clearance	Age Class	Physiological Condition	Estimated Remaining Contribution	Category Grading	Root Protection Radius	Root protection area
					N	E	S	W								
T1	-	Sycamore	3.0	120	1.2	1.2	1.2	1.2	0.7	-	M	Normal	>20	B2	1440	6.52
T2	-	Sycamore	3.2	100	1.0	1.1	1.0	1.0	0.7	-	M	Normal	>20	B2	1200	4.52
T3	-	Sycamore	3.6	90	1.0	1.0	1.0	1.0	0.7	-	M	Normal	>20	B2	1080	3.66
T4	-	Sycamore	3.8	170	1.8	1.8	1.7	1.8	0.7	-	M	Normal	>20	B2	2040	13.08
T5	-	Sycamore	3.8	120	1.2	1.1	1.2	1.2	0.7	-	M	Normal	>20	B2	1440	6.52
T6	-	Sycamore	4.0	180	1.8	1.8	1.8	1.6	0.7	-	M	Normal	>20	B2	2160	14.66
T7	-	Sycamore	4.1	100	1.1	1.2	1.1	1.0	0.7	-	M	Normal	>20	B2	1200	4.52
T8	-	Sycamore	3.9	140	1.4	1.4	1.2	1.5	0.7	-	M	Normal	>20	B2	1680	8.87
T9	-	Sycamore	3.7	130	1.4	1.3	1.3	1.3	0.7	-	M	Normal	>20	B2	1560	7.65
T10	-	Sycamore	4.2	130	1.3	1.3	1.3	1.3	0.7	-	M	Normal	>20	B2	1560	7.65
T11	-	Sycamore	4.0	120	1.3	1.4	1.4	1.4	0.7	-	M	Normal	>20	B2	1440	6.52
T12	-	Sycamore	4.2	140	1.4	1.4	1.4	1.2	0.7	-	M	Normal	>20	B2	1680	8.87
T13	-	Sycamore	3.8	140	1.4	1.4	1.3	1.4	0.7	-	M	Normal	>20	B2	1680	8.87
T14	-	Sycamore	3.2	90	1.0	1.0	1.0	1.0	0.7	-	M	Normal	>20	B2	1080	3.66
T15	-	Sycamore	3.9	120	1.5	1.3	1.3	1.3	0.7	-	M	Normal	>20	B2	1440	6.52
T16	-	Sycamore	3.6	90	1.2	1.2	1.1	1.2	0.7	-	M	Normal	>20	B2	1080	3.66
T17	-	Sycamore	3.4	100	1.0	1.0	1.0	1.0	0.7	-	M	Normal	>20	B2	1200	4.52
T18	-	Sycamore	3.4	110	1.2	1.2	1.2	1.2	0.7	-	M	Normal	>20	B2	1320	5.47
T19	-	Sycamore	4.2	80	1.0	1.0	1.0	1.0	0.7	-	M	Normal	>20	B1	960	2.90
T20	-	Sycamore	4.2	120	1.4	1.4	1.4	1.1	0.7	-	M	Normal	>20	B1	1440	6.52
T21	-	Sycamore	4.5	100	1.2	1.2	1.3	1.3	0.7	-	M	Normal	>20	B1	1200	4.52
T22	-	Sycamore	4.1	100	1.3	1.3	1.3	1.4	0.7	-	M	Normal	>20	B1	1200	4.52
HG1	-	Sycamore	Ave 3.2	Ave 70mm					0.7	-	M	Normal	>20	B1	1000	N/A
HG2	-	Sycamore	Ave 3.2	Ave 70mm					0.7	-	M	Normal	>20	B1	1000	N/A

6.0 ARBORICULTURAL IMPACT ASSESSMENT

Evaluation of the direct and indirect effects of the proposed design and where necessary to propose mitigation. The following headings have been taken directly from BS 5837:2012.

6.1 Constraints posed by existing trees

6.1.1 Current and ultimate height and spread of the trees. Refer to table 3.

6.1.2 Species characteristics

All of the surveyed trees are of the Sycamore species, this is likely as a result of planting to the boundaries which would have occurred during the development of the plot at 153 Hemdean Road and those adjacent.

Species	Sycamore
Characteristics	Susceptible to Honeydew
Water demand	Water demand as described within NHBC Chapter 4.2
Building near trees.	Moderate Risk
Ultimate tree height	22M Maximum height the tree is expected to grow to when fully mature.
Ultimate tree spread	15M Maximum crown spread the tree is expected to grow to when fully mature.
Deciduous/Evergreen	D Deciduous

6.2 Factors taken into account during the design process

6.2.1 Presence of Tree Preservation Orders

Refer to paragraph 3.3.

6.2.2 Potential incompatibilities between the layout and trees proposed for retention.

- i) All incompatibilities have been addressed.
- ii) Tree protection areas of all retained trees will be protected in accordance with BS 5837:2012.

6.2.3 The working and access space needed for the construction of the proposed development. Suitable working and access space is available for the construction of the proposed development, refer to the Tree Protection Plan and approved site layout plans.

6.2.4 The effect that construction requirements might have on the amenity value of trees, both on and near the site, including the effects of pruning to facilitate access and working space.

- i) As 'amenity' has not been defined either within BS 5837:2012 or the current TPO legislation, it can, therefore, only be defined as part of a subjective opinion. In the opinion of Ayre Chamberlain Gaunt 'amenity' has been defined as 'something which is enjoyed by members of the public' and therefore a substantial part of the tree must be able to be seen from a public place. From this statement, the trees which can be seen from a public right of way (PROW) therefore have amenity value, those which cannot would not have amenity value.
- ii) The requirements for construction will only affect the amenity value of trees growing on the site in the area of the widened entrance to the site, where a number of trees are to be removed.
- iii) It is intended that all retained trees are protected throughout the duration of the development and in a manner which will allow the agreed development to take place, refer to paragraph 8.0.

6.2.5 The requirement to protect the overhanging canopies of trees where they could be damaged by machinery, vehicles, barriers or scaffolding, does not occur on the site, as no trees from adjacent land exist.

6.2.6 Infrastructure requirements in relation to trees, e.g. easements for underground or above-ground apparatus: highway safety and visibility splays: and other infrastructure provisions, such as substations, refuse stores, lighting, signage, solar collectors, satellite dishes and CCTV sightlines: Refer to layout drawings.

6.2.7 The proposed end use of the space adjacent to retained trees.

- Permeable resin bound gravel surfaces for pedestrians.
- Permeable resin bound gravel surfaces for pedestrians.
- Residential units.
- Landscaped areas.

6.2.8 The potential for new planting to provide mitigation for any tree losses. There is potential for new tree planting – refer to soft landscape plans and schedules.

6.2.9 The proximity of structures to trees. Refer to tree protection plan.

6.3 Additional elements to be included within the Arboricultural Impact Assessment

6.3.1 The tree survey Refer to paragraph 5.2.

6.3.2 Trees selected for retention.

The following trees will be retained: T1-T12, T17, T19, T21-T22, HG1 & HG2. Refer to Tree Retention and Removal Plan.

6.3.3 Trees to be removed

The following trees will be removed: T13–T16, T18 & T20

Refer to Tree Retention and Removal Plan.

6.3.4 Trees to be pruned.

As indicated on the TPP, the sycamore hedge to the northern boundary of the site (HG1) will be pruned in accordance with appropriate best practice to allow construction of Unit One.

6.3.5 Evaluation of impact of proposed tree losses.

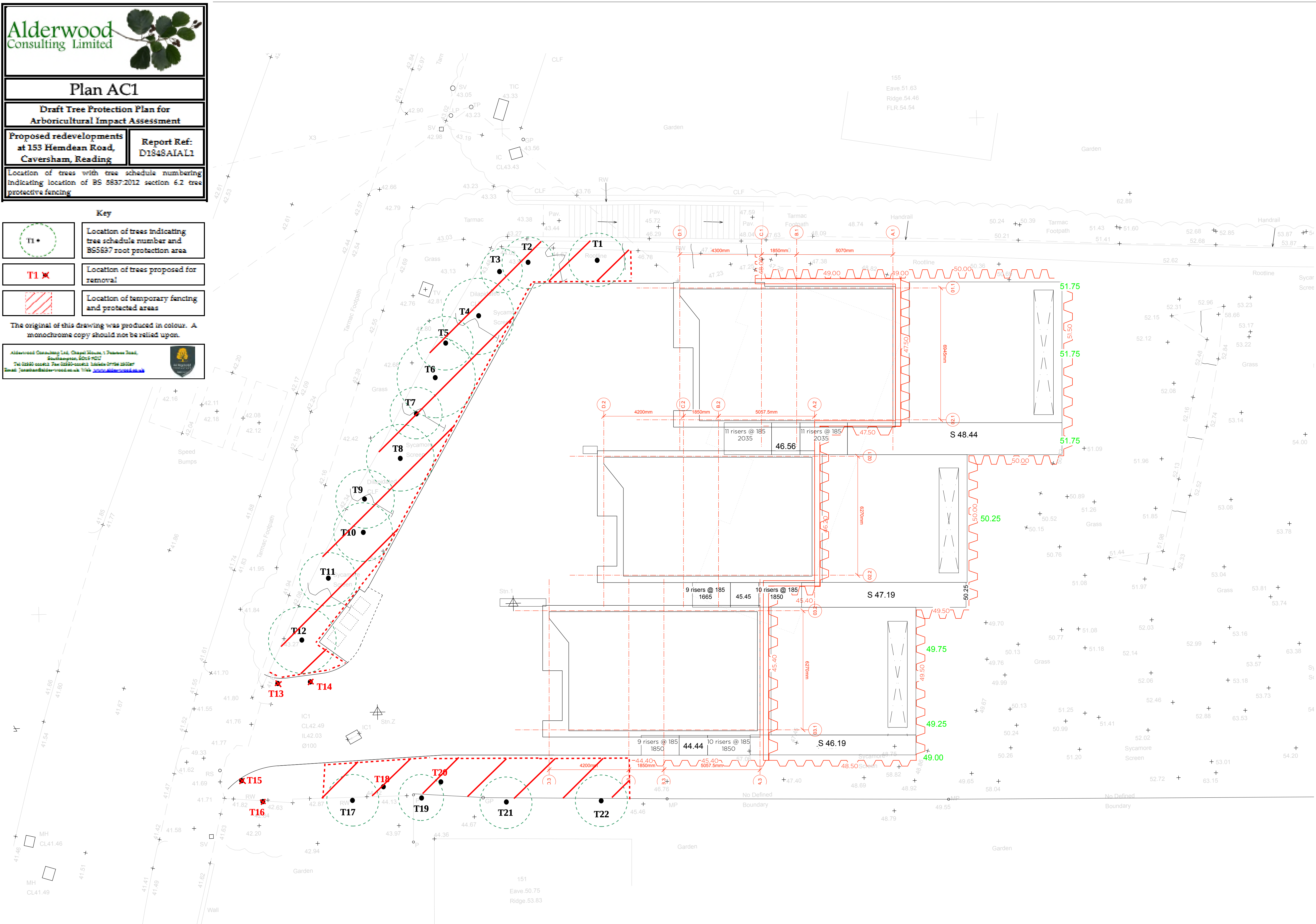
B category trees: T13-T16 Sycamore Removal due to development requirements, as illustrated in approved drawings.

The removal of T18 & T20 will be of limited visual impact as these trees sit deeper in the plot and a mature Sycamore screen is retained.

6.3.6 Evaluation of tree constraints and draft tree protection plan. All tree related constraints have been addressed.

6.3.7 Issues to be addressed in the AMS. (Where necessary in conjunction with input from other specialists)

a) Construction of dwellings, installation of piling and erection of scaffold.



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DRAWING NO.	REVISION
1976_GAD_130	B