

Report



Arboricultural Planning Statement East Street Car Park Site Section 73 Application

Date: November 2018

Submitted to:

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Version History

Revision	Date	Amendment
A	November 2018	Initial Report

1 Executive Summary

Studios Construction (Reading) Ltd are proposing to redevelop an area of land west of East Street, Reading, known as New Century Place. For the purposes of this report, reference to 'the site' means the land shown outlined in red on the Site Layout Plan contained in **Appendix 1**.

A previous planning application was submitted, reference APP/E0345/W/17/3190317 (as amended by 181629), which was approved at appeal. The application sought the erection of a 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works, following removal of a 49 space car park.

This latest application seeks minor material amendments to APP/E0345/W/17/3190317 (as amended by 181629) for 5 additional student accommodation units, increasing the total to 108, associated external alterations and changes to internal layout.

Studios Construction (Reading) Ltd has commissioned ADAS to provide arboricultural advice in line with the requirements of 'BS5837:2012 Trees in Relation to Construction: Recommendations' (BS5837:2012). This report has been prepared to comply with the requirements set out in Table B.1 of Annex B of BS5837:2012. An ADAS Arboricultural Consultant carried out a tree survey of the site on 7th September 2016, and there has been no material change to the site or trees since this initial survey.

The tree survey identified a total of six tree features, consisting of 5 individual trees and one tree group, which still have the potential to be impacted by the development proposals. In line with the recommendations contained within Table 1 of BS5837:2012 which is contained in **Appendix 2**, of these trees and tree group, all six features were awarded a low C grade. Consequently there were no high A grade, medium B grade or very low U grade trees.

Of the six tree features, all six will still need to be removed in order to facilitate the amended development proposals.

As part of the ADAS report on the same site in November 2016, Reading Borough Council confirmed there were no trees protected by a Tree Preservation Order, and it is understood that there has been no change to this status. However, the site remains within a Conservation Area, and therefore no tree works outside of those approved as part of a full planning approval, which is being implemented, must be undertaken without first giving six weeks' notice to Reading Borough Council.

The loss of the six tree features will have a temporary impact on the local area, although it is understood that an associated landscaping plan will seek to replace this.

2 Introduction

2.1 The Author

This document has been prepared by Ian Braddock, an ADAS Principal Arboricultural Consultant with 15 years of experience within the arboricultural industry. Ian is an associate member of the Institute of Chartered Foresters, and has a BSc (Hons) in Arboriculture.

2.2 Client Instruction

This report was commissioned by James Wells on behalf of Studious Construction (Reading) Ltd on the 27th September 2018, and is pertinent to the site known as New Century Place, Reading.

2.3 Purpose of Report

The purpose of this document is to survey the trees throughout the site and provide clarification on all aspects of tree protection and any necessary tree management works that will be required in order to undertake the proposed development. It is proposed to achieve this by setting out a methodology for all proposed works that may affect trees which are to be retained on and adjacent to the site.

This document is also intended as a reference point for all site operatives and a copy will remain with the Site Manager for the duration of the development.

3 Methodology

3.1 Tree Survey

A tree survey, to establish the tree constraints on the site, was carried out by Catherine Stent an ADAS Arboricultural Consultant on 7th September 2016. The tree survey was carried out in accordance with the recommendations contained within BS5837:2012.

All trees were visually inspected from ground level unless otherwise stated, with no climbing or boring tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection.

The information, shown in **Table 1** below, was recorded as part of the tree survey.

Column Heading	Description
Tree Ref No.	All individual trees and groups of trees have been given a unique reference number. Each number is prefixed by a letter. ▪ T = Individual tree ▪ G = Group of trees

Column Heading	Description
Species	The English common name has been used, with the scientific name in brackets.
Single or Multiple stem (S or M)	▪ 'S' represents a tree which has a single clear stem to at least 1.5m above ground level. ▪ 'M(a)' represents a tree where the main stem divides into two to five stems below 1.5m above ground level, and ▪ 'M(b)' represents a tree where the main stem divides into 6 or more stems below a height of 1.5m.
Height (m)	Where possible tree heights are measured using a laser. In some instances such as in close groups of trees, one height may be measured and other nearby trees estimated from this height. Measurements are provided in metres.
Stem Diameter (mm)	S _n represents the stem number. Measurements are provided in millimetres at 1.5m above ground level for single stemmed trees.
Branch Spread (m)	Measured in metres to the four cardinal compass points (N, E, S, W).
Crown Clearance	(1) Height in metres of the first significant branch, and the direction of growth. (2) Height in metres of lowest part of crown.
Life Stage	The stage at which the tree is within its lifecycle (Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over mature, V = veteran)
General Observations	Any relevant observations are recorded, with particular reference to structural and/or physiological condition.
Preliminary Management Recommendations	Recommendations are made where management work is required for reasons of health and safety or sound arboricultural management.
Estimated Remaining Contribution (years)	An estimation of how long the feature will contribute to its surroundings. This is recorded in bands of either <10 years, 10+ years, 20+ years and 40+ years.
Tree Quality Grading	The trees are graded to the categories prescribed within BS5837:2012 (U, A, B & C). Details of this grading system can be found in Appendix 2 .
Root Protection Area	Calculated as prescribed in section 4.6 of BS5837:2012, provided as an area (m ²) and a radius from the tree's stem (m).
Note: Those measurements shown in <i>italics</i> have been estimated, usually where access has restricted it being taken.	

Table 1: Tree Survey Schedule heading descriptions

3.2 Assumptions and Limitations

The Tree Removal Plan (TRP) contained in **Appendix 3** has been developed from the tree survey information and the topographical survey.

ADAS has not verified the accuracy of the topographical survey produced by VHE Construction Plc.

This report assumes that the design layout demonstrated on the TPP is the final layout. This layout was taken from the “Proposed Level 0 Floor Plan_Planning” (Job no. 18053 Dwg no. 050 Rev B) produced by gdl architecture.

This report is only intended for use by the person(s) or company named on the front cover.

This report is not a full hazard or risk assessment of trees, and should not be used as such.

Trees are living organisms and are constantly adapting to their ever changing environment. No tree is completely safe and there is no guarantee that problems or deficiencies may not arise in the future, which have not been identified in this report.

4 Legislation Constraints

4.1 Tree Preservation Orders and Conservation Areas

Local Planning Authorities (LPAs) have the power to preserve selected trees and woodlands through the making of Tree Preservation Orders (TPOs). Similarly, special provision is given to trees located within Conservation Areas (CAs) which are not the subject of a TPO. The LPAs powers to do this are provided by the following Act of Parliament and its associated regulations:

- Town and Country Planning Act 1990
- Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) (Amendment) (England) Regulations 2008
- Town and Country Planning (Trees) (Amendment) (England) Regulations 2012

The principle effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without first obtaining the consent of the relevant Local Authority.

Where works to trees within a CA are proposed, six weeks notification must first be given to the relevant Local Authority.

Unauthorised works to trees either protected by a TPO or those that are located within a CA, could result in an unlimited fine.

As part of the ADAS report on the same site in November 2016, Reading Borough Council confirmed there were no trees protected by a Tree Preservation Order, and it is understood that there has been no

change to this status. However, the site remains within a Conservation Area, and therefore no tree works outside of those approved as part of full planning approval, which is being implemented, must be undertaken without first giving six weeks' notice to Reading Borough Council.

It is recommended that a final TPO search is carried out immediately prior to undertaking any tree work on site to ensure there has been no TPO made between the production of this report and the actual tree work.

4.2 Wildlife Legislation

Below is a brief summary of the wildlife constraints that may need to be considered in conjunction with any proposed tree work, but might not be wholly specific to this particular site. It is advised that the original text of the relevant legislation is consulted for the exact wording. If necessary, advice should be sought from a suitably qualified ecologist prior to any tree works being undertaken.

The following Acts and Regulations are the main pieces of legislation that protect wildlife and habitats in England and Wales:

- Wildlife and Countryside Act 1981
- Conservation of Habitats and Species Regulations 2017
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000
- Natural Environment and Rural Communities Act 2006 & Environment (Wales) Act 2016

The Wildlife and Countryside Act 1981 provides statutory protection to wild birds, their nests (whether in use or being built), as well as other wild animals such as bats and their roosts. It is a criminal offence to recklessly or intentionally destroy any wild bird, its nest or eggs, or any bat or its roost (even if it is not occupied at the time). Other wild animals afforded statutory protection and which may be affected by tree works include: badgers and their setts, otters and their places of shelter (often in exposed tree roots along river banks), and red squirrels and their nests (dreys). Where works might result in an offence being committed, advice will be required from a suitably experienced ecologist before they can be undertaken. For example, it may be necessary to programme tree work outside of the main bird nesting period, typically March to August inclusive.

Sites of Special Scientific Interest (SSSI) are areas notified under the Wildlife and Countryside Act 1981 as being of special interest for nature conservation or their geology with additional protection afforded to them by the Countryside and Rights of Way Act 2000. Under the legislation Natural England (NE) or

Natural Resources Wales (NRW) must be notified of any planned works or operations that could potentially damage an SSSI or its features of interest before they are able to proceed.

The Natural Environment and Rural Communities Act 2006 and Environment (Wales) Act 2016 place a statutory duty on public authorities (public bodies and utility companies) to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of their functions.

5 Results

5.1 Site Description

The site is a car park serving office buildings at the end of a no through road, west of East Street in the centre of Reading. The A329 runs north of the site and the A327 runs to the west. Surrounding land consists of commercial and residential properties. There are numerous level changes surrounding the car park and existing trees are primarily growing in small landscaped areas of car park planting around the perimeter.

A brief desktop study using the British Geological Societies website 'Geology of Britain Viewer'¹ has indicated that the soil in this area is unlikely to have a high clay content with bedrock being Seaford Chalk Formation and Newhaven Chalk Formation. However, it is advised that a more detailed assessment is carried out to fully assess the soil type. If the soil exhibits shrinkable characteristics, then careful consideration should be given to the design of any buildings and foundations within close proximity to any retained, recently removed or any newly planted trees.

It is also recommended that particular attention is given to the guidance provided in the National House Building Councils (NHBC) Standard Chapter 4.2. Further arboricultural advice can be provided on this subject if required.

5.2 Tree Survey

The findings of this tree survey are contained in the Tree Survey Schedule in **Appendix 4** which has been used to develop the Tree Constraints Plan in **Appendix 5**.

The tree survey identified a total of six tree features, which have the potential to be impacted by the amended development proposals. There were two individual Field maples (*Acer campestre*), one individual and a group of three Himalayan birches (*Betula utilis*), an individual Norway maple (*Acer platanoides*) and an individual variegated sycamore (*Acer pseudoplatanus* 'Variegatum').

All of the trees, with the exception of the Himalayan birch T3, were growing within landscape / shrub borders around the car park; T3 however was growing within a raised planter. The majority of the trees

¹ <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

were considered to be semi-mature, with T3 considered to be young and the Field Maple (T1) slightly more mature. All are relatively small trees with an average height of 7m, the tallest being the Norway maple (T4) at 10m.

In line with the recommendations contained within Table 1 of BS5837:2012 which is contained in **Appendix 2**, of these six tree features, all six were awarded a low C grade. There were no high A or B grades, nor were there any very low U grade trees.

It was deemed that all of the trees, with the exception of T3, had a remaining contribution based on the land use at the time of inspection of at least 40 years. It was deemed that T3 would have a limited contribution of up to 10 years due to its inevitable growth restriction within the raised planter.

At the time of inspection none of the tree features were deemed to require any preliminary management work.

6 Arboricultural Impact Assessment

6.1 Overview

The impact the proposals were likely to have on the existing trees have been assessed under the following categories, and the findings are summarised in **Table 2**.

- *Trees proposed for removal. This includes trees:*
 - *that are under the footprint of the proposed development*
 - *who's RPA's are heavily affected by the development*
 - *which are to be removed for reasons of sound arboricultural management.*
- *Retained trees that are at risk of damage through disturbance of RPAs*
- *Retained trees that require extra protection due to their proximity to proposed work areas*
- *Retained trees which are unaffected by the development proposals*

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Trees proposed for removal	▪ Building Construction ▪ New Surfacing ▪ Proximity	None	None	T1, T2, T3, T4, G5, T6	None	6

Impact	Reason	Tree Quality Assessment Category Grading*				Totals
		A	B	C	U	
Retained trees at risk of damage	- Working within RPA - Working within crown spread	None	None	None	None	0
Retained trees which are unaffected by the development		None	None	None	None	0
Table 2: Arboricultural Implications Assessment						
						Total
						6

6.2 Mitigation Tree Works

6.2.1 Tree Removals

The proposals will require the removal of all the tree features on the site. This has been demonstrated on the Tree Removal Plan in **Appendix 3**.

A landscaping scheme will aim to replace these low value trees, which in time will improve the amenity and biodiversity that the current trees provide to the local area.

6.2.2 Tree Work Schedule

A schedule of the proposed tree work has been provided within **Appendix 6**. All tree work will be carried out prior to commencement of construction activities.

6.2.3 Standard of Tree Work

All tree work will be carried out in accordance with BS3998:2010 'Recommendations for Tree Work'; current arboricultural industry guidelines and best practice; and all relevant Health & Safety standards.

Tree work is a specialist task that requires operatives to be appropriately qualified, skilled, and adequately insured. Guidance on selecting an appropriate contractor can be obtained from the Arboricultural Association, who also maintains a directory of Approved Contractors. The Arboricultural Association can be contacted on 01242 522152 or via their website <http://www.trees.org.uk>.

6.2.4 Tree Preservation Order

None of the trees on site are protected by a TPO, however the site is within a Conservation Area. It will therefore be necessary to give 6-weeks notification to Reading Borough Council or carry out the works under full planning approval.

6.2.5 Wildlife Constraints

As mentioned in section 4.2 of this report, all tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provide statutory protection to birds, bats and other species, all of which could inhabit trees. Where works may constitute an offence, advice will be acquired from a suitably qualified person before works are able to proceed. For example, it may be necessary to programme the tree works outside of the main bird nesting period, which is typically March through to August inclusive.

6.2.6 Modification to Tree Work Schedule

Should the recommended work schedule require modifying, for whatever reason, this will need to be agreed with the appointed Arboricultural Consultant and also approved in writing by Reading Borough Council. Under no circumstances will the appointed contractor deviate from the Tree Work Schedule contained in **Appendix 6**, unless approved in writing by Reading Borough Council.

7 Tree Protection Measures

There are no proposed tree protection measures, as all the trees on site will require removal, and this will be carried out prior to any construction work commencing.

As no off-site trees were included in our report, it can be deemed that any remaining trees in the vicinity should not be affected by the proposals due to their size and distance from the site.

7.1 Arboricultural Input

The sequence of events taken from the flow diagram within Figure 1 of BS5837:2012 has been provided in **Appendix 7**. This is to demonstrate the key timings for arboricultural input on a development site, once planning permission has been approved.

Once the trees have been removed it is not envisaged that further arboricultural input will be required on site during the construction phase.

A list of key contacts relevant to this site that may be required throughout the duration of the development has been included in **Appendix 8**.

8 Conclusions

The tree survey undertaken by ADAS Arboricultural Consultant, Catherine Stent, on 7th September 2016 identified a total of six tree features on or adjacent to the site known as 'New Century Place, Reading', which had the potential to be affected by the proposed amended development.

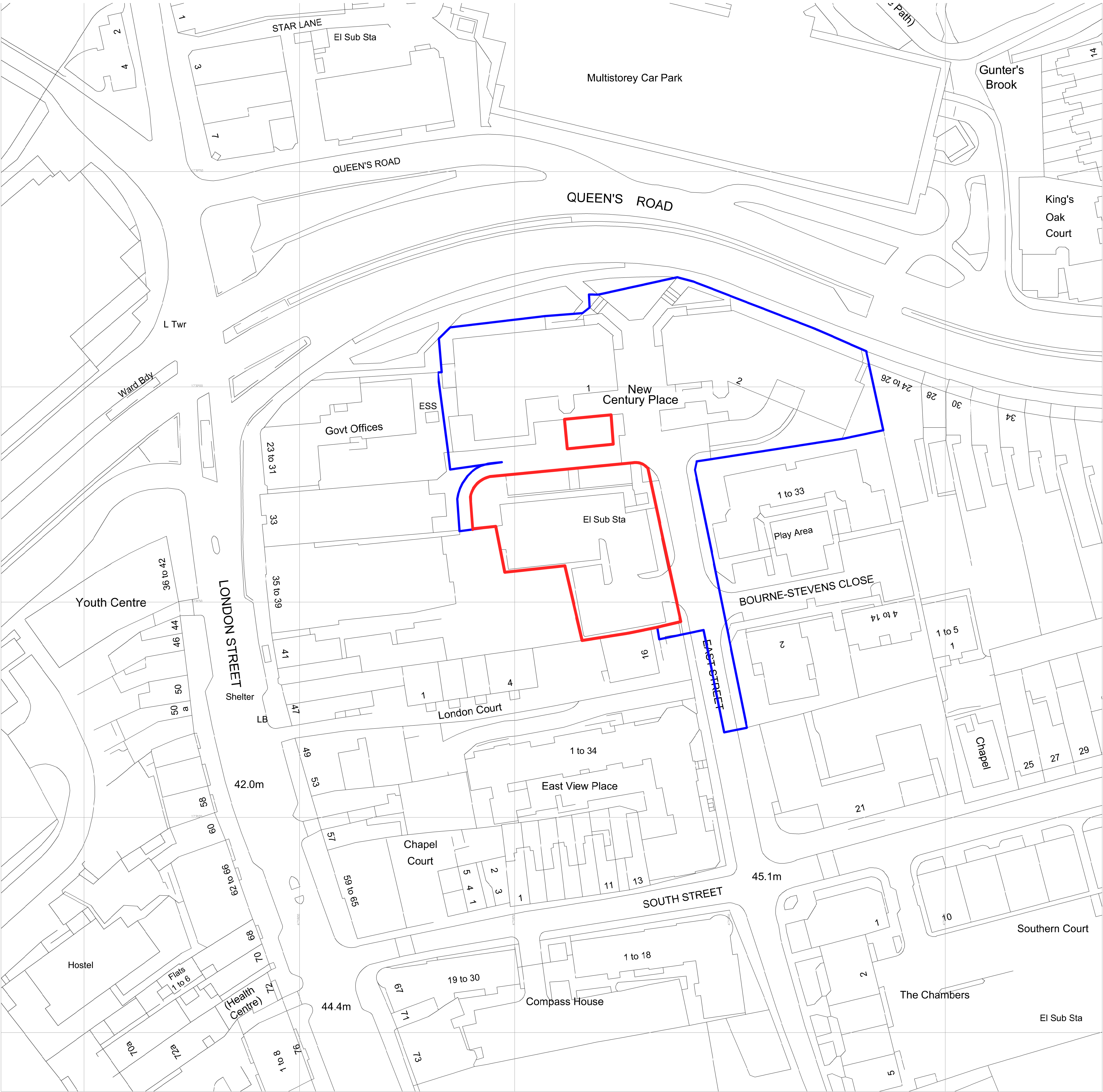
All six of the tree features will require removal as part of the proposed amended development on the site, and all six were considered to be low C grade tree features.

As all six tree features will be removed prior to the construction of the development, there are no tree protection measures proposed as part of this project.

A landscaping scheme will aim to replace these low value trees, which in time will improve the amenity and biodiversity that the current trees provide to the local area.

Appendix 1: Site Location Plan

See following page.



18053 001
Location Plan
1:500

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 6. This drawing is to be read in conjunction with the following relevant information:
i) All architects, structural and service engineer's drawings and specifications.
ii) All CDM information including designers risk assessments.



- APPLICATION
- OTHER LAND WITHIN APPLICANTS OWNERSHIP

revision	notes	status	date	author	reviewed
A	Site Boundary updated	P	04/10/2018	MAB	MB
-	First Issue	P	28/09/2018	MAB	MB

gdlarchitecture

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Project EAST STREET, READING

Drawing Location Plan

Dwg no. 18053 001			
Scale	1:500	Job no.	18 053
at size	A1	Status	Preliminary
			Rev : A

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Appendix 2: Cascade Chart for Tree Quality Assessment

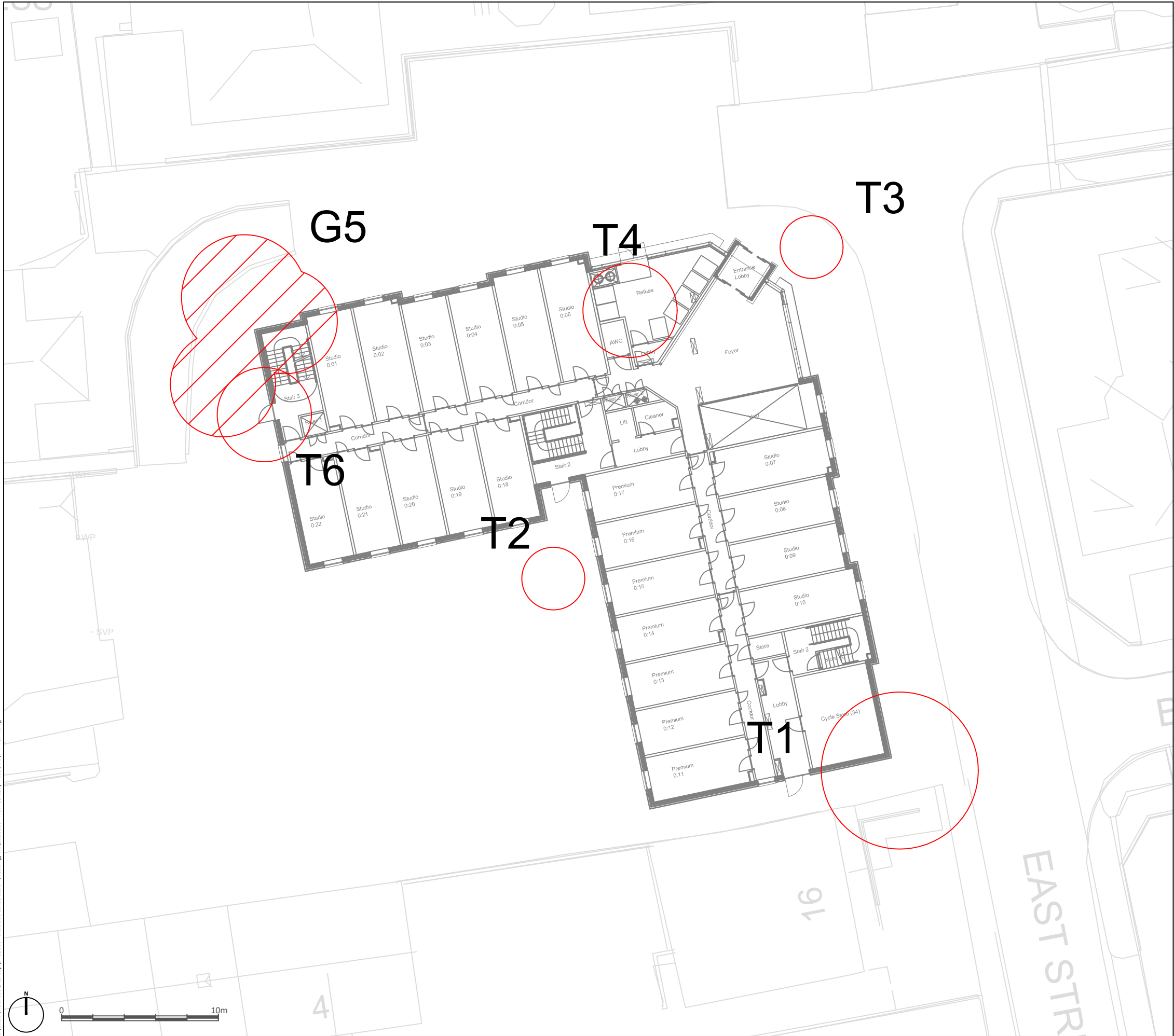
See following page.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	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)	See Table 2
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	See Table 2
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	See Table 2

Appendix 3: Tree Removal Plan

See following page.



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- Individual trees to be removed
- Groups of trees to be removed

Layout based on (APP/E0345/W/17/3190317 (as amended by 181629))

A	Updated Layout	27/11/2018
First Issue	-	08/10/2018
Rev.	Issue Details.	Date.

Client:
Studios Construction (Reading) Ltd
Project:
Land at East Street, Reading

Drawing Title:
Tree Removal Plan
Drawing No: BAR003/CEN2163/TPP

Scale: 1:250 @ A3

Drawn by: DH
Checked by: IB
Date: 08/10/2018
Date: 08/10/2018

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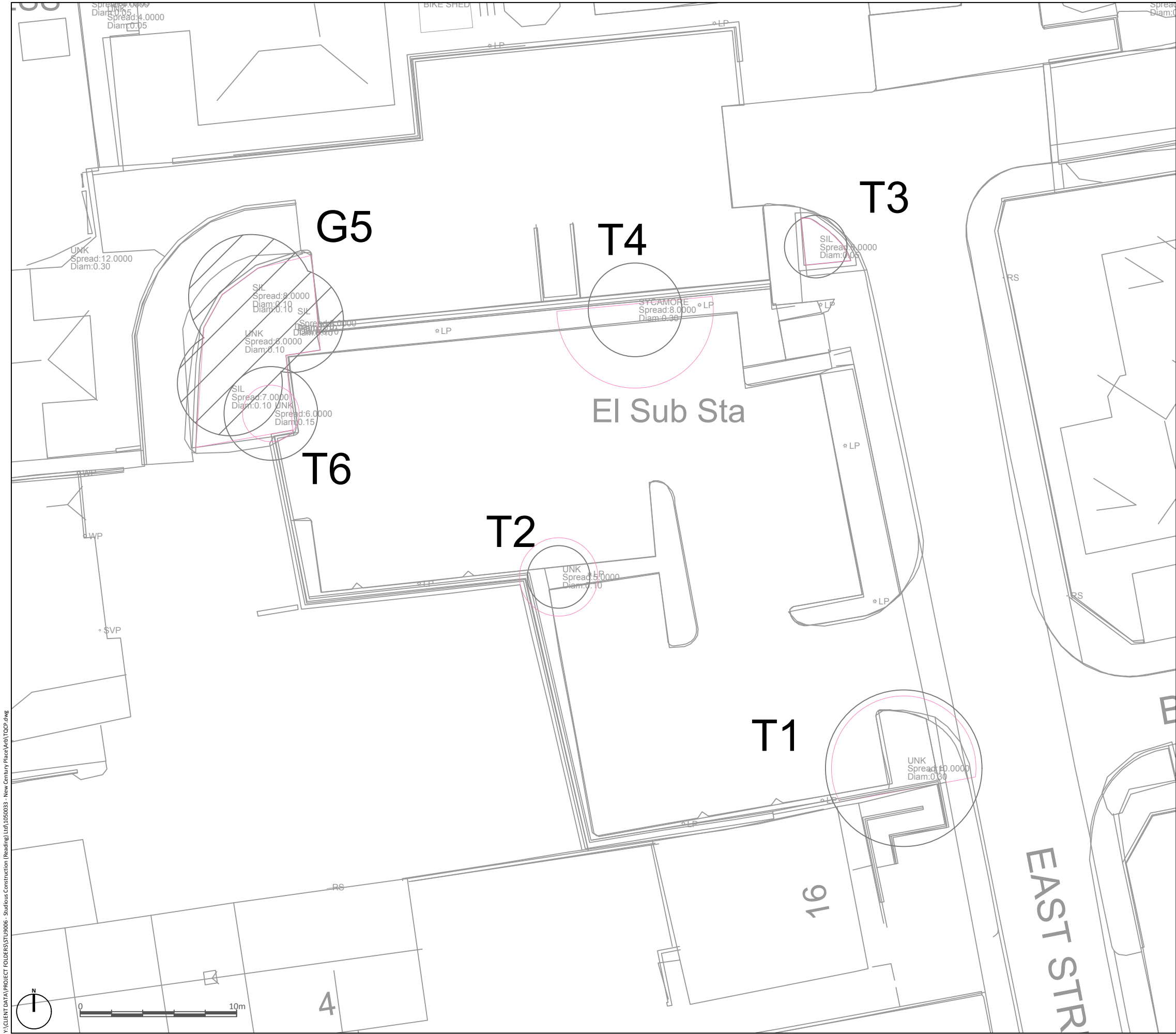
Appendix 4: Tree Survey Schedule

See following page.

Tree Ref No.	Species	Single or Multiple Stem (S or M)	Height (m)	Stem Diameter (mm)				Branch Spread (m)				Crown Clearance (m)		Life Stage	General Observations (structural / physiological condition)	Preliminary Management Recommendations	Estimated Remaining Contribution (years)	Tree Quality Grading	Root Protection Area	
				S1	S2	S3	S4	N	E	S	W	(1)	(2)						(m²)	(radius in m)
T1	Field maple (<i>Acer campestre</i>)	S	8	320				5	5	5	5	2.0-S	2	M	Growing in shrub bed to corner of car park. Epicormics on lower stem and branches	None	40+	C1	46.3	3.8
T2	Field maple (<i>Acer campestre</i>)	S	6	210				2	2	2	2	1.5-S	2	SM		None	40+	C1	20.0	2.5
T3	Himalayan birch (<i>Betula utilis</i>)	M(a)	5	75	75	75		2	2	2	2	1.0-N	2	Y	Thinning canopy and squirrel damage on branches. Multi-stemmed at ground level. Growing in raised planter	None	10+	C1	7.6	1.6
T4	Norway maple (<i>Acer platanoides</i>)	S	10	300				3	3	3	3	2.0-N	3	SM	Growing in shrub bed which is raised from lower car park level on north side	None	40+	C1	40.7	3.6
G5	Himalayan birch (<i>Betula utilis</i>)	M(a)	7	120	190	75	75	3	3	3	3	0-S	0	SM	Group of three Himalayan birch trees and other shrubs. All multi-stemmed at ground level. Dense, low quality tree group	None	40+	C1	27.9	3.0
T6	Variegated sycamore (<i>Acer pseudoplatanus</i> 'Variegatum')	S	6	150				3	3	3	3	2.0-E	2	SM		None	40+	C1	10.2	1.8

Appendix 5: Tree Constraints Plan

See following page.



LEGEND

- Category C
Individual trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- Category C
Trees/hedges of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- Recommended 'Root Protection Area' (RPA) of trees/hedges considered desirable for retention calculated using the method set out in section 4.6 of BS5837:2012

First Issue	-	18/10/2018
Rev.	Issue Details.	Date.

Client:
Studios Construction (Reading) Ltd
 Project:
Land at East Street, Reading
 Drawing Title:
Tree Quality and Constraints Plan
 Drawing No: BAR003/CEN2163/TQCP

Scale: 1:250 @ A3
 Drawn by: DH
 Checked by: IB
 Date: 08/10/2018
 Date: 08/10/2018

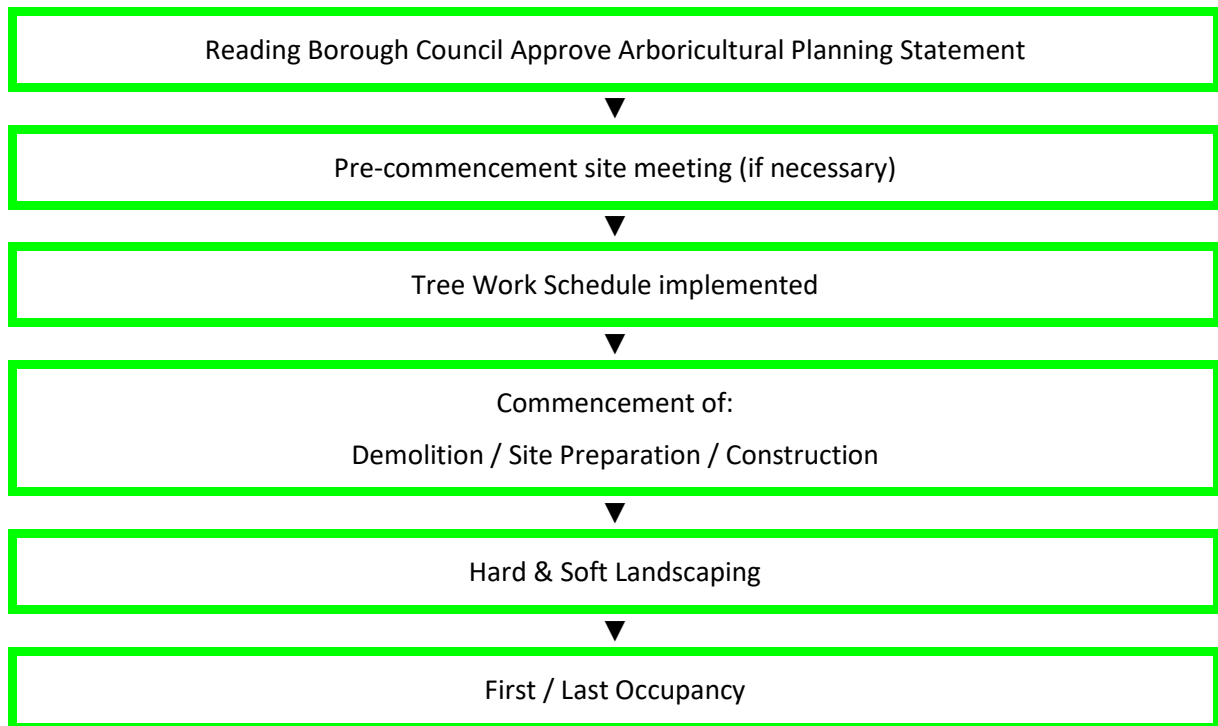
Appendix 6: Tree Work Schedule

Tree No:	Species	Recommended Management Work
T1, T2	Field maple	Fell as low as reasonably practicable to ground level
T3, G5	Himalayan birch	Fell as low as reasonably practicable to ground level
T4	Norway maple	Fell as low as reasonably practicable to ground level
T6	Variegated sycamore	Fell as low as reasonably practicable to ground level

Accompanying Notes:

- All tree work to be carried out in accordance with BS 3998 (2010) 'Recommendations for Tree Work', current industry guidelines and best practice, and all relevant Health & Safety standards;
- All operatives to be appropriately qualified, skilled, and adequately insured, for the task they are undertaking;
- All tree work must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000;
- Modification to, or deviation from, the above schedule must first gain approval from Reading Borough Council.

Appendix 7: Key Sequence of Events after Planning Approval



Appendix 8: Contact Details

	Name	Main Contact and Details
Site Details	New Century Place	New Century Place, off East Street, Reading, RG1 4AU
Developer	TBC	
Site Manager	TBC	
Arboricultural Consultant	ADAS	Ian Braddock ADAS 14 Beecham Court Pemberton Business Park Wigan WN3 6PR
Local Authority: (Tree Officer) (Case Officer) (Enforcement Officer)	Reading Borough Council	Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU