



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction – Expert Witness

TREE PROTECTION PLAN FOR SOUTHCOTE CHILDREN'S & COMMUNITY CENTRE READING



Prepared on instructions from:
Corporate Property Services
Environment and Neighbourhood Services
Directorate Reading Borough Council
19 Bennet Road
Reading RG2 0QX

Ref: SPH/5837-01/14.06A

14th June 2017



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Summary

We inspected all of the trees that could be affected by the proposed works at Southcote Children's & Community Centre, using information supplied by Corporate Property Services for reference.

Five individual trees were assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of British Standard (BS) 5837:2012. All five trees are:

- Category 'C' "Trees of low quality"

Mitigation is required to demonstrate how the retained trees root protection areas (RPAs) will be protected during any development, including access to the proposed development area and storage of spoil and materials. The RPAs are shown on the drawing included at Appendix 3.

1. Introduction

1.1 Instructions

- 1.1.1 We are instructed by Corporate Property Services, Environment and Neighbourhood Services Directorate at Reading Borough Council, 19 Bennet Road, Reading, RG2 0QX to survey the trees implicated in a forthcoming planning application.
- 1.1.2 The trees were surveyed in accordance with 'BS 5837:2012' a guide for 'Trees In Relation To Design, Demolition and Construction - Recommendations' (Section 4).

1.2 Validation

- 1.2.1 In accordance with the *Department for Communities and Local Government (DCLG) Circular 03/2010* document *Guidance on Information Requirements and Validation*, this report fulfils the recommended national listed criteria for tree survey information. It does not include an arboricultural method statement for the proposed development.
 - A tree survey, undertaken by a qualified arboriculturist.
 - A drawing at 1:200 scale with a north point, indicating the tree locations and colour coded, ref SPH/EP/5837-01/14.06 included as Appendix 1.
 - The root protection area drawing, ref SPH/EP/RPA-01/14.06 included at Appendix 2.
 - A mitigation drawing, ref SPH/EP/Mit-01/14.06 included at Appendix 3.

2. Scope of this report

- 2.1 The purpose of this report is to quantify the trees most likely to be impacted upon by the development proposal, and to highlight how potential damage to them may be avoided.

3. Site visit and the collection of data

3.1 Site visit

- 3.1.1 The trees were surveyed by Ed Power NchArb on Wednesday 14th June 2017. The weather at the time of the inspection was sunny and clear.



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3.2 The trees

- 3.2.1 We surveyed five individual trees. For ease of identification the trees are shown on the tree location drawing ref: SPH/EP/5837-01/14.06 and have been allocated numbers.

4. Constraints

4.1 Ecological constraints

- 4.1.1 The Conservation of Habitats and Species Regulations 2010 (as amended) and The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and provides statutory protection to birds, bats, and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.

4.2 Root protection areas (RPAs)

- 4.2.1 Using BS 5837:2012 the RPAs have been calculated for the trees by reference to section 4.6.1 (a) and/or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if they are to be successfully retained.
- 4.2.2 Specified intrusions into the RPAs can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). We have plotted the RPAs as dodecagons taking account of the site constraints on drawing SPH/EP/RPA-01/14.06.
- 4.2.3 The shape and position of the RPA may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the existing site access, buildings, hard standing and site topography.

5. Tree protective measures

- 5.1 In terms of tree protection barriers the accompanying drawing reference SPH/AS/RPA-01/07.01 shows the RPA locations and specific tree protection is required prior to and during the construction activities.
- 5.2 The tree protection barrier is designed to provide construction exclusion zones around the RPA of all trees to be retained.
- 5.3 The tree protection fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6. A copy of Figure 2 is reproduced at Appendix 5. The trees are juvenile and the default fencing is inappropriate and therefore an alternative is suggested at Appendix 6.
- 5.4 The tree protective barrier must be installed around the red line setting out the RPA as shown on drawing SPH/EP/Mit-01/14.06.



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6. Queries

Any queries regarding this tree survey should be addressed, in the first instance, to Tree Surveys:

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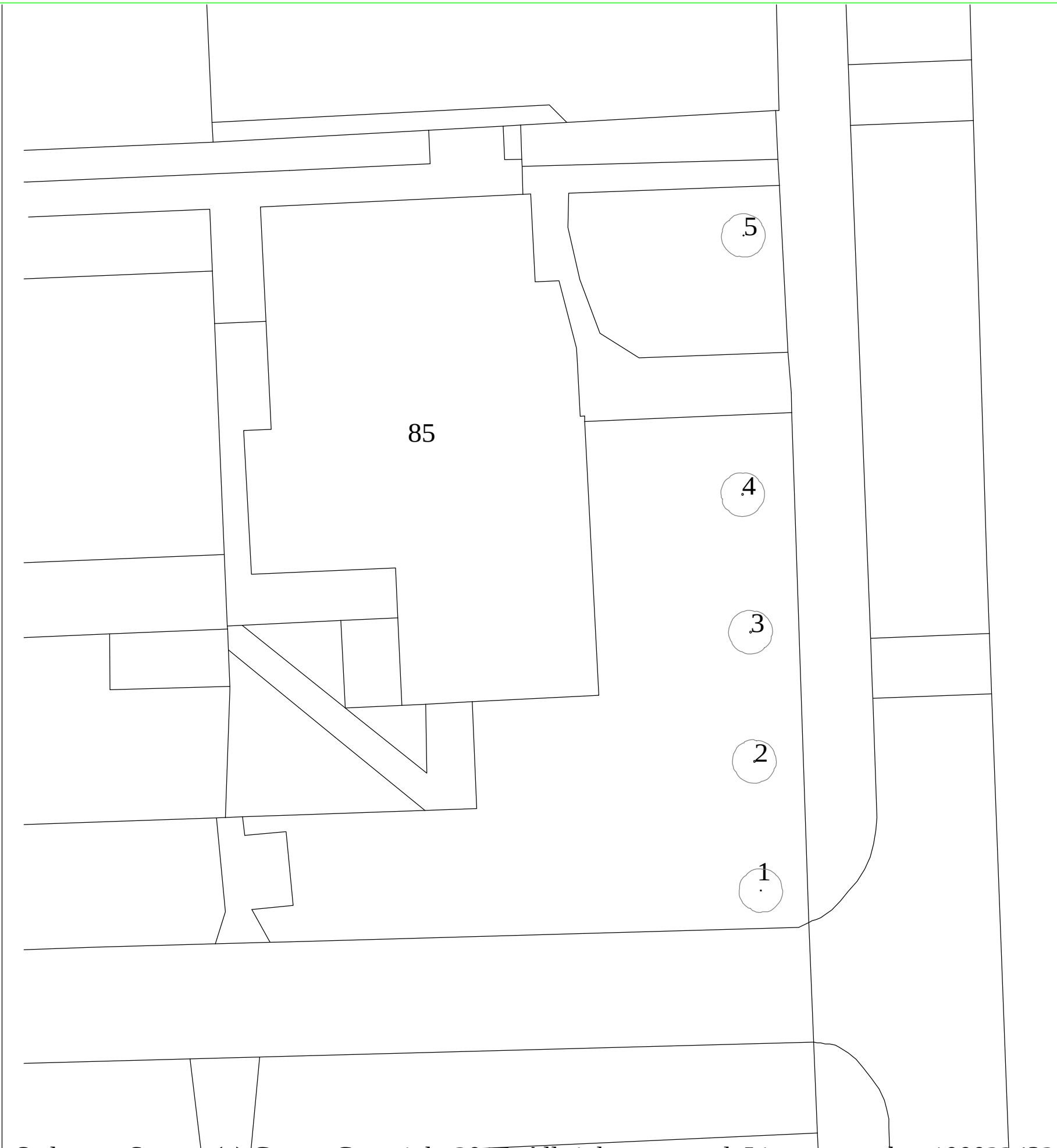
Simon Holmes MSc
Chartered Arboriculturist
Tree Surveys



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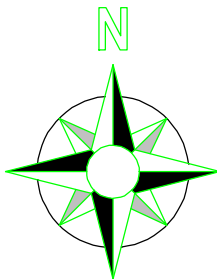
APPENDIX 1



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NOTES

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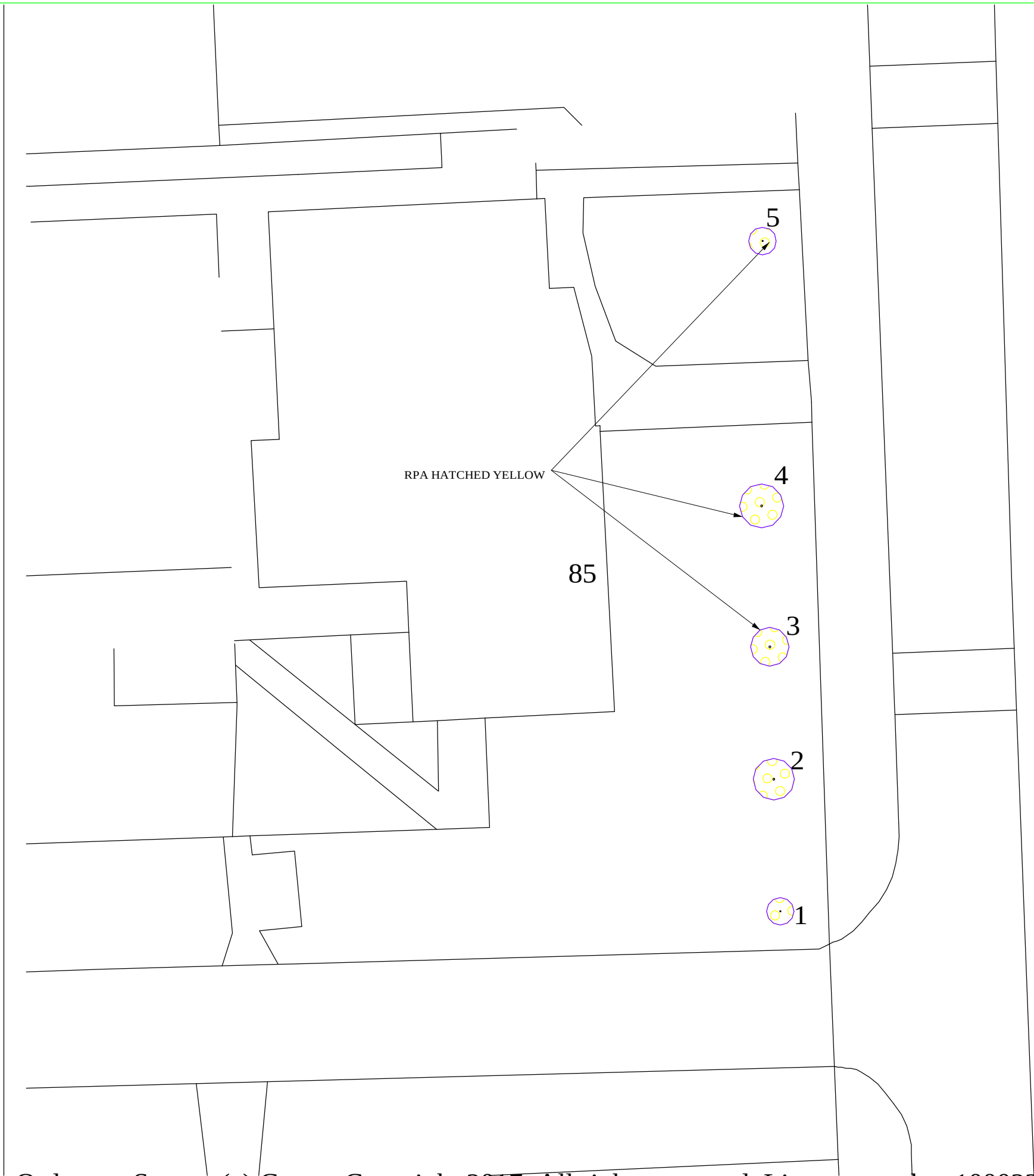
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Drawing Title	TREE LOCATIONS	
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Date	28.06.2017	Drawn by SPH
Drg. No.	SPH/EP/5837-01/14.06	Rev.



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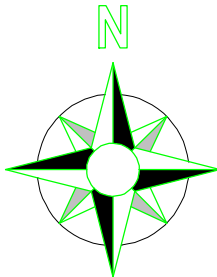
APPENDIX 2



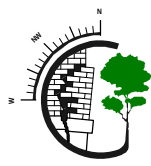
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Client		READING BOROUGH COUNCIL	
Job Title		SOUTHCOTE HUB	
Drawing Title		ROOT PROTECTION AREAS	
Scale		1:200 @ A3	
Date	28.06.17	Drawn by	SPH
Drg. No.	SPH/EP/RPA-01/14.06		Rev.

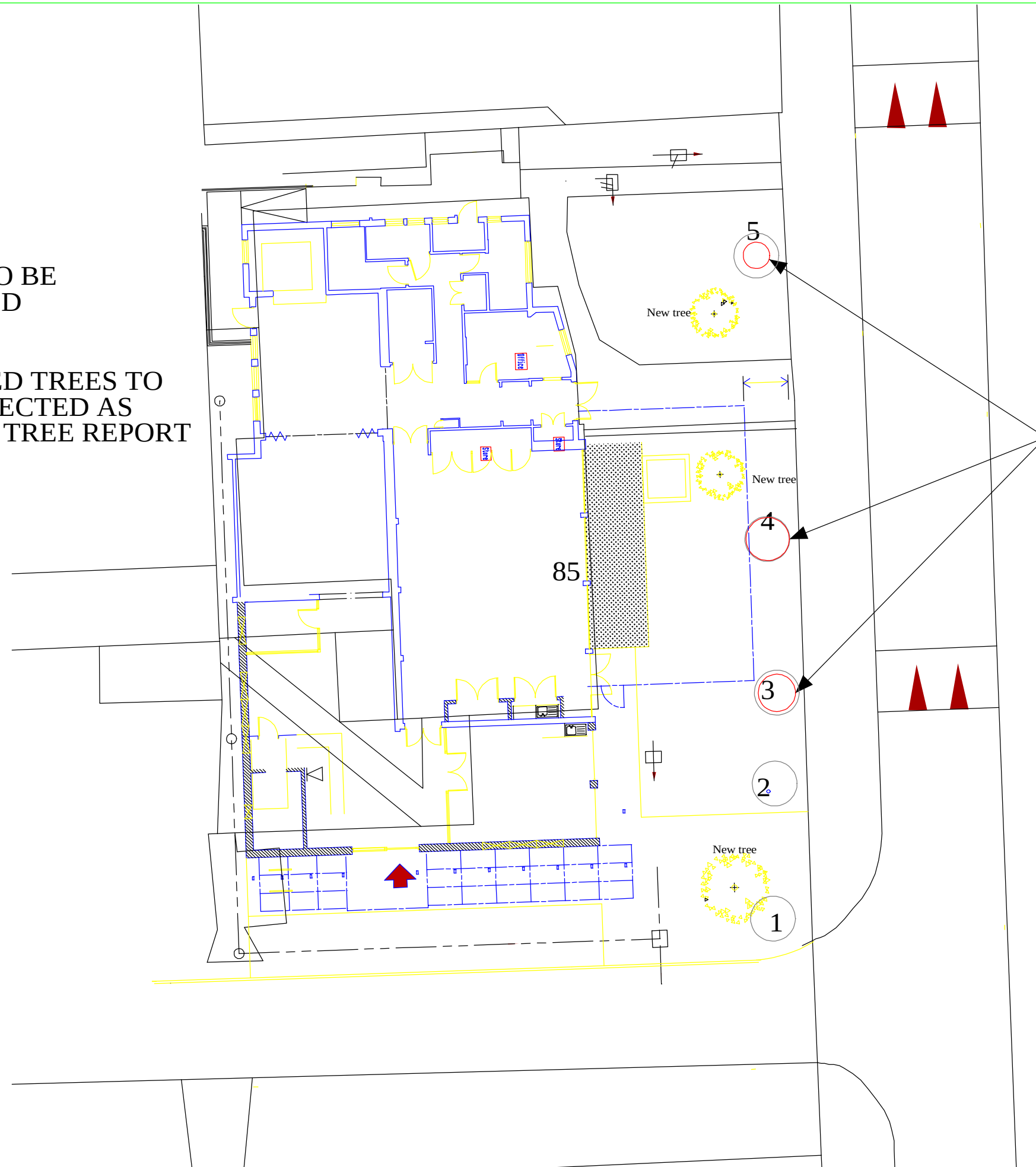


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APPENDIX 3

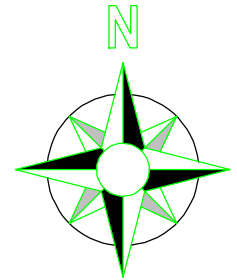
TREES TO BE
REMOVED
T1
T2
RETAINED TREES TO
BE PROTECTED AS
PER THE TREE REPORT



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Client READING BOROUGH COUNCIL

Job Title
SOUTHCOTE HUB

Drawing Title
MITIGATION

Scale 1:200 @ A3

Date 28.06.17

Drawn by SPH

Drg. No. SPH/EP/Mit-01/14.06

Rev.



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APPENDIX 4



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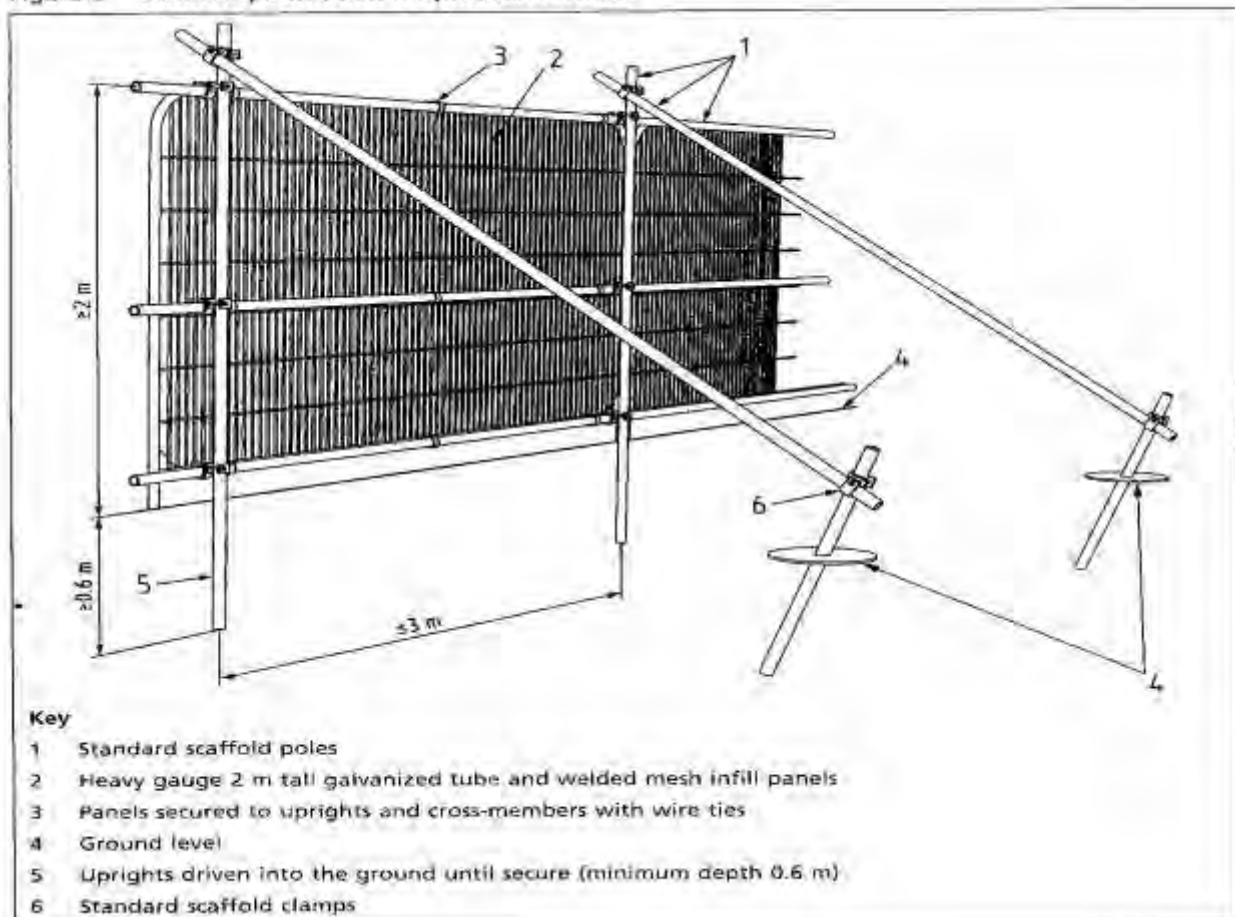
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BS 5837 FIGURE 2 TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 Default specification for protective barrier



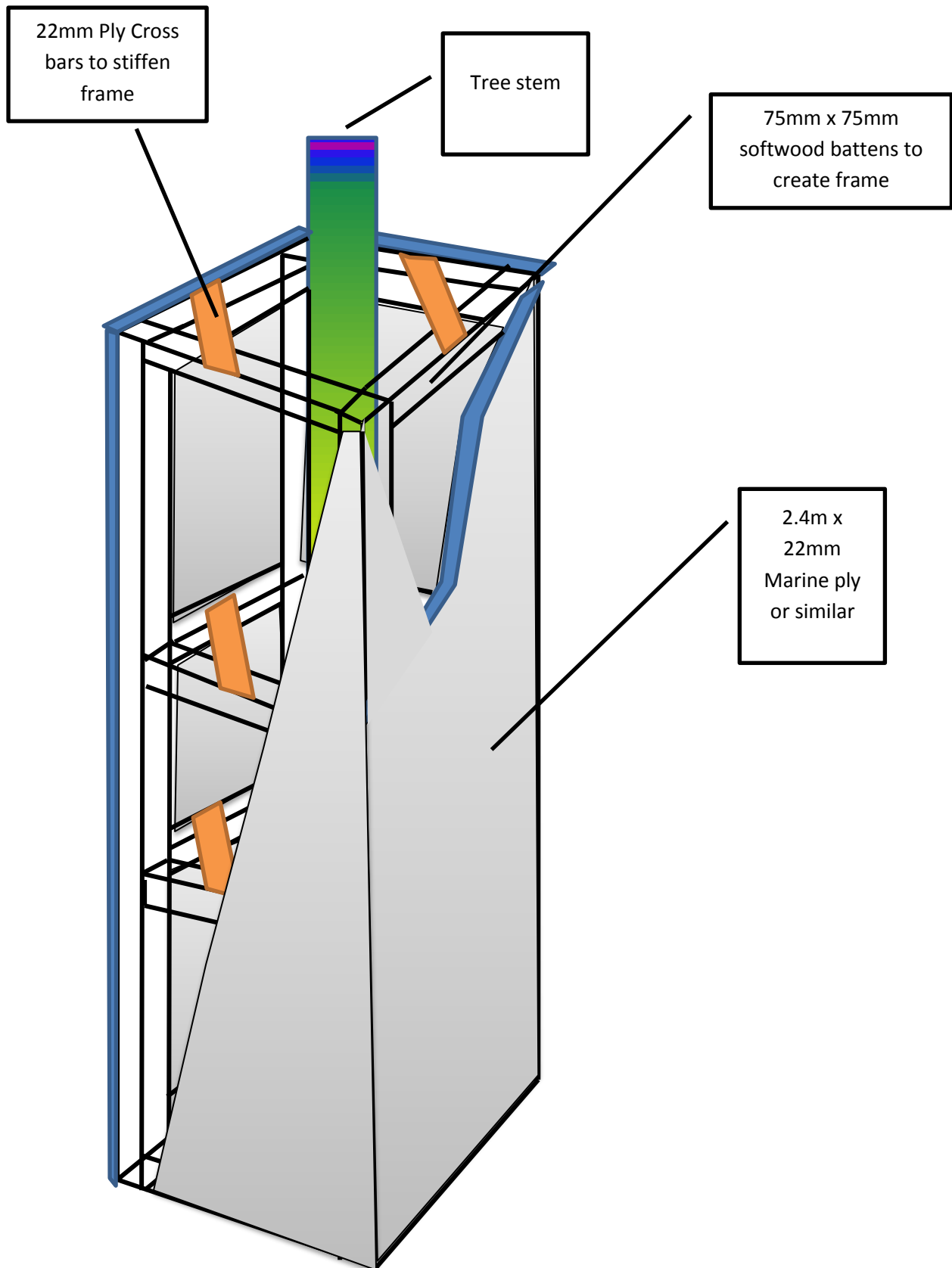


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APPENDIX 5

Example Individual Tree Protection



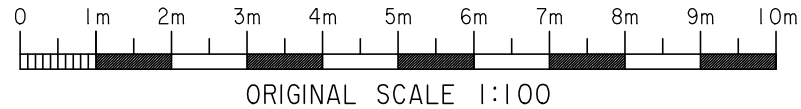
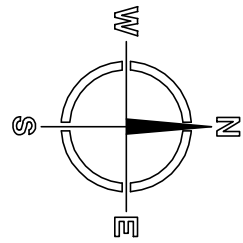
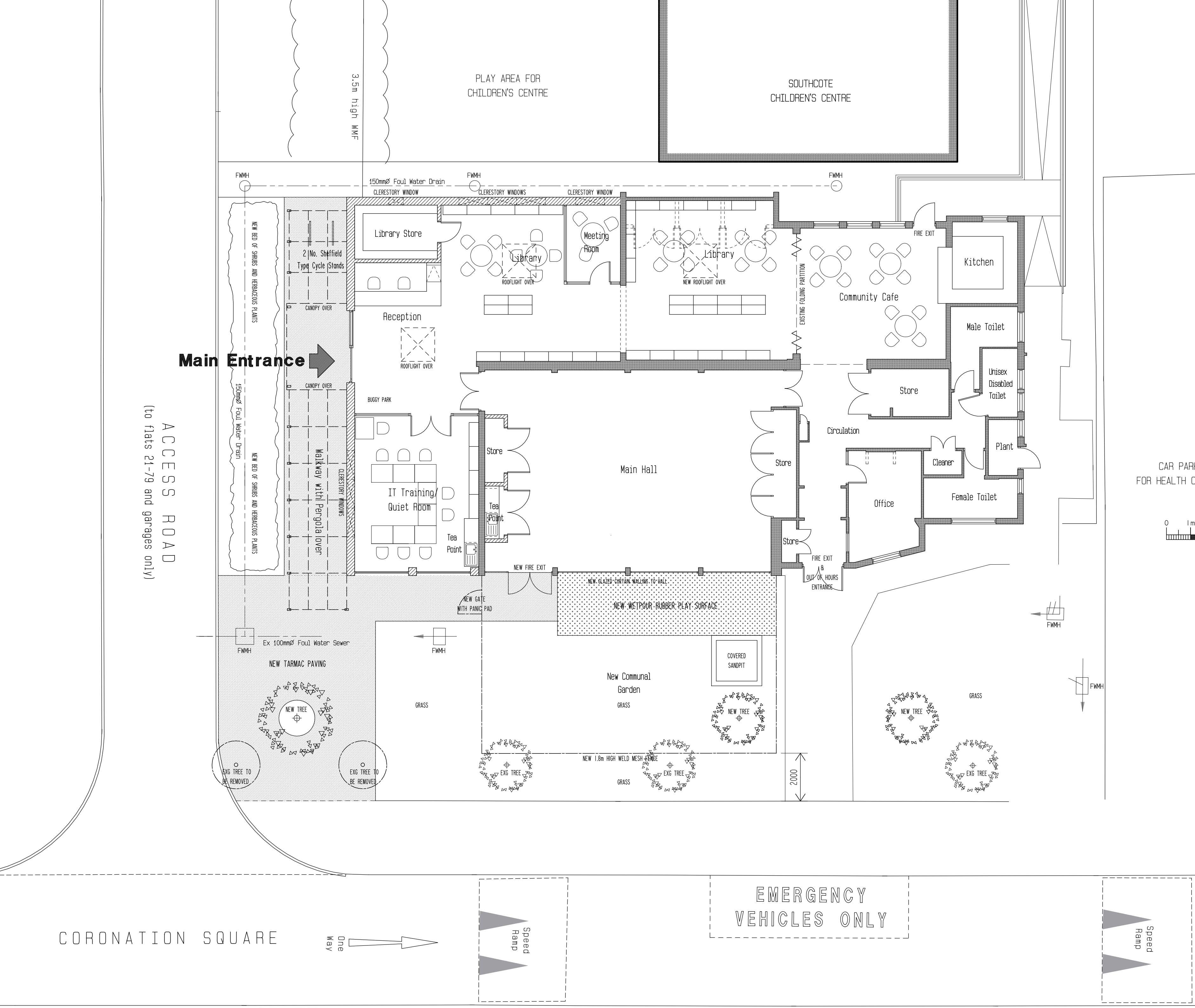
Timber box protection to be erected so that there is a minimum of 300mm space between box and tree stem. Base of box to be pinned to the ground with 1.200mm x 15mm (dia) steel rods (avoiding any main roots and driven minimum of 600mm into ground) affixed on each of the 4 sides with minimum of 2 cable ties threaded around internal battens of box.



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APPENDIX 6



Proposed Extension
GEA : 126.73m²


CORPORATE PROPERTY SERVICES 19 Bennet Road, Reading RG2 0QX - Tel: 0118 937 3094
Southcote Community Centre, Coronation Square, Southcote, Reading RG30 3QP
Proposed Extension for new Community Hub
PROPOSED FLOOR PLAN
Drawn by: CRR Checked by: Date: 2/06/2017 Scale: 1:100 (A2 paper) Drawing No: HNS/16/001/04
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