



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

2 CONISBORO WAY
CAVERSHAM
READING
BERKSHIRE
RG4 7HT

CLIENT: MR. & MRS ODLIN

MARCH 2024

Ref: SCD 06341 / 2024

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to ensure retained trees are not harmed during the proposed construction of a replacement dwelling at 2 Conisboro Way, Caversham, Reading, RG4 7HT following the demolition of the existing property.

The current scheme is a modified version of an earlier proposal which has been refused under application 230431/FUL. This updated design reduces the scale and footprint of the proposed new dwelling following Council comments and eliminates the perception of overlooking to neighbouring dwellings in Carlton Road.

As with the previous scheme the footprint of the new dwelling has been designed around the arboricultural constraints to avoid areas of unacceptable conflict with regards to trees. The footprint of the new dwelling has been centered on that of the existing structure and extended between the rooting areas of the mature retained trees. This application is therefore respectful to the protection of trees and the preservation of tree canopy cover on site.

Provided the methodology specified within the Arboricultural Method Statement is followed during these landscaping works I am satisfied that this application can be undertaken without harm to the trees, in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing on and adjacent to land at 2 Conisboro Way, Caversham, Reading, RG4 7HT.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 05849/2022 dated July 2022).

The Arboricultural Impact Assessment in this report uses existing tree data to identify the short or longer-term impact the proposed building works might have on the surrounding trees and makes recommendations for amendments or mitigation where appropriate.

This report also includes a site-specific Arboricultural Method Statement and Tree Protection Plan which details the steps which will be taken to ensure the retained trees can be successfully protected during and on completion of the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition & Construction' is designed to assist those concerned with trees and planning to form balanced judgments. This report does not therefore seek to put arguments for or against planning but provides a means of protecting trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees on the tree plan has been taken from a topographical survey provided by the client and is a good representation of the location of the trees in relation to the property and any proposed building works.

The Tree Protection Plan which accompanies this report is illustrative and should be used for dealing with tree issues only. The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any demolition or construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 4th March 2024 and will expire on 4th March 2026.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works and where necessary recommend solutions or mitigation as appropriate. The assessment will take account of the effects of any tree works which may be required to implement the design and identify any potentially damaging activities proposed in the vicinity of the retained trees.

This application is to construct a new dwelling and detached garden room, following the demolition of the existing derelict bungalow which is in a delapidated state and unfit for habitation.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Reading Borough Council website that T9, T12 & T16 of this survey are protected as T1, T2 & T3 of Tree Preservation Order 46/003.

No works should be undertaken to the protected trees on site without the prior written consent of Reading Borough Council.

CONSERVATION AREA

2 Conisboro Way is not within a Conservation Area.

ANCIENT WOODLAND

2 Conisboro Way does not include areas of Ancient Woodland, nor is the site within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only.

According to the 1:50 000 scale map records, the bedrock geology for 2 Conisboro Way is Seaford Chalk Formation and Newhaven Chalk Formation comprising of chalk. The soil is therefore expected to be free-draining and resilient to damage caused by compaction.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 following a detailed on-site soil analysis, taking into account the presence of any clay and future growth of the adjacent trees.

2.4 PLOTTING THE ROOT PROTECTION AREAS (RPAS)

BS:5837 (2012) Trees in Relation to Design, Demolition & Construction advises that

The RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely tree root distribution.

For this site, the RPA for T12 (Sycamore) has been offset where it would otherwise fall within the footprint of the neighbouring dwelling. Tree roots are not expected to extend far under the foundations of this structure as the compacted and anaerobic conditions are less conducive to healthy tree root growth. The rooting area for T12 has therefore been plotted as a polygon which is more representative of the likely rooting area of this tree.

Conisboro Way is an unadopted road. This porous surface is made up of compacted hard core and gravel and is not expected to inhibit the growth of tree roots to any great extent. Root protection areas have been plotted to include Conisboro Way as appropriate and where roots are likely to be present.

2.5 PLANNING POLICY

Reading Borough Council Policy EN14 of the Adopted Local Plan (November 2019) 'Trees, Hedges and Woodlands' states that:

EN14: TREES, HEDGES AND WOODLANDS

Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.

2.6 TREE WORKS AND REMOVAL

The following trees will be removed to facilitate the build.

Ref:	Species	Comments	Works	Cat.
G004	Laurel Cherry (Prunus laurocerasus)	Low grade mature shrub.	Cut-back to clear site access	C2
T008	Magnolia (Magnolia sp.)	Large shrub/small tree	Fell and remove stump	C2
T013	Laurel Cherry (Prunus laurocerasus)	Low grade mature shrub.	Fell and remove stump	C2
T015	Laurel Cherry (Prunus laurocerasus)	Low grade mature shrub.	Fell and remove stump	C2
T022	Cultivar Apple (Malus domestica)	Multi-stem from 0.5m. Asymmetrical canopy.	Fell and remove stump	C2

Figure 1 - Schedule for tree / hedge removal

None of the trees to be removed have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

The following category 'U' trees are recommended for removal regardless of any planning / redevelopment on site:

Ref:	Species	Comments	Works	Cat.
T003	Flowering Cherry (Prunus serrulata)	Significant stem wound. Previously the stems, two stems topped & died back. Foliage on remaining stem sparse.	Fell & remove stump	U
T017	Cypress (Chamaecyparis sp.)	Low grade tree, topped at 3m.	Fell & remove stump	U
T018	Cypress (Chamaecyparis sp.)	Low grade tree, topped at 3m.	Fell & remove stump	U

Figure 2 – Category 'U' trees

2.7 APPLICATION ASSESSMENT

The proposed new dwelling is of a more compact shape than that which was previously proposed and this will reduce the overall development pressure on the retained trees.

As with the previous application, the footprint of the new dwelling is centred on the footprint of the original bungalow.

Ref:	Species	Incursion of new building into RPA (m ²)	Incursion as a % of previously undeveloped RPA
T012	Sycamore	20.6	7.9%
T016	Oak	18.5	5.8%
T020	Apple	15.3	21%
T023	Sycamore	11.5	5.2%

Figure 3 – Incursion of new dwelling footprint into RPA of retained trees

The more compact footprint of the updated design slightly increases the residential footprint within the RPA of T012 & T016 but to a degree which is not significant in terms of tree health. These incursions are on the periphery of the rooting area where only fine feeder roots are present. An exception to this case is the new outbuilding which covers over 20% of the previously undeveloped RPA of T020. This is a category 'C' fruit tree which would not usually be a constraint to reasonable development.

Elevations of the new building will be piled where they encroach into the RPAs of retained trees.

British standard 5837 ('Trees in relation to design, demolition and construction') advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

Essential new parking areas within the rooting area of T005 (Beech) is contrary to these recommendations and may cause some harm to this tree where it exceeds 20% of the undeveloped rooting area for the tree. However, this is a low-grade 'C' tree which would not pose a significant constraint to the reasonable development of the site.

The combination of new development from hard surfacing and building footprint for T005, T012, T016, T023 remains high. Damage to trees will be mitigated by erecting the dwelling, garden room and decking area onto piled footings maintaining a void over the existing ground level to maintain gaseous exchange to tree roots.

The decking will be porous allowing precipitation run-off beneath the surface. Guttering for the outbuilding will be directed to drain under the building to enable roots to continue to thrive under the structure on completion of the build.

The new driveway entrance will need to be constructed on a no-dig subbase and porous surface to prevent unacceptable harm to the adjacent trees.

2.8 LONGER-TERM SUSTAINABILITY

The more compact dwelling footprint will reduce the pressure of development on the surrounding trees. However, inevitably the garden will still be affected by trees. The client recognises that it will be impractical to maintain a healthy formal lawn in the area directly under the trees' canopies. The proposal is therefore to surround the trees with informal wildflowers and shade tolerant herbaceous plants. The soft-landscaped garden areas will enhance the natural rooting environment for the trees and benefit their long-term health.

Mature trees will cast shade towards the front and side elevation of the property throughout the day. However, the replacement property will be better fenestrated than the existing property in order to greatly improve light levels in the property.

Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

There will be a good and sustainable distance between the trees' canopies on completion of the building without a foreseeable need for major pruning work in the future.

2.9 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect within the footprint of the existing property without the need for further trenching outside of the build footprint.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.10 TREE PROTECTION DURING BUILDING WORKS

All retained trees will be protected with fit for purpose Tree Protection Barriers & Temporary Ground Protection in accordance with BS:5837 (2012).

2.11 SUMMARY

This report demonstrates that the trees growing on and adjacent to 2 Conisboro Way have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

This application is in support of a replacement dwelling. The design of the build footprint has been adapted around the significant and protected trees in order to keep any harm to the trees as a result of the build to an absolute minimum.

Foundations / supports for the dwelling, outbuilding and decked areas will be piled where they encroach into the RPA of retained trees.

The new driveway, patio and parking spaces will be built onto existing ground levels using a geo-cellular subbase. This no-dig construction will ensure tree roots will not be cut or damaged by compaction of the soil during the proposed building works.

Retained will be protected in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

The finished landscape scheme will be sympathetically designed with selected species which will thrive in the shady conditions created by the mature tree canopy cover.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development. This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place within during the build.

A site visit will be held once the Tree Protection Fencing and temporary ground protection is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The project arboriculturist will monitor site activity during the following phases of development:

1. During the installation of the no-dig driveway
2. During piling for the new dwelling within the RPA of retained trees.
3. During piling and installation of the decking / outbuilding.

The Arboricultural Consultant will visit the site at a maximum of 8-week intervals during active construction works to confirm the condition and location of the protection measures.

A signed copy of the inspection report will be sent to Reading Borough Council's Planning Department within 5 working days of each visit.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- To ensure a commitment from all parties to the healthy retention of the trees. These details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

The on-site Tree supervisor will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

3.4 TREE WORKS

The following trees are required prior to the commencement of building works on site:

Ref:	Species	Works	Cat.
G004	Laurel Cherry (Prunus laurocerasus)	Fell and remove stump	C2
T005	Beech (Fagus sylvatica)	Raise canopy to create 3.5m clearance over parking bays	C2
T008	Magnolia (Magnolia sp.)	Fell and remove stump	C2
T013	Laurel Cherry (Prunus laurocerasus)	Fell and remove stump	C2
T015	Laurel Cherry (Prunus laurocerasus)	Fell and remove stump	C2
T022	Cultivar Apple (Malus domestica)	Fell and remove stump	C2
T003	Flowering Cherry (Prunus Serrulata)	Fell and remove stump	U
T017	Cypress (Chamaecyparis sp.)	Fell and remove stump	U
T018	Cypress (Chamaecyparis sp.)	Fell and remove stump	U

Figure 4. Schedule for facilitative tree works

3.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood, brash and any other arisings from the tree work will not be burnt on site.

A properly qualified and experienced company will be employed who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats-Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TREE PROTECTION FENCING

Following the tree works, no further works in relation to the build will be undertaken, including construction, excavation or demolition, prior to the Tree Protection Fencing being installed as identified in the 'Phase 1' Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – 'Heras' style fencing panels or similar will be securely fixed. (See Appendix C).

All-weather signage stating '**TREE PROTECTION AREA – KEEP OUT**' will be attached to the outer perimeter of the Tree Protection Fencing.

Following the construction of the property, tree protection fencing will be realigned as identified in the 'Phase 2' Tree Protection Plan prior to the construction of the new garden outbuilding and decked area.

The fencing will be located at all times to protect the retained trees and their rooting areas and will remain rigid and complete during development.

At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

3.8 GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of ground protection being installed. The temporary ground protection will be installed to protect soft landscaped areas as indicated in a magenta hatch on the Tree Protection Plan.

The temporary ground protection will be constructed on non-porous plastic sheeting with a minimum of 60mm chipped bark and topped with rigid load bearing temporary roadway sheets such as 'euroboards' or similar.

Surface protection will also be installed on the subbase of the no-dig driveway (See Section 3.9).

3.9 NO-DIG DRIVEWAY CONSTRUCTION

The sub-base of the no-dig driveway will be installed prior to any demolition or construction on site in order to create a suitable work surface within the rooting area of trees.

Existing turf within the footprint of the proposed new access driveway – as identified on the Tree Protection Plan can be scraped back by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application. When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application.

Any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

The open cells will be filled with clean, open graded aggregate with particles between 5 and 45mm, (no fines Type 1 Roadstone of a non-marine source) working toward the tree from the furthest point away and using the filled cells as a platform.

Once the Geo-textile grid has been installed and filled with aggregate as per the manufacturer's recommendation it will be topped with an impermeable membrane and protected temporarily under ground protection sheets which can be connected together to create a fixed and rigid surface.

This will prevent damage to the cellular confinement system and avoid contamination of the substrate. The temporary protective surface will only be removed on completion of all building works and removal of materials from site and at which point the final aesthetic porous gravel surface will be laid.

Where necessary, following completion of the development, quality topsoil will be used to grade the edge of the driveway and parking areas to meet the adjacent ground levels.

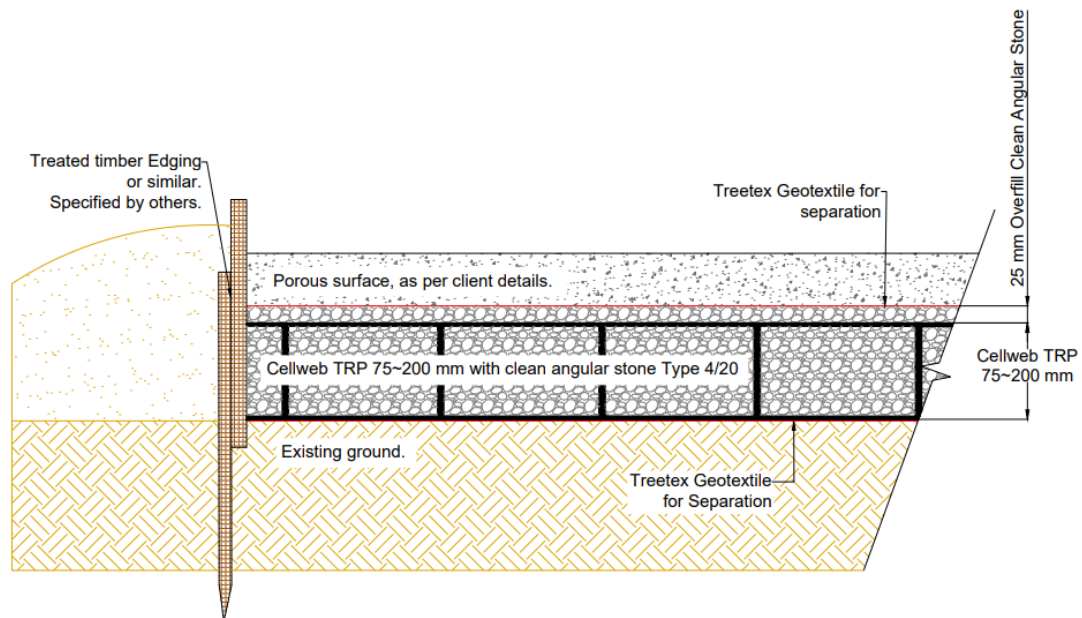


Figure 5. Indicative no-dig driveway construction using Geosynthetics Cellweb

3.10 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection fencing and temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN THE CONSTRUCTION EXCLUSION ZONE AT ANY TIME DURING THE COURSE OF THE BUILD.

3.11 DEMOLITION

The existing property will be broken up and pulled back by an excavator working from within the footprint of the existing property. The hardcore will be carefully pulled back to the east using the long arm of the excavator away from the trees and removed from site.

3.12 SERVICES

Water, gas and electricity to the new property and garage will be connected to that of the existing property without trenching within the rooting areas of retained trees.

If at any point these routes are found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted the Reading Borough Council for approval.

3.13 PILED FOUNDATIONS

The new property, detached garden outbuilding and associated areas of decking will sit on piled foundations to limit any disturbance to the tree's roots.

Piles will be excavated by hand using a post-hole spade or drilled using a pedestrian operated, tracked mini-piler accessed via protected ground only. At no point will tracked vehicles be driven, moved or parked on unprotected ground within the rooting areas of tree(s) on site.

Leachate from curing concrete can be toxic to tree roots therefore steel piles are preferred. If concrete piles are used, the pile holes must be lined with a non-porous plastic membrane.

3.14 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane on the no-dig parking areas and well away from the Tree Protection Fencing and Construction Exclusion Zones.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

There will be no open fires on site during the building works.

3.15 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

4. LANDSCAPING

4.1 NEW TREE PLANTING

Replacement trees will be planted as per the landscaping scheme within the next or current planting season November to March (whichever is soonest) on completion of the building project. Planting will be undertaken when soils are moist and free from frost.

Planting trees too deep is a major cause for premature decline. Tree planting pits will be dug to the same depth as the woody roots to prevent settlement and sinking post planting. The soil backfilled into the planting pit will consist of 1/3 organic matter (well rooted manure or other compost) with 2/3 existing soil.

Trees will be staked with two stakes and a cross bar set as low down the tree as possible to allow for canopy and stem movement whilst supporting the structural function of the root system.

Tree stakes will be driven into the ground to a sufficient depth to provide full support before the tree is planted. Supporting straps around the stem will allow for the radial expansion of the stem. A rubber bung will prevent the tree from coming into direct contact with the tree stake.

Twice weekly watering will be undertaken during the first two growing seasons (April to October) following planting to ensure successful establishment. During periods of prolonged hot weather, the frequency of any watering visits may need to be increased.

The volume of water applied to the base of each plant is to be determined by inspection on each occasion. Rainwater and precipitation alone is not sufficient to irrigate containerised trees therefore irrigation is likely to be necessary in all but the most prolonged periods of wet weather. All watering should be sufficient to wet the entire root ball, including the lower levels of soil.

During the third year the new plants will continue to be monitored, with irrigation resumed during periods of drought or where plants are showing signs of drought stress.

Any new trees or plants which fail to establish and thrive, or which die, are removed or become seriously diseased within a period of 5 years following completion of the development, will be replaced with another of a similar size and species.

4.2 SOIL AMELIORATION

There is substantial evidence for the benefit of mulches to mature trees, to increase their root development and improving tree health and physiological condition.

To do this, turf around the base of the tree should be removed by hand using sharp spades to lift a thin layer of grass and roots. The radius of the mulched area should be as large as possible – out to the edge of the canopy would be best but any mulched area, however small will benefit the growing conditions for the tree.

Once the turf has been removed a mulch of well-rotted bark chip or fully composted organic material should be raked over the area 60- 100mm deep taking care not to obscure the natural root flare around the base of the tree.

The mulch improves Mycorrhizal growth (beneficial root fungi), stabilises soil temperature and moisture levels, reduces compaction and improves soil nutrient levels and porosity for the benefit of healthy tree root growth.

4.3 LANDSCAPING

The following rules will be followed during all future landscaping works in order to prevent harm to the trees:

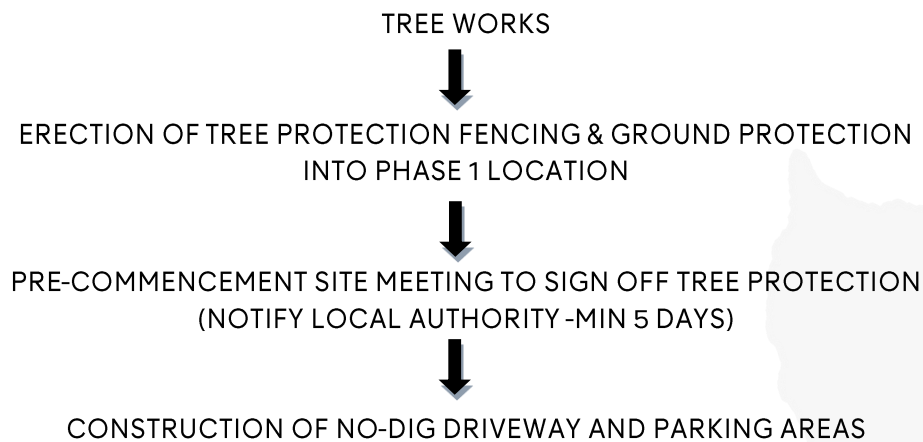
- Tree roots can be damaged by severance, compaction, pollution and desiccation. In view of this, there should be no excavation, rotavating or changes in ground levels within the identified rooting areas of retained trees following completion of the development.
- Bulbs where proposed will be planted in random locations manually using dibbers and bulb planters relocating positions where necessary to avoid tree roots.
- On completion of the build, new fence panels should include holes or gaps at ground level a minimum of 100x100mm to allow small mammals such as hedgehogs to forage within the property.
- If new fencing is proposed, post holes within the rooting areas of trees will be dug using a post hole digger to keep hole size to a minimum. Where substantial roots over 30mm are encountered, the location of the hole will be moved in order to avoid them. Post holes will be fully lined in order to prevent concrete coming into direct contact with tree roots.

APPENDICES

- A. Phasing of works
- B. Tree Plan
- C. Tree Protection Fencing
- D. Contacts
- E. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)



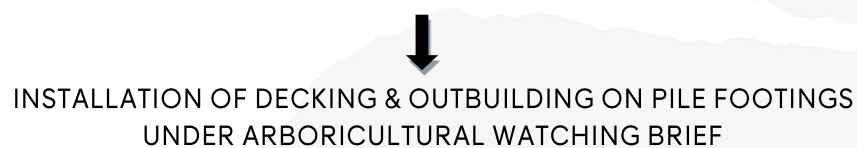
STAGE 2 (DEMOLITION AND CONSTRUCTION)

SITE MONITORING (MINIMUM EVERY 8 WEEKS)



STAGE 2 (POST CONSTRUCTION)

REALIGN TREE PROTECTION FENCING INTO PHASE 2 POSITION FOLLOWING CONSTRUCTION OF DWELLING



APPENDIX B - PLAN

Attached as separate pdf document

Tree Protection Plan:

- Ref: 2 Conisboro Way PHASE 1 TPP 06341 / 2024
- Ref: 2 Conisboro Way PHASE 2 TPP 06341 / 2024

APPENDIX C - TREE PROTECTION FENCING

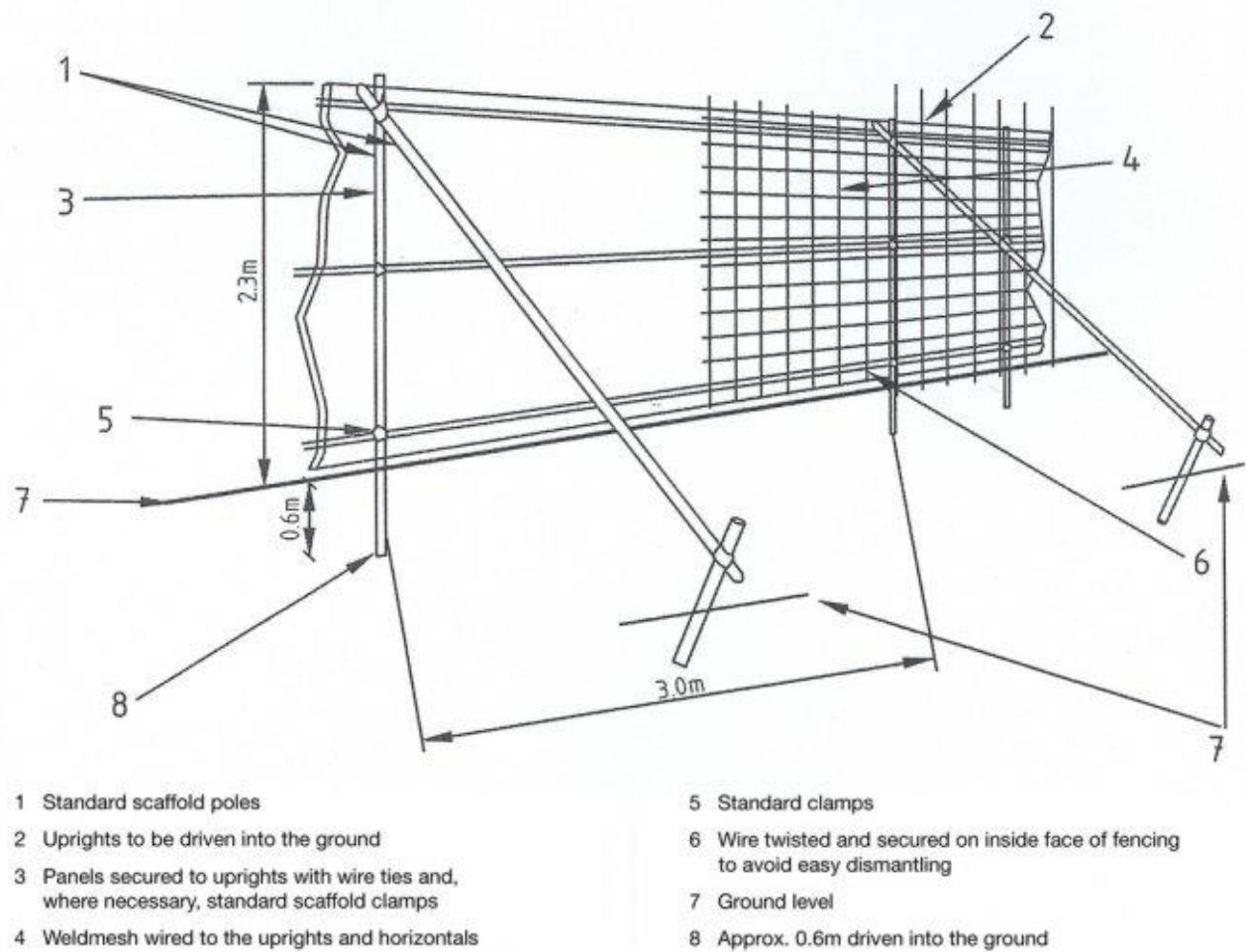


Figure 2. – Protective fencing for RPA

APPENDIX D – CONTACTS

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Reading Borough Council

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E: trees@planning.naturalenvironment.co.uk

APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award commendation.

I also hold the Arboricultural Association's Technicians Certificate (with Distinction) and am a LANTRA qualified Professional Tree Inspector.

I am a Professional Member of both the Arboricultural Association and QTRA Licensed User.