Arboricultural Survey & Report

Impact Assessment & Method Statement in Support of Development

BS5837:2012 Trees in relation to Design, demolition and construction – Recommendations

Site Adjacent to
43 Upper Redlands Road
Reading

CLIENT:	Hurst Grove Estates Ltd
SITE REF:	45 Upper Redlands Road
MWA REF:	DEV201214-632
MWA CONSULTANT:	David Williams M.Arbor.A
REPORT DATE:	16.06.2021

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1.0 Introduction

1.1 We are instructed by Hurst Grove Estates Ltd to undertake a tree survey in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction- Recommendations'. The report is to support a planning application for development at site adjacent to 43 Upper Redlands Road, Reading, RG1 5JE.

1.2 The proposed development consists of the erecting of a single detached dwelling house with associated parking and outdoor space. The following plans have been supplied by the client:

- Proposed layout and sections (elevations) as PDF's
- Proposed layout and sections as a CAD file in .dwg format
- Topographical Survey
- LPA further comment (e mail) dated 7th June 2021

1.3 The site survey was undertaken on the 10th April 2018 and the following report is based upon the findings of that visit and the conditions found on that day.

1.4 We have been provided with a digital file of the existing site and the proposed development.

1.5 Tree position was triangulated, where necessary, using a minimum of three reference points.

1.6 **Components of Report**

This report comprises the following elements:

- Baseline tree survey of trees that may be impacted by proposals
- Arboricultural Implication Assessment (AIA)
- Arboricultural Method Statement (AMS)
- Tree Protection Plan (TPP) plus shade illustration
- Tree Removal Plan (TRP)

1.7 **Technical Synopsis**

We have recorded trees requiring material consideration in relation to the proposed development where higher value trees can be successfully retained with a minimum of impact on the retained trees long-term health and condition.

1.8 The implantation of standard and specialised mitigations measures to the impact of development is limited have been agreed in principal although further site/task specific detail is likely to be required through the enforcement of planning conditions.

2.0 Scope & Objectives

2.1 This report has been commissioned by Hurst Grove Estates Ltd and the scope of the report reflects their instructions.

2.2 The scope of this report is limited to an appraisal of the existing trees on (and/or adjoining) the site and identification of the implications of development on retained trees.

2.3 The brief is to appraise the trees in relation to the proposed development of the site in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

2.4 To prepare clear recommendations supported by relevant plans and data in order to facilitate consideration of the Arboricultural implications by the Local Planning Authority.

2.5 To consider the development proposals, identify areas where there are arboricultural issues and to recommend possible solutions.

2.6 To consider additional information supplied, to identify arboricultural issues arising from this information and to recommend possible solutions.

2.7 This report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.

2.8 The trees have been assessed from ground level only. Assessment of condition is based on a visual tree assessment (VTA). No detailed inspection of the upper crown has been carried out. No decay detection equipment (destructive or non-destructive) has been used to further assess the condition of the trees, which is beyond the scope of the survey. Any dangerous trees requiring further assessment on safety grounds will be identified.

2.9 Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 5-year period. Any alteration to the application site or any development proposals could change the current circumstances and may invalidate this report and any recommendations made. Should this be the case this report will require revision to reflect the development Proposals.

2.10 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.

2.11 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

2.12 Tree dimensions were measured using a combination of a Trupulse 200 Laser Range Finder, a Leica Disto Laser Rangefinder and a Richter Diameter tape. All instruments were used in accordance with appropriate user guides.

2.13 No soil samples were taken and no soils analysis was undertaken.

2.14 Any legal description or information given to MWA Arboriculture Ltd is believed to be accurate.

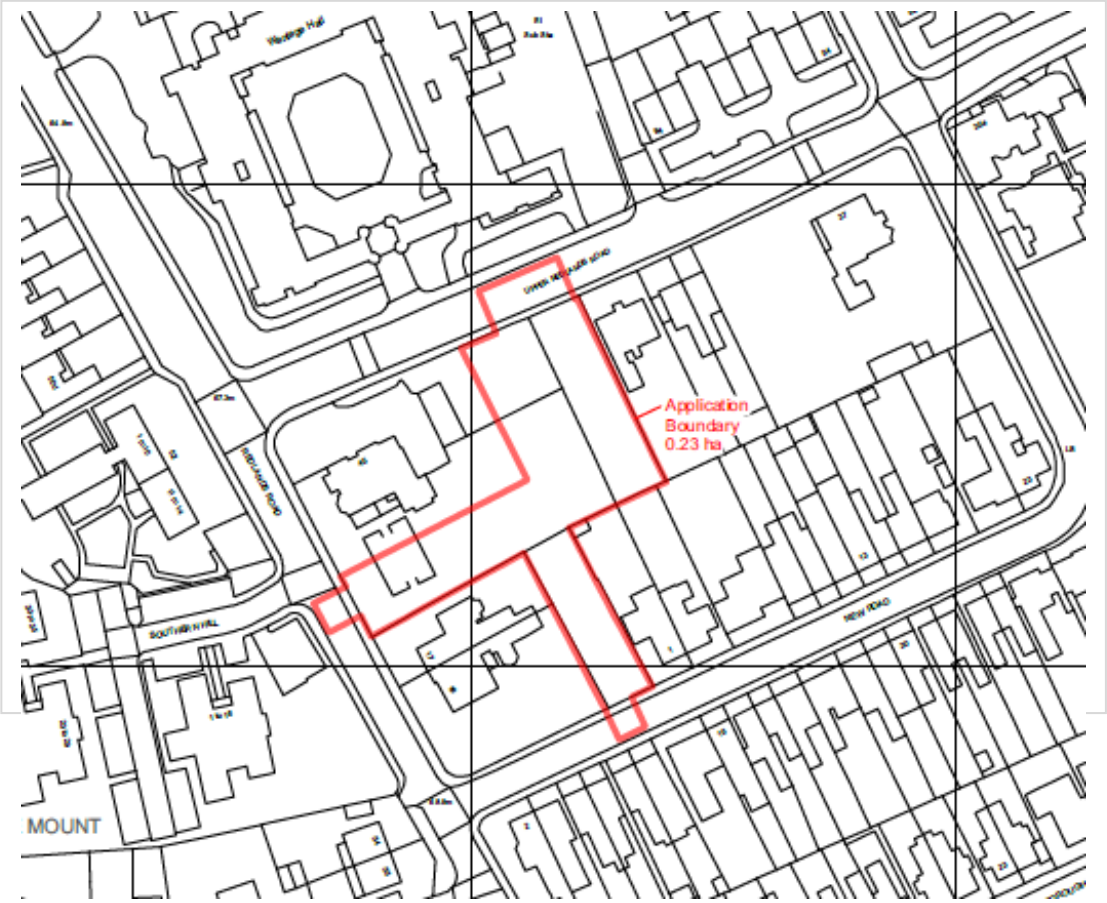
2.15 Where solutions to arboricultural problems are specified which require the usage of a third party product e.g. no dig roadway construction. No liability is assumed for the performance or suitability of the product and specialist advice as to the suitability or installation of the product should be sought from the manufacturer or other specialist.

2.16 No responsibility is assumed by MWA Arboriculture Ltd for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless additional contractual arrangements are made.

2.17 Any alteration or deletion from this report shall invalidate it as a whole.

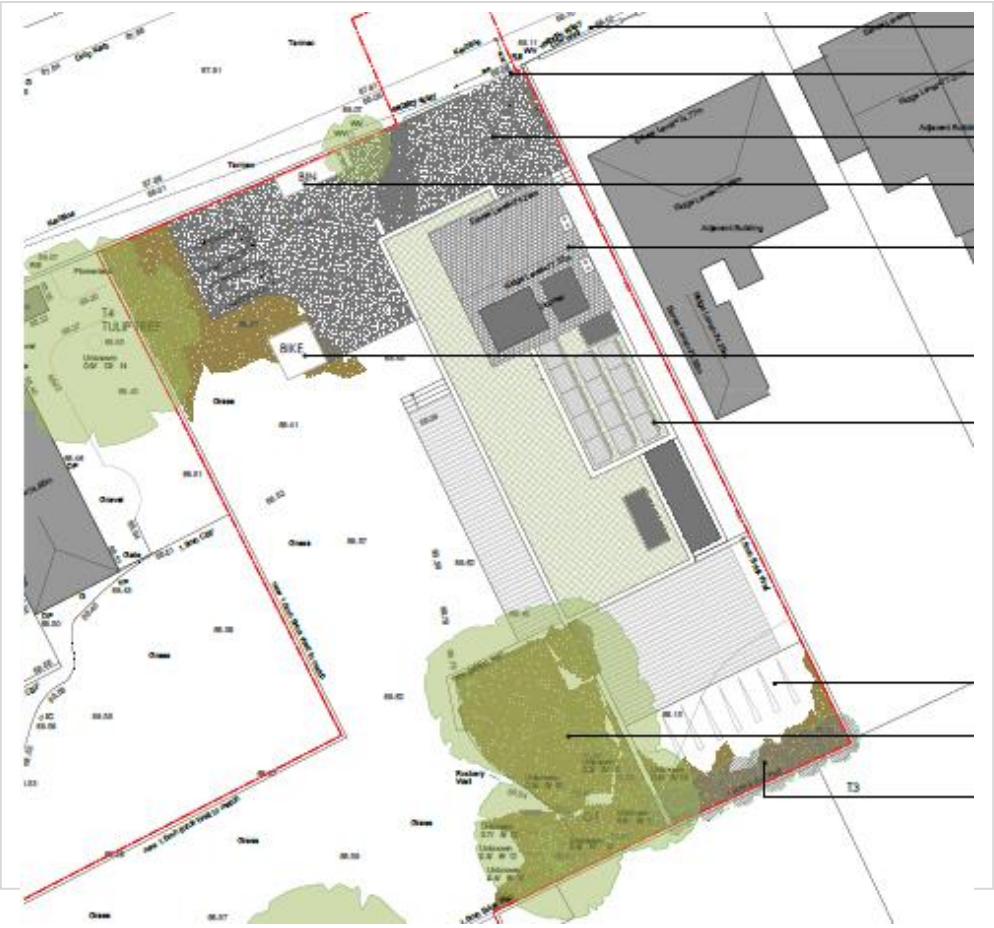
3.0 Site Description

3.1 The subject land comprises vacant plots and linked garden spaces within the development boundary outlined in red, below. The application address has changed (relative to earlier applications on the same site) to Site Adjacent to 43 Upper Redlands Road:



4.0 Development Proposal

4.1 The proposed development consists of the construction of a single detached dwelling with associated parking and outdoor space. See below for layout:



5.0 Tree Survey

5.1 The survey of the trees was carried out on the 10th April 2018. Tree data is recorded in Table 1 with locations indicated on plans attached to this report.

5.2 Baseline data can the found in Appendix 2.

6.0 Arboricultural Impact Assessment

6.1 BS5837 (2012) requires that the root protection area is calculated for each of the retained trees on the development. The root protection area is the minimum area in m^2 which should be left undisturbed around each retained tree. The standard calculated RPA's and the protection zone radii are detailed in the Tree Survey Schedule (Table 1) above.

6.2 For single stem trees, the RPA has been calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem, one of the two calculation methods below has been used.

6.3 For trees with multiple stems the following rules apply.
a) For trees with two to five stems, the combined stem diameter has been calculated as follows:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \ldots + (\text{stem diameter } 5)^2}$$

b) For trees with more than five stems, the combined stem diameter is calculated as follows:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{ number of stems}}$$

6.4 The RPA for each tree is plotted as a circle centred on the base of the stem.

6.5 The calculated RPA for each tree has been capped to 707 m^2.

6.6 Where pre-existing site conditions or other factors suggest that rooting has occurred asymmetrically, a polygon of equivalent area has been produced.

6.7 Where modifications to the shape of the RPA have been specified they reflect a soundly based arboricultural assessment of likely root distribution. Any deviation in the RPA from the original circular plot takes account of the following factors whilst still providing adequate protection for the root system:

a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
b) topography and drainage;
c) the soil type and structure;
d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.'

Below Ground Impacts

6.8 Threat from indirect damage and impacts on the rooting environment of retained trees is addressed by erection of protective fencing and ground protection along with the installation of the no-dig driveway system (with temporary wearing layer) at the very start of the construction process.

6.9 Where new underground drainage systems are proposed within the RPA of retained trees, the use of air-spade/suction excavations are planned to ensure larger roots (>25.0mm diameter) can be retained. See AMS for additional detail.

6.10 The use of Terravent ground de-compaction system will be used below whole of the available RPA of T4 prior to the start of construction and installation of the no-dig surface.

Above Ground Impacts

6.11 We have identified the need for tree pruning enabling works to T4 and G1 to aid the relationship between existing trees and the development proposals and in the interests of good arboricultural practices. See AMS for further detail.

6.12 Issues surrounding shading and the pressure for future tree works/removals are not judged to be significant following our shade analysis (see shading plan overlaying earlier almost identical scheme). Whilst some shading of garden area is illustrated, shading of the dwelling is not judged to be particularly significant through the greater part of the day. The elevated position of the rear and side terraces will mitigate the shading of G1 particularly when the sun is higher in the sky. Winter shading will be reduced by the deciduous trees losing their foliage.

6.13 The installation of protective fencing will adequately address the threat of direct above ground damage during the development process.

Tree / Hedge Removals

6.14 The removal of T1 and a section of G1 will be necessary to facilitate development. The landscape proposal illustrates the introduction of several young trees which results in a net-gain in terms of trees planted, to mitigate those lost.

Other Impacts

6.15 Irrespective of our view that the impact will be limited, in order to safeguard the tree we advise that any excavation undertaken within the RPA is supervised by a competent arboriculturist and that any root pruning which way be necessary is undertaken in accordance with NJUG10.

7.0 Potential incursions in to the RPA (Root Protection Area)

7.1 The proposed development will involve incursions into the RPA as detailed above and also potentially for access during the construction phase. Where it has been defined during the design stage, and shown on the tree protection plan, that vehicular or pedestrian access for the construction operation is required within the root protection area (RPA), the possible effects of construction activity will be addressed by a combination of barriers and ground protection.

7.2 Storage of materials, the site compound and welfare facilities should be set-up using a location outside the RPA on the existing gravel driveway.

8.0 Arboricultural Method Statement - PRELIMINARY – subject to Planning Conditions

8.1 Tree Protection

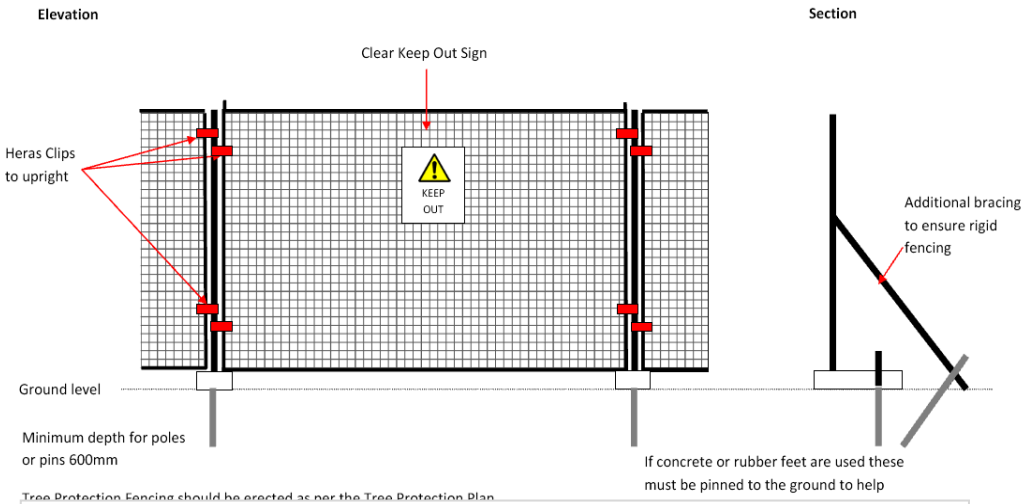
8.2 We have indicated on the Tree Protection plan (MWA TPP 001) where we believe *Heras style fencing* should be installed. In other areas the trees are protected by existing fencing defining field boundaries and in our opinion this will be sufficient to protect the trees on site. Where additional fencing has been specified the fencing is to be strong enough to resist impacts and suitable to the degree of construction activity on the site and to be in accordance with that specified within BS5837:2012.

8.3 All fencing will be in place prior to any other development work (with the exception of necessary tree works) commencing on site. Such fencing will therefore be erected before any materials or machinery is brought onto site. Once erected the fences will not be moved or altered in any way without prior consultation with the Local Planning Authority other than for operations detailed in this report. If the fencing is damaged in any way it will be re-instated to its original condition before construction work can re-commence Notices will be erected on the fencing stating 'Protected Area – No Operations within Fenced Area'. Protective fences shall be maintained in situ until all equipment, machinery and surplus materials have been removed from the site. Nothing will be stored or placed in any area fenced in accordance with this condition and the ground levels within

those areas shall not be altered, nor shall any excavation be made other than those detailed in this report, without the written consent of the Local Planning Authority.

8.4 All protective fencing (except where specified above) is to be constructed in accordance with BS:5837 (2012) – specification reproduced below:

Tree Protection Fencing Specification



Heras with double clip system and bracing as per BS5837: 2012

8.5 Tree Pruning enabling works

8.6 Judicious pruning to raise crowns and reduce lateral overhang will be required prior to construction activity on the site and the scope of this work should be agreed, in detail, with the project arboriculturalist, during the pre-start meeting. The LPA have indicated that a tree works would be permitted by default as a result of a planning consent thus removing the need for a separate s.211/1App prior to works commencing.

8.7 Tree pruning should accord with BS3998: 2010 'Tree Works'.

8.8 Schedule (preliminary) of enabling pruning and tree works:

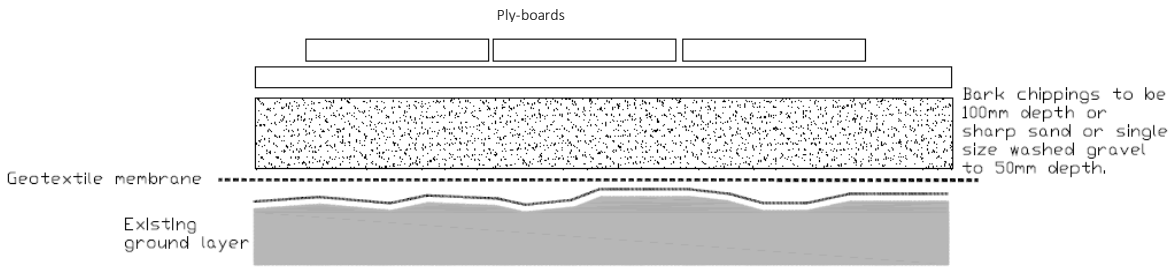
Tree ID	Species	Details
T4	Tulip Tree	Raise crown height to the east to 5.0m (c.1.0-1.5m lift) See below for position of pruning point.
G1	Sycamore, Ash	Reduce the lateral overhand of northern most trees back to achieve a minimum 2.0m clearance from terrace.

8.9 Ground Protection

8.10 To protect the RPA of retained trees from the movements of heavy plant and machinery – Ground Protection should comprise, 18mm ply boards should be laid onto a geo-textile membrane and overlaid with a compressible layer (100mm), which is this case should be wood chippings or sharp sand.

8.11 To protect again pedestrian movements only - Ground Protection should comprise 18mm ply boards laid onto a geo textile membrane.

8.12 Ground protection should be installed prior to any demolition activity on the site and remain in place until practical completion of the demolition phase.



8.13 Installation of Services (Underground)

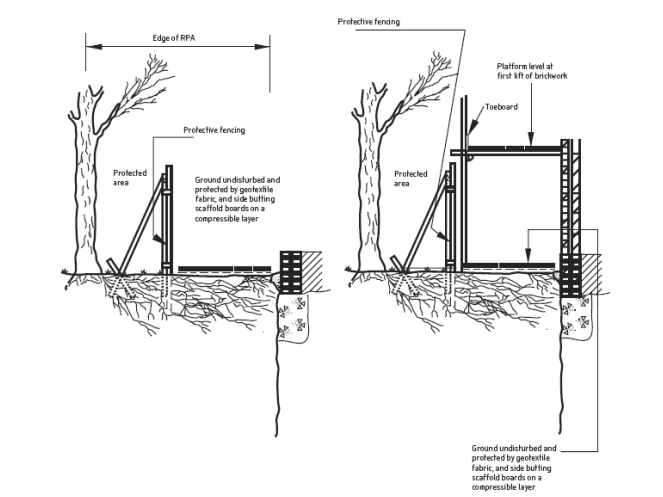
8.14 Trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree. For this reason particular care should be taken in the routeing and methods of installation of all underground services.

8.15 We understand new underground services connecting to the proposed dwelling fall outside of the RPA of higher value retained trees, however: should the location of underground services change and fall within the RPA of retained higher value trees the use of an Air-spade/suction excavation system will be employed to excavate without loss or damage of larger (>25.0mm diameter) roots thus allowing pipework/ducting to be routed below. Those roots smaller than 25mm in diameter may be pruned back, preferably to a side branch; using a proprietary cutting tool such as secateurs or a handsaw. Roots larger than 25mm in diameter will only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability. Prior to backfilling with quality/screened top-soil, any hessian wrapping will be removed and retained roots should be surrounded with sharp sand (builders' sand will not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material will be free of contaminants and other foreign objects potentially injurious to tree roots.

8.16 Excavations accord with the general 'zoning' recommendations as set-out in NJUG 4.

8.27 Scaffolding in the RPA

8.28 Scaffolding which is to be erected within the RPA shall be done in accordance with the Standard as detailed below.

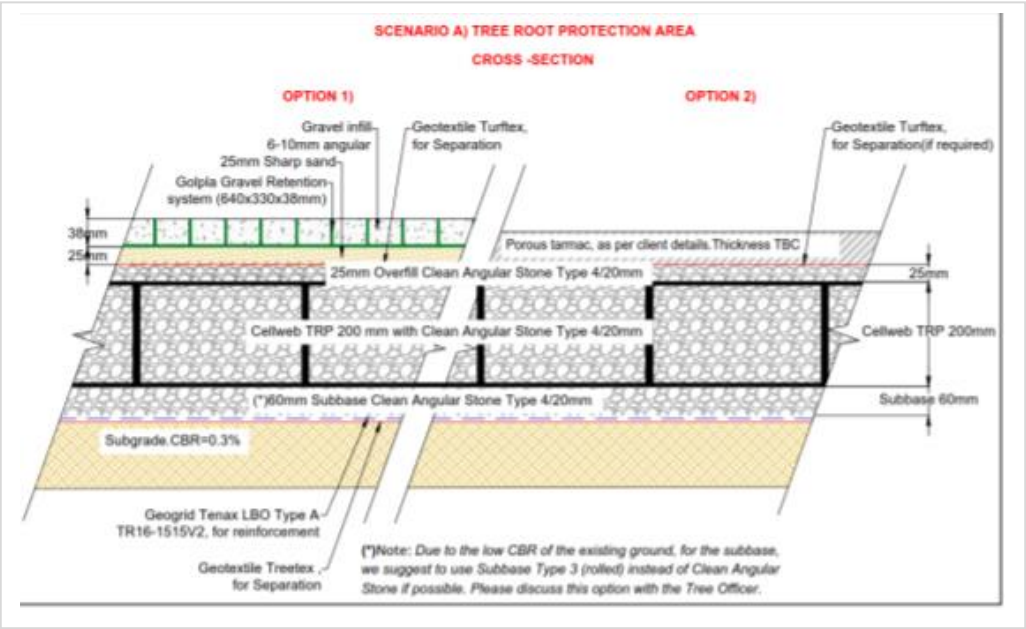


8.29 No-Dig Surface (Cellular Confinement System)

8.30 The use of Geosynthetics 'GOLPA' gravel retention system overlaying CELLWEB-TRP is proposed for both vehicular access/egress, turning and parking areas as defined on the TPP. The benefits of this system are (extract from Geosynthetics below):

- The only guaranteed cellular confinement system on the market
- Independently tested
- No dig solution
- Prevents sub soil compaction
- Complies with BS:5837:2012, Tree Preservation Orders (TPO's) and APN 12
- 100% success rate
- Full technical support from our Tree Root Protection Team
- Technical Recommendations from qualified Civil Engineers
- Continued water permeation and gaseous exchange
- Simple to install

8.31 Any existing surface (turf/gravel) will be removed, by hand, with levels augmented through use of an inert, granular sub-base over which a geo-textile membrane is be laid. The Cell-web (likely 150mm based on vehicle weights/usage) will be installed with the Golpa system above as the highly permeable but stable wearing layer. See below as an illustration. Adjustment of levels outside of the RPA can involve lowering of levels greater than 100mm. Timber edge supports secured with galvanised ground pins would be the preferred option to contain the installation.



8.32 The use of a permeable but temporary wearing layer above the Cellweb is likely to precede the installation of the Golpa system although it may be decided, once the scheme has been subject passed the manufacturers design process, that this may not be necessary.

8.33 The no-dig surface will be professionally designed by the manufacturer with the project engineer taking an overview in terms of levels and the design of ramps up/down to meet highway level.

8.34 Order of Events

Protective Fencing installation

Ground protection to be installed

Enabling tree works (felling and pruning)

Underground services to be installed

Install no-dig surface with agree temporary wearing layer

CONSTRUCTION PHASE TO COMMENCE

FINAL wearing layer to be installed to no-dig surface.

MONOTORING AS PER SCHEDULE

PRACTICAL COMPLETION

SITE ANDSCAPING

8.35 Monitoring & Supervision

8.36 The sequencing of essential arboricultural supervision is detailed as follows:

Phase 1a – Pre start – relevant stakeholders to be made are of AMS and sequencing of works. These include:

- Site Manager (TBC)
- Arboriculturalist (D Williams – MWA Arboriculture Ltd)
- Engineer
- LPA tree officer

Phase 1b – Enabling works to be inspected/supervised by arboriculturalist to include:

- Ground protection as per AMS/TPP
- Tree pruning/felling enabling works (in progress)
- Protective fencing/hoarding as per AMS/TPP
- No-Dig Surface installation

Phase 2 – Construction phase - prior to start an initial inspection and unscheduled monitoring visits (fortnightly)

- Position and specification of fencing/ground protection to be assessed
- Assessment for unauthorised encroachment in exclusion zones
- Trouble shooting with site manager

Phase 3 – Practical completion and Landscaping (hard and soft)

- Arboriculturalist to meet with site manager
- Final wearing layer for no-dig (if not installed at enabling)
- Sign-off upon practical completion

9.0 Conclusion and recommendations

9.1 There are trees within the site which fall within the constraints of BS5837 (2012).

9.2 The impact of the proposed development has been assessed and in our professional opinion provided that the works take place in accordance with the method statements specified in this report the works will not be detrimental to the retained trees. Site specific method statements can cover final foundation design and installation and we encourage the LPA to allow this matter to be dealt with through planning condition.

9.3 All technical issues relating to arboriculture should be addressed to MWA Arboriculture Ltd in the first instance. MWA Arboriculture Ltd will liaise between the Local Planning Authority and any interested parties.

9.4 It is suggested that the development proceeds in accordance with the above recommendations with the use of condition(s) to ensure the appropriate methods of working are agreed and any necessary site supervision/enabling works are correctly sequenced prior to the commencement of construction work.

Appendix 1 – Site Notice

TREE PROTECTION AREA

INDUCTION HAND-OUT FOR ALL OPERTIVES
Copy to be kept visible at all times at the site entrance and staff compound

Precautions When Working Close To Trees

Damage to trees and may result in action by the Local Planning Authority such as a stop notice or prosecution.

- Works stipulated in the approved **Tree Protection Plan** and Arboricultural Report will be completed before other works on the site begin. No other tree pruning is permitted without written permission from the Project Arboriculturalist.
- If required **Protective Fencing** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Protective Fencing** will remain in place until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturalist.
- If required **Ground Protection** is to be installed in accordance with the approved Tree Protection Plan before the start of any construction activities, including demolition or placing of site offices.
- **Ground Protection will remain in place** until the end of the build unless approval for its removal is provided in writing by the Project Arboriculturalist.
- **Excavations within the Root Protection Areas of retained trees (RPAs)** must be conducted in **strict accordance with the AMS** and in accordance with site specific briefing provided by the Project Arboriculturalist.
- Only those **underground services** shown in the approved plans will be routed through the RPA of retained trees without consultation with the Project Arboriculturalist. (See above regarding excavation within RPAs.)
- **No storage of chemicals or other materials** is allowed within the RPA of retained trees irrespective of ground protection. Materials should not be stored uphill of retained trees or their RPAs.
- **No mixing of concrete or other potentially toxic materials** is permitted within the RPAs of retained trees.
- **No fires are permitted within RPAs or close to retained trees**, irrespective of local Council policy.
- **Banksman** will be used whenever plant is operating close to retained trees.
- **No plant may operate within the RPA of retained trees** without appropriate ground protection in place.
- Details for the **Project Arboriculturalist** may be obtained from the Site Agent.

Appendix 2 – Tree Survey Schedule

Tree No.	Species	Ht (m)	No of stems	Dia. @ 1.5m (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Crown Ht	Age Class	Description & Recommendations	RPA (Radial)	BS Cat
T1	Apple	5-6	1	300	3	3	3	2	<20	N/A	M	Low value tree in the context of the site. Remove to facilitate development.	RPA: N/A	**C1**
T2	Holly	4.5	1	200	1	1	1	1	20	N/A	EM	Low value tree in the context of the site. Retain if hard standing layout permits.	RPA: N/A	**C1**
T3	Silver Birch	12.0	1	350	3	4	4	3	20	N/A	EM	Off-site tree – limited RPA overlap. Retain and protect as per AMS/ TPP	RPA: 4.2	**C1**
T4	Tulip Tree	18.0	1	730	6	8	8	7	20-40	<4.0 E	M	Focal specimen tree with well-balanced form and no obvious structural defects. Minor crown lifting required on east side. Retain and protect as per AMS/ TPP	RPA: 8.7	**B1**
T5	Holm Oak	5.7	1	230	3	3	3	3	20	N/A	SM	Semi-mature tree close to roadside boundary wall. Limited potential to mature given inevitable longer-tern impacts on fabric of the wall. RETAIN.	N/A	**C1**
T6	Oak	4.6	1	80	1	1	1.5	1	20+	N/A	Y	Young tree with high growth potential. Tree could be lifted and transplanted. Remove to facilitate development. RETAIN.	N/A	**C1**
T7	Holly	5.6	M/S	100av	3	3	1.5	3	20	N/A	SM	Semi-mature multi-stemmed tree. RETAIN.	N/A	**C1**
T8	Yew	10.0	1*	520*	5	4	5	5	20+	0.0	M	Higher value tree with long-term contribution to the site. Retain and protect as per AMS/ TPP	RPA: 6.5	**B1**

Tree No.	Species	Ht (m)	No of stems	Dia. @ 1.5m (mm)	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Crown Ht	Age Class	Description & Recommendations	RPA (Radial)	BS Cat
T9	Lime	17.0	1	460*	5	6	7	6	20+	<3.0 E	EM	Evidence of pollarding at 4.5m with significant regrowth. Prominent tree. Retain and protect as per AMS/ TPP	RPA: 5.6	B1
T10	Bay	8.0	M/S	200	4	3	4.5	3	20	<3.5 E	M	Chlorotic (yellowing) foliage indicating biotic/abiotic stress. RETAIN.	RPA: 3.0	C1
T11	Apple	3.8	1	170	2	2	2	2	<20	N/A	EM	Poor tree with limited contribution in the context of the site. RETAIN.	RPA: N/A	C1
T12	Lime	10.0	1	700*	3.4	3.4	3.6	3.4	20+	<1.0	M	Pollard points at 4-5m height with several years' regrowth plus basal epicormics growth. Prominent tree. RETAIN.	RPA: 8.4	B1
T13	Birch	6.0	2	50 80	1	1	1	1	<10	N/A	SM	Self-set twin stem tree close to boundary RETAIN.	N/A	C1
T14	Maple	Felled during 2018 following a s.211 notification to the LPA – Reference 181863/TCA												C1
T15	Cedar	15.8	1	420*	5	5	4	5	20+	<3.5 W	EM	Well-formed off-site tree. Retain and protect as per AMS/ TPP. RETAIN.	RPA: 5.0	B1
G1	Sycamore, Ash	7-14	M/S	200	-	-	-	-	20+	N/A	EM	Linear group of self-set trees. Remove northern section to facilitate development.	RPA: 2.4 nominal	B2

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Crown Height:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Age Class:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
ERCY:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
BS Cat::	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
*** (Estimated Dimensions):**	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

Appendix 3 – Monitoring & Supervision - Form

Arboricultural Monitoring & Supervision Record

Site Address	
MWA Consultant	
Date of visit	
Also In attendance	

Purpose of Visit			
Monitoring	Supervision	Spot-Check	Meeting

Observations			
	As per AMS/TPP?	Breach?	S Manager aware?
Protective Fencing			
Ground protection			
Signage			
Storage			
Access/egress			
Tree Works			
Underground services			

Comments
Signed:
Dated:

KEEP BLANK