

ARBORICULTURAL REPORT

11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD



Arboricultural Impact Assessment report and Tree Protection Plan

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Compiled by:

Martin Gammie MIC For. Dip Arb RFS. F. Arbor. A. Tech. Cert. Arbor. A.

Consulting with Trees Ltd

8 Clare

Nr. Thame

Oxon

OX9 7HQ

Tel: 01844 281600 Mobile: 07836 352936

Email: cwtarb@gmail.com Web: www.cwtarb.com

Consulting with Trees

ARBORICULTURAL CONSULTANTS

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TREE SURVEY

1. INSTRUCTION AND TERMS OF REFERENCE

Following dialogue with Mr Richard Cutler of Cutler Architecture, Consulting with Trees Ltd (CwT) received instruction from Mr Rupert Towers to produce an Arboricultural Impact Assessment (AIA) to support a current planning application ref 230979/FUL and a Tree Protection Plan (TPP) to address an extant planning condition ref. 230982/APC, both of which are relative to development proposals at 11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD. The AIA relates to the proposed construction of a new garage to the front of the property (yet to be approved) and the TPP relates to an extension to the existing dwelling as approved in Reading Borough Council's decision notice ref. 220635. As the AIA also informs the detail of the TPP, it should be referenced when implementing the tree protection measures prescribed in the TPP. The TPP is therefore attached as appendix 4 of the AIA.

NB. Following feedback from the council tree officer, we have also produced a separate draft TPP specifically for the garage development. Whilst this would normally be produced once the design and construction detail has been finalised, it has been included in the AIA in draft form to address the tree officer's concerns and aid comprehensive assessment of the planning proposals. Both the tree constraints plan (TCP) and the draft tree protection plan (TPP-D) relevant to the garage application ref. 230979/FUL are attached at appendix 2.

Tree Condition Survey: The survey is restricted to trees and hedges located on and immediately adjacent to the development areas of the site (associated with both the house extension and the garage development) as indicated on the Cutler Architecture drawings provided with our brief;

- visit the site and undertake a detailed inspection of the subject tree's health, vigour and structural integrity so as to determine their safe useful life expectancy (SULE) and to categorise the trees in accordance with BS 5837/2012 'Trees in relation to design, demolition and construction - Recommendations'
- assess the impact of the trees on the site and surrounding structures and consider future compatibility between the trees and any existing and/or proposed structures where such details have been provided with the brief.

Arboricultural Impact Assessment (AIA): The AIA is also limited to trees standing on or immediately adjacent to the development areas of the site and will accord with BS 5837/2012.

NB. Whilst the tree survey will collate data for both phases of development, the AIA report will relate only to the proposed garage development.

- collate tree survey data as part of the initial site visit detailed above, as necessary to inform the AIA
- produce AIA report comprising tree schedule (including tree condition findings), tree constraints plan (TCP) drawing ref. CwT-TCP-23-06-01, draft tree protection plan (TPP-D) drawing ref. CwT-TPP-23-09-02, impact assessment and any potential, envisaged mitigation measures relative to the development proposals where such details have been provided with the brief
- the proposal assumes that a topographical survey of the site is available and includes tree and hedge location detail and that this can be provided in dwg format in advance of our site survey. This will be used as the source of baseline data to inform the TCP
- our desktop appraisal suggests the survey will include <20no. trees and/or groups of trees and/or hedges.

Tree Protection Plan (TPP): The TPP drawing ref. CwT-TPP-23-06-02 will address the requirements of pre-commencement condition no.4 of Reading Borough Council decision notice ref. BC 220635 and is attached at appendix 4.

NB. A TPP will normally form part of an arboricultural method statement (AMS). As an AMS is not a requirement of the planning condition, the TPP document, which includes some supporting tree protection specification detail, is attached as appendix 4 of the AIA. The TPP will be informed by tree survey data and impact assessment information produced for the above items.

Compilation of the TPP will comprise;

- the TPP will be based on the site layout detail provided with our brief. Any further amendments to the layout plans and/or additional detail associated with the development such as drainage and service runs may influence the TPP
- overlay tree protection plan (TPP) detail onto the tree constraints plan (TCP), produced as part of the AIA referenced above, detailing proposed fencing and ground protection measures necessary to protect all retained trees and hedges whilst enabling implementation of the approved development
- the TPP will specify where there is a need to employ specific construction specifications to mitigate impact of development on retained trees and/or hedges and/or identify where trees and/or hedging cannot be appropriately protected in line with best practice and may need to be removed
- the TPP will also be annotated to identify any aspects of the development where specific construction specifications, operational detail and/or methodology, including site management and arboricultural supervision may be necessary to successfully protect existing trees from the development operations and ensure compliance with best practice guidance.

2. SCOPE AND METHOD OF SURVEY

The report is concerned with the arboricultural aspects of the site only and restricted to trees and hedges on or immediately adjacent to the site where such trees and hedges are considered to be within the zone of influence of the development proposals. Having assessed the site and extent of proposed development, a total of 6 individual trees, 4 groups of trees, 5 hedges and 1 group of shrubs have been included in the report.

The survey has been carried out in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

All survey data has been collated in the tree schedule which is attached at appendix 1.

The trees are categorised into individual trees, groups and woodlands and additional data was recorded for hedges, shrubs and woody scrub where present.

The reference numbers of surveyed trees and groups of trees are shown on the Tree Constraints Plan (TCP) which is attached at appendix 2 and the annotated tree detail is based on data collated during our site survey. The Richard Cutler Architects drawings provided with our brief have been used as a source of baseline data for the TCP.

The tree survey was carried out from ground level only with the aid of binoculars where appropriate.

No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

Tree heights were measured using a Haga altimeter or, where inaccessible or where this level of accuracy was unnecessary, tree heights were estimated to the nearest 1m.

Trunk diameters are measured or, where inaccessible, estimated to the nearest 50mm. Diameters have been measured at 1.5m from ground level or as otherwise stated and in accordance with BS5837 recommendations.

Tree canopies have been measured or estimated where access has not been possible or where this level of accuracy was unnecessary.

This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.

Any estimated figures are followed by (e) in the schedule.

SUMMARY OF GRADING CATEGORIES BS5837:2012

Trees for removal

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 and should be **removed** for reasons of sound arboricultural management. (Identified by **dark red** colouration on the TCP.)

These trees should not be considered a constraint in terms of the development and planning process.

Trees to be considered for retention

A Those of **high** quality in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested) (Identified by **light green** colouration on the TCP).

B Those of **moderate** quality and in such a condition as to make a significant contribution (a minimum of 20 years is suggested) (Identified by **mid blue** colouration on the TCP).

C Those of **low** quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm. (Identified by **grey** colouration on the TCP).

Category C trees will usually not be retained where they would impose a significant constraint on development. Category A and B trees will normally be retained.

The following **subcategories** are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.

1: Mainly arboricultural values.

A1 Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).

B1 Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage).

C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify for higher categories.

2: Mainly landscape values

A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.

B2 Trees present in numbers, usually 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.

C2 Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary transient landscape benefit.

3: Mainly cultural values, including conservation.

A3 Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).

B3 Trees with material conservation or other cultural value.

C3 Trees with no material conservation or other cultural value.

ARBORICULTURAL IMPACT ASSESSMENT

3. INTRODUCTION

The Arboricultural Impact Assessment (AIA) considers both the potential for development to impact on the treescape and the extent to which the value of the treescape, including the environmental and amenity benefits it provides in the wider landscape, may be considered a constraint to development proposals.

In this instance CwT have not been involved with the design stage of development project and have been instructed to produce the AIA to support planning application ref. 230979/FUL. The Tree Constraints Plan (TCP) drawing ref. CwT-TCP-23-06-01 at appendix 2 indicates the protection zones (as specified in BS5837/2012) that the trees will normally require if they are to be successfully retained as part of the development proposals. All development related activity should therefore avoid encroachment of the protection areas where feasible to do so.

Where encroachment is found to be unavoidable, the feasibility for adequate impact mitigation through the adoption of appropriate protection measures, construction specifications and methodology is considered in sections 5 to 8 below. Where considered feasible, the details of envisaged protection measures have been provided in a draft Tree Protection Plan (TPP-D) drawing ref. CwT-TPP-23-09-02, which is also attached at appendix 2 along with the TCP. It is important that the TPP-D be reviewed, giving consideration to the final approved development detail, prior to its adoption as appropriate tree protection for the garage development.

NB. A second TPP drawing ref. CwT-TPP-23-06-02 has been produced to address planning condition no.4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the dwelling. A copy of the decision notice is attached at appendix 3. This TPP supports the discharge of condition application ref. 230982/APC

The appraisal will also take account of the categorisation of the subject trees (as prescribed in BS 5837/2012 and detailed in section 2 above) and the feasibility and expedience of their long term retention so as to determine the merits of retaining them as opposed to their removal and replacement with better quality trees in a more suitable location. Categorisation of surveyed trees is recorded in the tree schedule at appendix 1 and annotated on the TCP at appendix 2.

The prescribed tree protection measures must be strictly complied with throughout the development process to ensure that where considered desirable to retain trees and where trees have been specified for retention, adequate provision will be made for their protection and successful retention.

4. THE PROPOSAL

The AIA report deals solely with proposals for a new garage to be located in the front garden area of the property known as 11 Saint Peter's Avenue, Caversham, Reading, RG4 7DD, further details of which are provided in the Cutler Architecture suite of drawings and additional supporting documents to be submitted with the planning application.

The AIA survey data has also been used to inform production of a second Tree Protection Plan (TPP) drawing ref. CwT-TPP-23-06-02 which has been produced to address planning condition no. 4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the existing dwelling on this site. A copy of the decision notice is attached at appendix 3 and the TPP is attached at appendix 4. This TPP supports the discharge of condition application ref. 230982/APC.

5. APPRAISAL

Information obtained from Reading Borough Council as part of our desktop assessment advises that the site itself is not within a conservation area. However, the online information we were able to obtain suggests that some of the trees on and adjacent to the site are the subject of tree preservation orders (TPO). The council's records show;

- TPO 106/07 relates to trees located at 13 St. Peters Avenue
- TPO 33/003 relates to trees located in the roadside verge of St Peters Avenue

NB. TPO and mapping details have not been purchased to determine tree type, numbers and locations relative to the TPOs listed above. Further enquiries should therefore be made to confirm such detail, prior to undertaking any work to trees, or within the vicinity of trees, on or adjacent to the site. CwT can pursue confirmation of this detail if required.

No other tree related legislative constraints were identified.

The application site comprises a two storey detached property located in a spacious plot on the southerly aspect of St. Peters Avenue. The existing main access drive is located in the NE corner of the site and the existing garage is set within the footprint of the existing dwelling adjacent to the eastern site boundary. The proposed garage will be located in the N/W corner of the front garden area and access to it will require some minor amendments to the layout of the existing driveway. Our brief has advised that any such amendments will be located outside the RPA of retained trees. It should be noted however, that a large proportion of the existing drive is located within the RPA of retained trees and appropriate protection measures are therefore considered in section 7 below.

Whilst there are a limited number of significant trees within the site, there are several boundary hedges providing important screening between the site and neighbouring properties and these have therefore been a consideration of the AIA. The majority of the better quality trees are located in the front gardens of the site and neighbouring properties and in the highway verge immediately north of the site. From the information provided with our brief and the data collated as part of the tree survey (see tree schedule at appendix 1 and TCP at appendix 2), it would appear that all significant trees and hedges can be retained and appropriately protected from the development proposals.

Section 6 and 7 below consider the generic and site specific constraints that will need to be addressed as part of the development proposals and outline details of the mitigation measures considered appropriate to do so.

6. MAIN GENERIC TREE CONSTRAINTS

Tree(s)	Issue(s)	Detail and relevance to project
Higher category trees	BS5837/ 2012	Whilst the British Standard advises restraint in attempts to retain too many trees or unsuitable trees on a development site, the premise would normally be to avoid removal of any A and B category trees i.e. healthy trees of good form and significant safe useful life expectancy (SULE) that are likely to continue to contribute to the aesthetics and amenity value of the site for >20years. The survey identified 4 individual category 'A' trees and 1 category 'A' group. There was also 1 individual category 'B' tree and 1 category 'B' group. All of the existing higher category trees can be retained and adequately protected with protection measures as prescribed in BS 5837/2012. See section 7 below for bespoke protection measures required for those trees where development activity encroaches within the RPA.
All surveyed trees	Legislative constraints	Two Tree Preservation Orders, relative to trees on and adjacent to the site, were identified as part of our desktop appraisal. It was not possible to confirm from the council's online information, which of the surveyed trees were the subject of the TPOs. It will be necessary to purchase additional information from the council in order to confirm this detail. The relevant TPO references are; • TPO 106/07 relates to trees located at 13 St. Peters Avenue • TPO 33/003 relates to trees located in the roadside verge of St Peters Avenue
T1, T4 and T5	Ownership	These trees stand either on the highway verge and/or within neighbouring property. We understand that St Peters Avenue is a private road and responsibility for the highway trees had not been confirmed at time of writing. Whilst ingress of branches and roots to the site may be considered a legal nuisance and can be removed under common law, any resulting damage or death of the trees may be considered criminal damage. Where trees are identified for retention provision should be made to mitigate any potential risk of damage to these trees. Where works are proposed to neighbouring trees advanced dialogue with the owners is recommended even if the works do not require their consent. Any proposed tree works should be prescribed and/or approved by a suitably qualified arboriculturist.
All surveyed trees	Development operations	All construction activity including demolition, site clearance, foundation construction, surface treatments and any drainage or service runs must ensure compliance with prescribed site management and tree protection measures.

7. SITE SPECIFIC CONSTRAINTS AND POTENTIAL DEVELOPMENT IMPACT

Tree(s)	Issue(s)	Detail and relevance to project
T1 to T6, G1, H1, H2 and S1	Construction activity associated with the proposed garage	T6 and G1 comprise relatively young trees and it is therefore recommended they be transplanted to alternative locations within the site to facilitate the development, rather than removed. The shrubs comprising S1 will be cut back as necessary to facilitate the development. All other trees and hedges can be protected using standard protection measures prescribed in BS 5837/2012 as suggested on the TPP-D at appendix 2. Potential impact: • Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general construction activity • Excavation, ground level and surface type changes within the RPA of retained trees/hedges • Ground pollution such as cement contamination • Wounding or physical damage to the trees/hedges above or below ground as a result of construction traffic and/or activity • Permanent changes to the below ground growing environment. Recommendations: • Young trees will be appropriately prepared and transplanted by suitably experienced arborists, during the dormant season preceding the development project • That the project planning and contract specification for the development take account of the site constraints, particularly the extent of the root protection areas, resulting in limited space for construction activity, parking and/or material and/or machinery storage and therefore must stipulate the need for advanced site logistics planning and the specification of an appropriate scale of equipment and to designate specific areas for parking, cement mixing, material storage, site cabins, etc, avoiding the RPA of retained trees • The close proximity of the garage footprint to the RPA of retained trees limits the extent of excavation that will be permitted around the garage footprint and suggests the need for sheet piles to be installed around the perimeter of the footprint, prior to excavation • Excavation will be limited to the area contained within the sheet piles on the northern, southern and western aspects of the garage • The garage foundations will then be laid within the excavated area enabling the garage to be constructed prior to removal of the sheet piles • The garage walls will then act as retaining walls to accommodate the variable ground levels around the building thereby avoiding excavation and/or grading within the RPA of retained trees • All associated activity will be the subject of an arboricultural method statement (AMS) which will prescribe an appropriate programme of arboricultural supervision and monitoring

		• The AMS should be secured by appropriate conditions as part of any planning permission • Retained trees/hedges will be protected from activity associated with the development project by adopting generic protection measures comprising a combination of barriers and ground protection as prescribed in BS 5837/2012 and detailed in the TPP-D at appendix 2 • Any prescription for ground protection will take account of both the current ground conditions/surfacing and the loading to which the area will be subject during the course of the development • All prescribed tree protection measures will be installed prior to commencement of any site activity including any site clearance and/or demolition • The potential for some minor incursion to the RPA of the laurel hedge (H2) (see TPP-D at appendix 2) is considered acceptable given the robust and vigorous qualities of this species and the restrictions to canopy growth resulting from its management as a hedge.
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T1 to T4, H1 and S1	Amendments and/or upgrading of the existing access.	The location of the proposed garage will require amendments to the layout of the existing driveway details of which were not available at time of writing. Whilst a large proportion of the existing drive is located within the RPA of retained trees, our brief has confirmed that any such amendments will be limited to areas beyond the RPA of retained trees Potential impact: • Significant encroachment of RPA • Excavation, level changes and/or ground compaction associated with amendments and/or upgrading of the existing access drive and parking area Wounding or physical damage to trees above or below ground as a result of hard standing construction activity • Permanent changes to the below ground growing environment. Recommendations: • No amendments, excavation and/or surface type changes will be permitted within the RPA of retained trees • Should the need for such works within the RPA of retained trees be identified, the retained arboriculturist will be consulted and a bespoke AMS produced and submitted to the LPA for approval, prior to implementation • The generic protection measures detailed in TPP-D at appendix 2 should be adopted for any works associated with driveway modifications outside the RPA of retained trees, subject to a review of the TPP-D by the retained arboriculturist once final design and layout drawings have been approved.
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Tree(s)	Issue(s)	Constraint and recommended mitigation
All surveyed trees and hedges	Drainage and service runs	No details of additional drainage and/or services requirements had been confirmed at time of writing. Any works associated with new services and/or amendments to existing services should seek to avoid any encroachment within the RPA of retained trees. Potential impact: - Excavation associated with drainage and service trenches, soakaways, harvesting tanks and/or heat source pumps within the RPA of retained trees may result in the severing or wounding of live roots - Ground compaction and/or disturbance associated with mechanical and pedestrian movement and general activity required to install services and/or drainage facilities. Recommendations: - No excavation and/or construction activity that is associated with the installation of new and/or amendments to existing drainage and service trenches, soakaways, harvesting tanks and/or heat source pumps, will be permitted within the RPA of retained trees - Temporary barriers and ground protection will be installed in accordance with BS 5837/2012 as necessary to protect the treescape - where such works are required within the RPA of trees, the retained arboriculturist will be consulted and a bespoke AMS produced and approval sought from the LPA, prior to implementation
All surveyed trees/hedges	Hard and soft landscaping	No details of any proposed hard and/or soft landscaping were available at time of writing. Potential impact: - Landscape works, usually implemented in the latter stages of a construction project can involve excavation, cultivation and changes to levels and surfacing that have the potential to negatively impact retained trees. Recommendations: - All retained trees will be protected for the duration of the project using a combination of standard protection in accordance with BS 5837/2012 and with specifications and methodology prescribed in the AMS - Where landscape works are required within the RPA of retained trees, the retained arboriculturist will be consulted and the scheduling, construction specifications and methodology for such works will be prescribed in a bespoke AMS.

8. CONCLUSIONS

- The findings of the AIA suggest that all significant trees and hedges can be retained and appropriately protected from the development proposals.
- Whilst a large proportion of the existing drive is located within the RPA of retained trees our brief has advised that any proposed amendments to the driveway will be limited to areas beyond the RPA of retained trees
- Following feedback from the council tree officer, a draft tree protection plan (TPP-D) drawing ref. CwT-TPP-23-09-02 has been produced specifically for the garage development. Whilst this would normally be produced once the design and construction detail has been finalised, it has been included in the AIA in draft form to address the tree officer's concerns
- It is important that the TPP-D be reviewed by the retained arboriculturist, giving consideration to the final approved development detail, prior to its adoption for the garage development
- All retained trees will require appropriate protection, adopting a combination of generic tree protection measures as prescribed in BS 5837/2012 and bespoke specifications and methodology which should be provided in an arboricultural method statement (AMS) which will incorporate the final version of the TPP-D
- It is recommended that production of and compliance with the AMS be secured by condition attached to any planning permission associated with this development.
- In addition to the compilation of this AIA, our brief requested production of a separate tree protection plan (TPP) to address planning condition no. 4 of Reading Borough Council decision notice ref. 220635 relative to the approved extension of the existing dwelling and to support the application for discharge of that condition ref. 230982/APC. As the AIA survey data has informed the compilation of this TPP drawing ref. CwT-TPP-23-06-02 it is attached at appendix 4 for ease of reference.

Appendix 1

Tree Schedule

TREE SURVEY SCHEDULE KEY

1. **TREE No:** Allocated individual tree or group number, this may or may not be tagged on site.
2. **TREE SPECIES:** Common name followed by botanical name in brackets.
3. **AGE CLASS:**
 - Y** : Young
 - SM** : Semi-mature
 - EM** : Early Mature
 - M** : Mature
 - LM** : Late Mature
 - OM** : Over mature
 - V** : Veteran (of biological, cultural or aesthetic value, usually beyond typical age range)
4. **DBH:** Diameter of the tree stem in millimetres measured at 1.5m from ground level.
5. **CROWN SPREAD (CS):** Shown as cardinal points N, S, E, W. Dimensions in metres taken from centre of stem.
6. **HEIGHT (H, CH, FB)** Height of tree in metres to the highest point (H). Height of canopy/foliage at lowest point (CH). May also record height and orientation of first branch (FB) union on tree stem. Measured in metres from ground level.
7. **PHYSIOLOGY + STRUCTURE:** General categorisation i.e. Good, Fair, Poor
8. **CONDITION + SITE DETAIL:** Description of general form, including presence of physical defects, disease or decay and other appropriate details based on health, vitality and overall structural integrity that may influence SULE and BS categorisation (see 10 and 12 below). May include reference to other site structures and features.
9. **PRESCRIPTION:** May prescribe appropriate remedial works and/or works required to facilitate development proposals. **NB. ** in col. 9 = Works that are not essential to implementation of approved development and may require a separate application/notice where trees are the subject of a TPO and/or within a conservation area.**
10. **ROOT PROTECTION AREA (RPA):** Area of rooting volume that must be retained and protected from all development activity as prescribed in BS 5837/2012. The top figure = the radial distance of a standard circular RPA from the tree stem. The lower figure = the total area of the RPA and can be used where it is necessary to calculate an irregular polygon RPA. NB. All young trees with dbh <100mm have been allocated a minimum RPA of 1.0m radius
11. **SAFE USEFUL LIFE EXPECTANCY (SULE):** Estimated number of years the tree will continue to make a safe and useful contribution to its surroundings, taking into account its current age and physiological and structural condition i.e. <10, >10, <20, >20, >40. (NB. This assumes that there will be no physical changes to its immediate environment.)
12. **BS CATEGORY:** (please refer to section 2 of this report or BS5837:2012 section 4.5 and Table 1 for detailed descriptions)
 - U: trees for removal – in such a condition that they cannot be realistically retained for longer than 10 years.
 - A: trees of high quality – with estimated remaining life expectancy of at least 40 years.
 - B: trees of moderate quality – with estimated remaining life expectancy of at least 20 years.
 - C: trees of low quality – with estimated remaining life expectancy of at least 10 years or young trees with a stem diameter < 150mm.
 NB. 'C' category is applied to young trees <150 dbh as their age/size means they can be easily transplanted or replaced. Shown as 'C1a' in column 12 of the schedule

Abbreviations: **AGL** = above ground level. **N/A** = not applicable or not available. **'e'** = estimated measurement. **N,S,E,W** = cardinal orientation. **dw** = deadwood. **Av** = average. **Max** = maximum. **o/s** = outside. **adj.** = adjacent. **DDT** = Decay detection test. **AD** = Ash Dieback disease. **SD** = Stem damage. **PP** = poor planting and/or aftercare. **W+M** = create weed free area and mulch.

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
T1	Lime (<i>Tilia x europaea</i>)	M	520	Av. 6.0	20 1.8 4.5 S	Good Good	Highway verge tree – private road. Dw throughout canopy. Restricted rooting area – surrounded by hard surfacing.	**Dw.	6.3 124	>40	A1
T2	Scots Pine (<i>Pinus sylvestris.</i>)	M	510	0.0 4.0 3.5 2.5	20 e 3.0 6.0 S	Fair Fair	Malformed canopy – suppressed by T3, weighted to S. Shared canopy space with T3, making it reliant on presence of T3.		6.0 113	>40	B2/ C1
T3	Lime (<i>Tilia x europaea</i>)	M	650 e	7.5 4.5 7.5 6.0	22.0 e 2.0 2.5 N	Good Good	Immediately adj. existing drive (E). Minor root damage to drive.		7.8 191	>40	A1
T4	Beech (<i>Fagus sylvatica</i>)	M	420	4.5 4.5 4.5 7.0	18 e 1.0 2.0 SW	Good Fair	Highway verge tree – private road. Telephone cable through canopy. Root damage to footpath. Minor girdling roots around base of stem. Restricted rooting area – surrounded by hard surfacing.		5.1 81	>40	A1

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	1.5 3.0 NE H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
S1	Yew (<i>Taxus baccata</i>), Christmas Berry (<i>Photinia</i> × <i>fraseri</i> 'Red Robin'), Bamboo (<i>Arundinaria nitida</i>), Variegated Dogwood (<i>Cornus alternifolia</i> 'Argentea'), California lilac (<i>Ceanothus thyrsiflorus</i>), Standard Rose (<i>Rosa spp.</i>), Mexican Orange Blossom (<i>Choisya ternata</i>), Clematis (<i>Clematis spp.</i>), Japanese laurel (<i>Aucuba japonica variegata</i>), Cherry Laurel (<i>Prunus laurocerasus</i>), Japanese Mahonia (<i>Mahonia japonica</i>)	M	N/A	Av. 1.0	Av. 2.0 GL N/A	Fair Fair	Boundary planting creating good screen from road. 'Containment pruning' to avoid overhang of footpath.		N/A	>20	N/A
T5	Lime (<i>Tilia x europaea</i>)	M	730	9.0 7.0 6.5 5.0	25.0 e 3.0 7.0 N	Good Fair	Located in neighbouring property (W/NW). Bifurcates @ 6.0m AGL. Exudation observed on main stem @ 5.0m (NE).		8.7 238	>40	A1
H1	Yew (<i>Taxus baccata</i>), Laurel (<i>Prunus laurocerasus</i>) Holly (<i>Ilex aquifolium</i>), Hornbeam (<i>Carpinus</i>	M	Av. 100 e	1.5	Av. 1.8 GL N/A	Fair Fair	Mixed species boundary hedge, formally managed. The large yew at base of T3 has been managed as part of the hedge.		0.5 o/s crown spread	>20	N/A

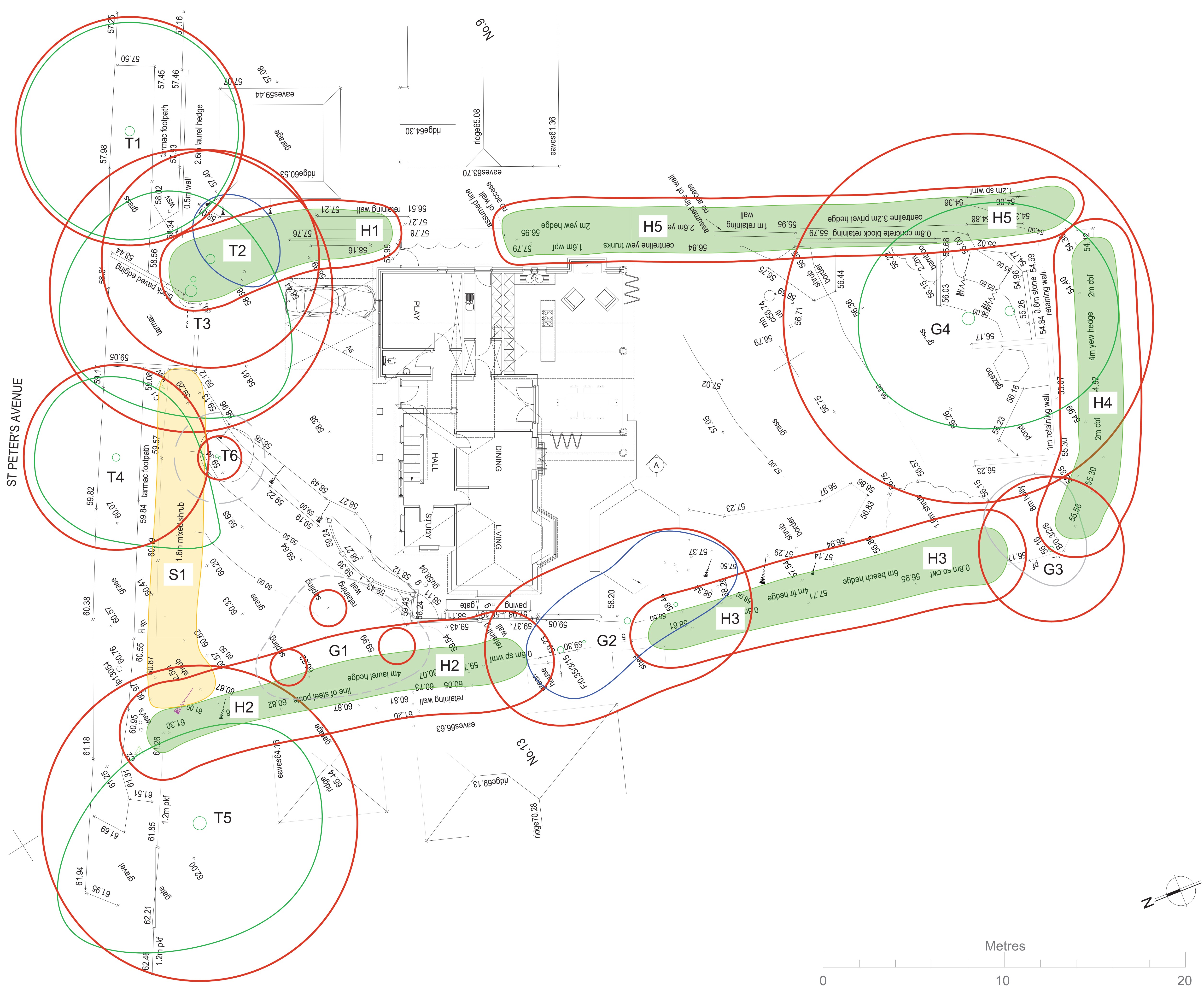
No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
	<i>betulus</i>), Privet (<i>Ligustrum vulgare</i>)										
T6	Ornamental Cherry (<i>Prunus spp.</i>)	EM	Twin 80 75	Av. 2.5	2.5 0.5 1.0 SE	Fair Fair	Small ornamental twin stemmed tree. Bifurcates at GL.	Remove to facilitate development. Consider transplanting elsewhere on site rather than removal.	1.2 5.0	>40	C1
H2	Laurel (<i>Prunus laurocerasus</i>) 90% Beech (<i>Fagus sylvatica</i>), Privet (<i>Ligustrum vulgare</i>), Mexican Orange Blossom (<i>Choisya ternate</i>) 10%)	M	Av. 100 e	Av. 1.5	4.0 GL N/A	Fair Fair	Important screen to neighbouring property.	NB. Drawings provided with the brief suggest the proposed garage will be located outside the RPA. This detail needs to be confirmed.	1.5 o/s crown spread	>20	N/A
G1	Apple (<i>Malus spp.</i>) x3	M	Av. 80	Av. 1.8	Av. 2.5 0.5 N/A	Good Fair	Appeared generally healthy and of reasonable form.	Remove to facilitate development. Consider transplanting elsewhere on site rather than removal.	1.0 Separate RPA shown for each tree	>40	C2
G2	Golden Lawson Cypress (<i>Chamaecyparis lawsoniana</i> 'Golden Wonder') x1 Leyland Cypress (<i>X Cupressocyparis leylandii</i>) x1 Holly (<i>Ilex aquifolium</i>) x1	M	Av. 300 Max. Holly 350	Av. 3.0 Max Birch 4.0	Av. 15 e Max 20 e GL N/A	Fair Fair	Ivy clad (several trees in group). Compatibility issues with conifers due to proximity with neighbouring dwelling.	**Sever ivy. Consider removal of conifers	4.2 55	>40	B2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Struct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
	Weeping Birch (<i>Betula pendula</i> 'Youngii') x1										
H3	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>), Beech (<i>Fagus sylvatica</i>)	M	Av. 250	Av. 2.0	6.0 e GL N/A	Good Good	Formerly managed hedge. Important screen between neighbouring properties. Ivy growing into hedge.	**Sever ivy.	1.0 o/s canopy spread	>40	N/A
G3	Beech (<i>Fagus sylvatica</i>) x1 Holly (<i>Ilex aquifolium</i>) x2 Elder (<i>Sambucus nigra</i>) x1 Purple Hazel (<i>Corylus maxima</i> 'Purpurea') x1	EM	Av. 100 Max. Beech 400	Av. 3.0	6.0 e GL N/A	Good Fair	Although separated from the main hedge line of G3, the beech has been topped at the hedge height.		4.8 N/A	>40	C2
H4	Yew (<i>Taxus baccata</i>)	M	Av. 100	Av. 0.5	Av. 4.0 GL N/A	Good Good	Formerly managed hedge. Important screen between neighbouring properties.		1.0 o/s canopy spread	>40	N/A
G4	Copper Beech (<i>Fagus sylvatica</i> 'Purpurea') x2	M	850 530	Av. 6.0	17.0 3.5 2.5 S	Good Good	Whilst the more northerly tree is the dominant tree, they have a shared canopy making them important as a group rather than individual trees. Appeared generally healthy and well managed.		10.2 327	>40	A2

No	Species	Age Y SM EM M LM OM	Dbh (mm)	CS N S E W (m)	H CH FB (m)	Phys/ Sruct	Condition notes and site detail:	Prescription	RPA (m/m2)	SULE Yrs	BS Cat: A B C U
1	2	3	4	5	6	7	8	9	10	11	12
H5	Yew (<i>Taxus baccata</i>), Privet (<i>Ligustrum vulgare</i>)	M	Av. 100	Av. 1.0	Av. 2.5 GL N/A	Fair Fair	Ownership uncertain. The privet which comprises the southerly section of hedge, appears to be in the neighbouring property whilst the yew appears to be within the site.	6.0 – 8.0m of the northerly section of the yew hedge will be removed to facilitate the approved development.	0.5 o/s canopy spread	>40	N/A

Appendix 2

Tree Constraints Plan (TCP) ref. CwT-TCP-23-06-01 & Daft Tree Protection Plan ref. CwT-TPP-23-09-02 for Proposed Garage ref. 230979/FUL



Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S.Tree Category A
- B.S.Tree Category B
- B.S.Tree Category C
- B.S.Tree Category U
- Crown Spread (Group)
- Crown Spread (Group) Shrub
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

- Root Protection area's (RPA):
- Radial format
 - Tree proposed for removal to facilitate development.

Consulting with Trees

ARBORICULTURAL CONSULTANTS

8 Clare, Thame, Oxfordshire, OX9 7HQ
Tel: 01844 281600
Mobile: 07836 352936
Email: cwtarb@gmail.com
Website: www.cwtarb.com

Job

11 ST. PETER'S AVENUE,
CAVERSHAM,
READING,
BERKSHIRE.
RG4 7DD.

Title

TREE CONSTRAINTS PLAN

Scale

1:100 @ A1

Drawing No	Date	Revision
CwT-TCP-23-06-01	01/06/23	

Crown spreads are represented as coloured lines that reflect the crown spread measurements indicated in the tree schedule and accord with BS 5837/2012.

Tree numbers are preceded with a "T" for individual trees, a "G" for groups and a "W" for woodland.

The colours indicate the tree category specified in the tree schedule.

- B.S.Tree Category A
- B.S.Tree Category B
- B.S.Tree Category C
- B.S.Tree Category U
- Crown Spread (Group)
- Crown Spread (Group) Shrub
- Trees proposed for removal to facilitate development.

The root protection areas (RPA) are shown as symmetrical brown circles plotted at the appropriate radial distance from the centre of the tree as specified in the tree schedule. Where significant obstructions to root growth exist, the predicted rooting pattern may be shown as an irregular offset polygon.

- Root Protection area's (RPA):
- Radial format
 - Tree proposed for removal to facilitate development.
 - Location of protective fencing as specified in the AMS and shown in fig.1 below
 - Location of temporary ground protection and/or 'no dig' construction specification as specified in the AMS and shown in fig.2 below
 - CEZ Construction Exclusion Zone

Consulting with Trees

ARBORICULTURAL CONSULTANTS

8 Clare, Thame, Oxfordshire, OX9 7HQ
Tel: 01844 281600
Mobile: 07836 352936
Email: cwtarb@gmail.com
Website: www.cwtarb.com

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11 ST. PETER'S AVENUE,
CAVERSHAM,
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BERKSHIRE.
RG4 7DD.

Title

TREE PROTECTION PLAN -
GARAGE DEVELOPMENT

Scale
1:100 @ A1

Drawing No	Date	Revision
CwT-TPP-23-09-02	01/06/23	DRAFT

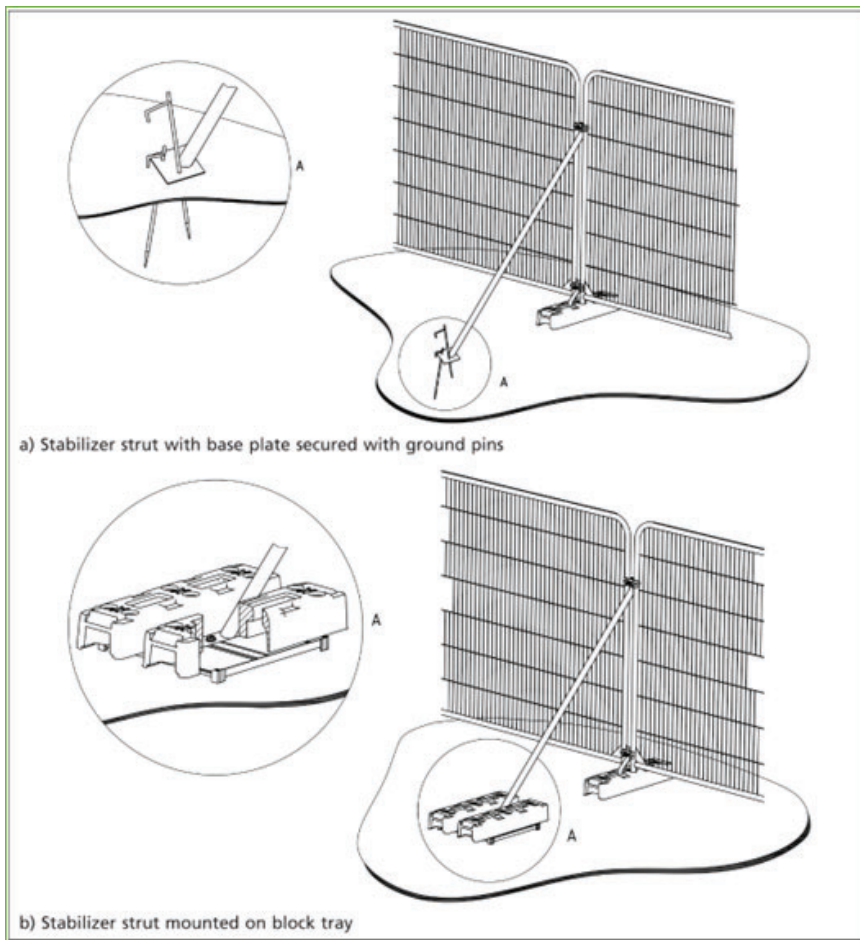
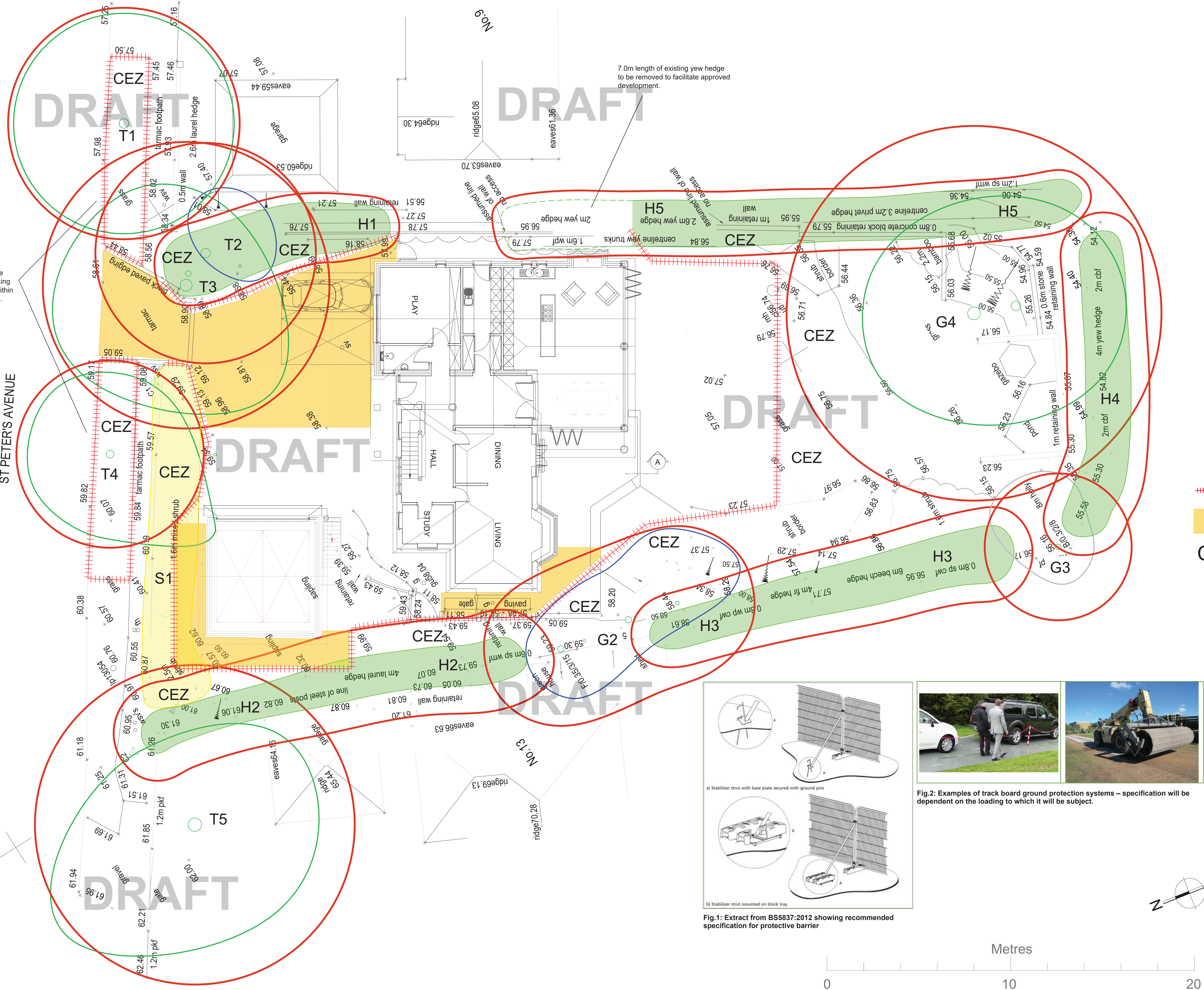


Fig.1: Extract from BS5837:2012 showing recommended specification for protective barrier



Fig.2: Examples of track board ground protection systems – specification will be dependent on the loading to which it will be subject.

Appendix 3

Decision Notice ref. 220635 – relating to the approved development comprising extension of the existing dwelling

SENT AS SEPARATE DOCUMENT

Appendix 4

Tree Protection Plan ref. CwT-TPP-23-06-02 and specifications – relating to the approved development comprising extension of the existing dwelling

SENT AS SEPARATE DOCUMENT