

Bucks Plant Care Ltd

Arboricultural Consultancy Service

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ARBORICULTURAL REPORT

For

5A Stoneham Close, Reading, RG30 4HB

A tree report to support a Planning Application to :

Remove of existing building and erect a single dwelling

16th March 2025

Ref BPC 21366

By

Patrick Prendergast

DHE, MArborA, MIHort, Tech Cert(ArborA)



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1. Introduction

1.1 Bucks Plant Care Ltd was instructed by Salman Ali to survey all trees on and bounding the site at **5A Stoneham Close, Reading, RG30 4HB** in line with **BS5837- 2012 – Trees in relation to design, demolition and construction – Recommendations** in relation to the proposal. Then produce an arboricultural report with an impact assessment plan in line with the recommendations of BS5837 in relation to the proposal.

1.2 Remove of existing building and erect a single dwelling.

1.3 The work included the :

- survey from ground level, individually, or in groups, all on-site trees, identifying species, physiological condition and structural morphology, tree dimensions, preliminary management recommendations and BS: 5837 (2012) 'Retention Categories'. Estimate as far as possible off-site trees.
- Number all trees, either individually or in groups:
- Prepare a Tree Schedule.
- Work up an arboricultural impact assessment that will incorporate Root Protection Areas (RPA), Tree Protection Plan and methos statement for those trees worthy of retention.

1.5 Tree safety matters

The BS:5837 tree survey is carried out in sufficient detail to gather data for and to inform the current project. Our appraisal of the structural integrity of trees on the site is of a preliminary nature and sufficient only to inform the current project. The tree assessment is carried out from ground level – as is appropriate for this type of survey - without invasive investigation. The disclosure of hidden tree defects cannot therefore be expected. Whilst the

survey is not specifically commissioned to report on matters of tree safety, we report obvious visual defects that are significant in relation to the existing and proposed land use.

Lastly and to further clarify, this BS:5837 survey does not constitute a full *Visual Tree Assessment* (= TRAM* Level 2 - *Basis Assessment*) that would ordinarily be carried out for Tree Risk Assessment reporting. In effect, this BS:5837 survey equates to a TRAM Level 1 *Limited Visual Assessment*.

* “*Tree Risk Assessment Manual*” Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly (2013) *International Society of Arboriculture*

- 1.6 The **British Standard 5837 ‘Trees in relation to design, demolition, construction - Recommendations’ (2012)** provides “guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees.....with structures”. The Standard recommends that trees with categories A-C (where A is the highest quality) are a material consideration in the development process. Such trees may then become a constraint for a planning proposal. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process (i.e. no more than 10 years). The tree categories are shown on plan by colour-coding:
- Category A (green colour-coded): Good examples of their species with an estimated life expectancy of at least 40 years.
 - Category B (blue colour-coded): Not suitable for an ‘A’ category due to impaired condition or a tree lacking special ‘A’ qualities: with an estimated life expectancy of at least 20 years.
 - Category C (grey colour-coded): Unremarkable trees of very limited merit or with a significant impaired condition not warranting an ‘A’ or ‘B’ category: with an estimated life expectancy of at least 10 years. See young trees below.

- Category U (red colour-coded): 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.
- Reasonably young trees below 150mm stem diameter would normally be given a C category (if they satisfy the retention quality criteria). However, as they are small they could be replaced/transplanted and as such they should not be regarded as a significant constraint on a development.

1.7 **Wildlife legislation**

The Wildlife and Countryside Act (1981) Chapter 69 forms the basis for the legal wildlife protection in Great Britain. Amongst other protected flora and fauna, nesting birds and all species of bat are afforded statutory protection. In brief, it is an offence to:

- Intentionally kill, injure or take a bat.
- Sell, hire, barter or exchange a bat, dead or alive.
- Be in possession or control of a bat or anything derived from them.
- Disturb a nesting bird.

It is recommended that the client and/or their agent review the Act - <http://www.jncc.gov.uk/page-3614> - for further information and guidance.

1.8 **Wildlife habitats**

A cursory assessment of wildlife habitat values of trees and hedgerows on the site was carried out during the survey. No protected or exceptional habitats were identified and details were not recorded. However, trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September. We have not been made aware of the presence of roosting bats and have not identified any obvious signs of roost sites. However, this does not mean that roost sites are absent.

1.9 Qualifications

This report has been based on my site observations and experience. Details of qualifications and experience can be found here.

<https://www.bucksplantcare.co.uk/about-us/>

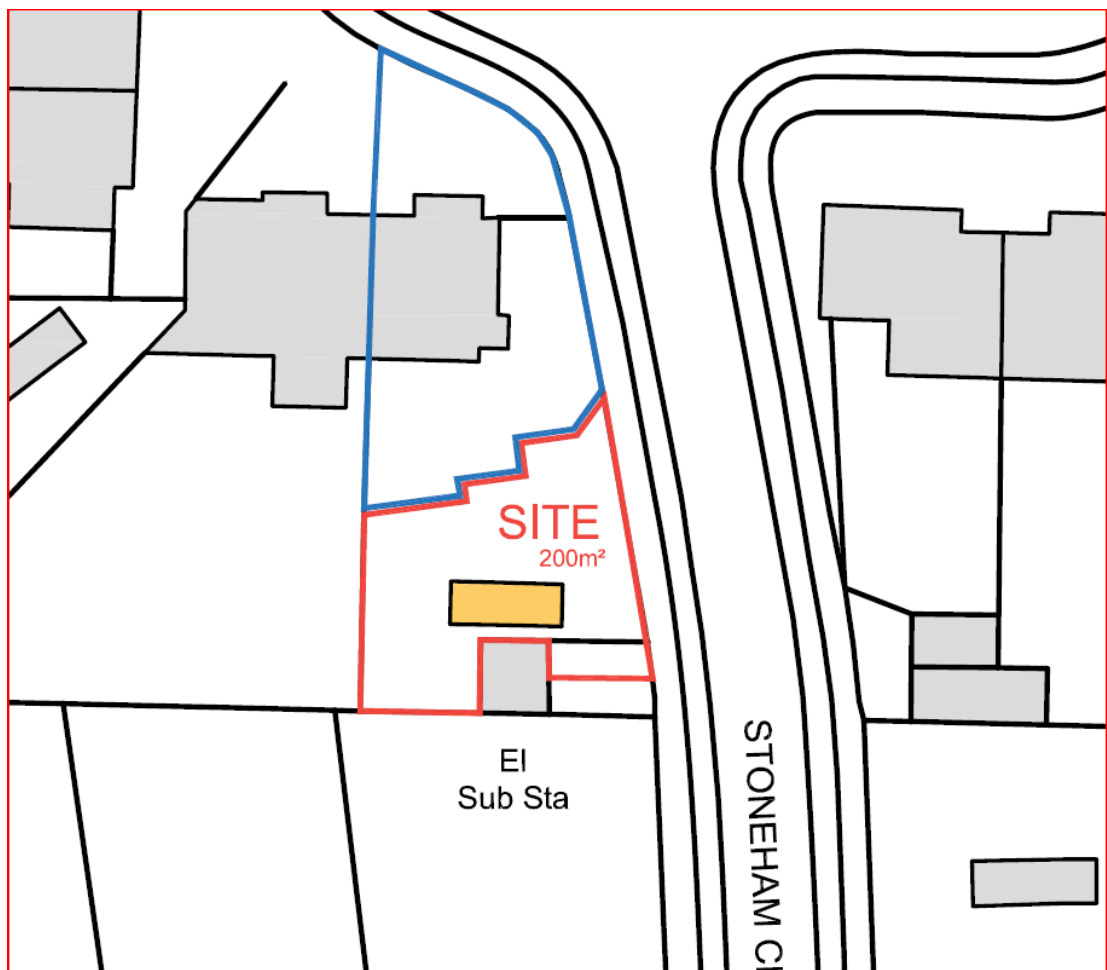
1.10 Caveats

The author does not have formal qualifications in the areas of structural engineering or law. However, making comment on such matters from an arboricultural perspective is both within the normal scope of our instructions and also within the range of the author's experience. Notwithstanding this, specialist professional advice should be sought to clarify/confirm any observations on engineering or legal matters that this report may contain.

2. Site description

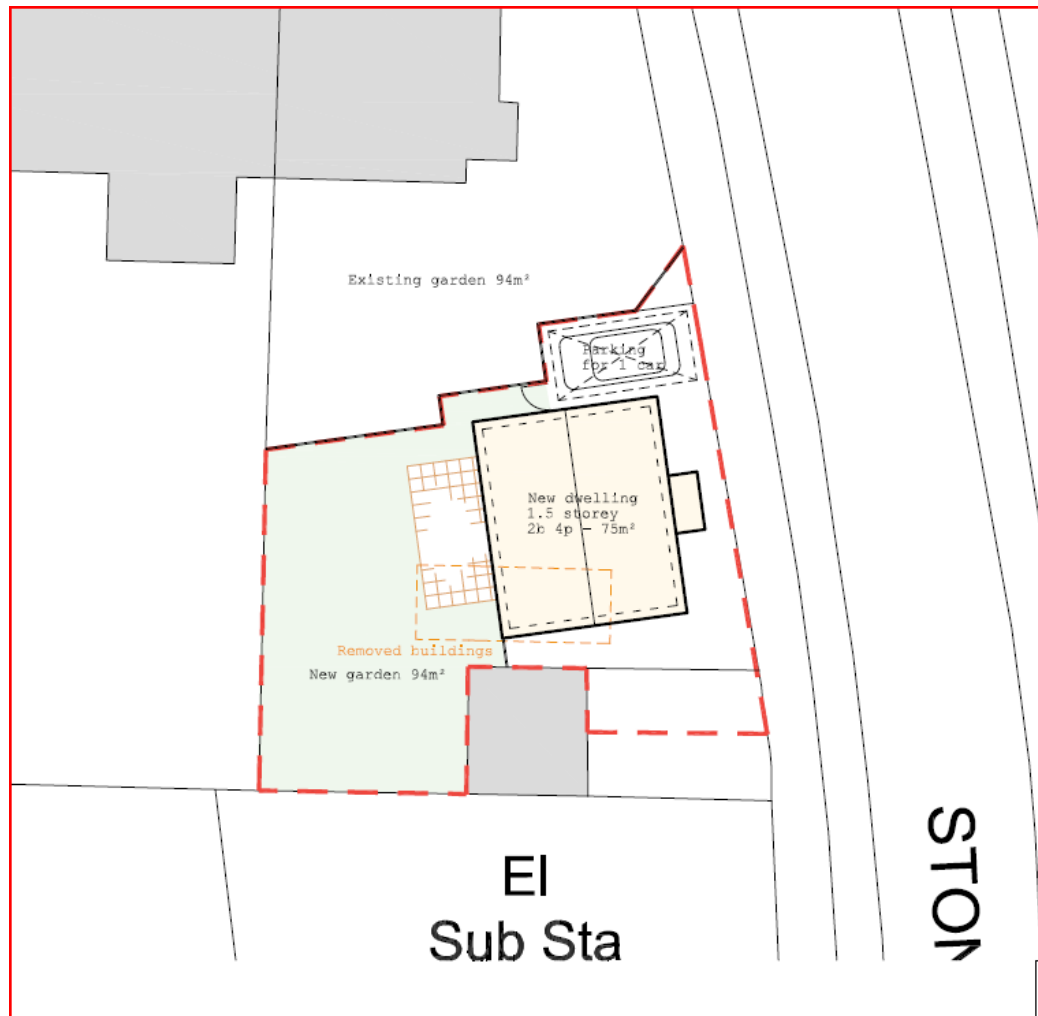
The site consists of a small plot with a small garage.

Image 1 : current layout



- 2.1 **The proposal:** It is proposed to remove the garage and build a single dwelling as illustrated below.

Image 2 – illustration of proposed changes



The location and detail of the proposed development and the positioning and numbering of the trees can be found plotted on the AIA plan at Appendix 2 and separate document Ref : AIA/21366. NB The original of this plan was produced in colour – a monochrome copy should not be relied upon.

3. Tree survey

- 3.1 The details of the tree survey can be found in Appendix 1 with the tree locations in Appendix 2.
- 3.2 There are no on-site trees.
- 3.5 At the rear of the site there is an off site Leylandi hedge

Photo 1 – off site boundary hedge



4. Statutory controls

4.1 Planning legislation (Trees)

4.2 Statutory tree protection

Trees can be protected in law – via Tree Preservation Orders (TPOs) or by virtue of them growing in a Conservation Area – by the Government's Town & Country Planning Act 1990 (the Act). Trees may also be protected by

Planning Conditions. In all these instances, written LPA permission/consent is required before protected trees can be pruned or felled*. Contravention of the Act may carry a fine of up to £20,000 and a criminal record.

* Exceptions include those trees that are dead/hazardous or those that are causing an actionable nuisance to a third-party. In any event, evidence must be provided to defend the removal of such trees.

4.3 **Trees on this site**

There is no tree protection on this site.

5. **Soil assessment**

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. **Bucks Plant Care Ltd** cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.

According to the British Geological Survey for this site the bedrock geology is London clay Formation.

6. **Arboricultural impact assessment**

6.1 **IMPACT PROPOSAL ON TREES** (to be read in conjunction with the Arboricultural Impact Assessment- AIA - at Appendix 2)

6.2 **Root Protection Areas (RPAs)**

There are no impacts to the off-site hedge by this proposal. The existing paved path as can be seen in photo 1 should not be removed during demolition and construction to protect the roots.

6.3 **Tree Crown Protection Zones**

There are no crown protection issues.

6.4 Tree Dominance Zones

There are no crown dominance issues.

7 Conclusions

7.1 It is proposed to remove the existing garage and build a single dwelling.

7.2 There are no trees on site.

7.3 There is an off-site leylandii hedge, which is not impacted by the proposal.

APPENDIX 1
TREE SURVEY SCHEDULE

Ref.	Species	Measurements	General Observations	Retention Category	RPA	Physiological Cond	Structural Cond	Recommendations
H01	Leylandi hedge	Height (m): 4 Life Stage: Mature Rem. Contrib.: 10+ Years	a healthy managed off site hedge	C	NA	Good	Good	No action

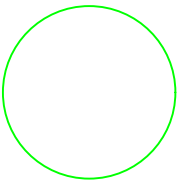
ARBORICULTURAL IMPACT ASSESSMENT PLAN

Appendix 2

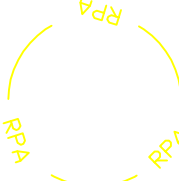


H01 Cupressocyparis leylandii C

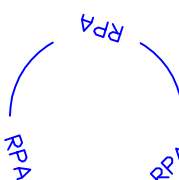
General Notes



Tree canopy



RPA Cat A



RPA Cat B



RPA Cat C

AIA plan		
No.	Revision/Issue	Date

Firm Name and Address

Bucks Plant Care Ltd
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HP17 9TW

Project Name and Address

5A Stoneham Close,
Reading,
RG30 4HB

Project	BPC - 21366	Sheet
Date	16.03.2025	
Scale	1:100 in A3	

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