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S1557-J1-R2

REPORT

regarding the impact on trees of proposals for development at
979 Oxford Road, Tilehurst, RG31 6TN

View of site from Oxford Road

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1 Instructions

1.1

I am instructed by Priya Shah of The Market Design and Build on behalf of clients to make an assessment of tree amenity value and condition of trees at 979 Oxford Road, Tilehurst, RG31 6TN and of the impact of a proposal for development (extensions to dwelling) on such trees, and to supply an arboricultural methods statement and tree protection plan for use in supporting an application for local planning authority (LPA below) consent. The design and access statement / design summary submitted by The Market Design and Build describes the scheme.

1.2 Officer comment

I note planning officer Ms. Chen's comments as follows. I have numbered the points below for ease of reference.

> With regard to this proposal, it will need to address the following tree issues:
>
> 1) The site of 979 Oxford Road is located within an AQMA. Oxford Road is also a designated 'Tree'd Corridor', as described in the Tree Strategy.
>
> 2) With reference to the Report, Ref S1557-J1-R1, I note the following: Section 2 states '*The scheme will require a few trees of low amenity value to be removed.*', however the report confirms the removal of G1, G2, G3, T4 and T7, along with other vegetation, totalling 16 trees.
>
> 3) Section 5.9 states '*Please see tree data table above for comments on the individual trees proposed for removal.*' However, in the tree data table, there is little reference to the trees to be removed. The proposed tree removals are later shown in the report schedule of tree work table (in 9.4), where Tree 7 is described to not be removed. There is a lack of clarity on the fate of T7. Section 6.1 states '*Another tree in the rear garden is proposed removed for safety reasons*' – this is not clear. Tree 7 is the only tree, other than those being removed, that is identified in the schedule of tree work table, the work proposed is to 'reduce to 3m', which is not specific and doesn't suggest a removal. Tree 7 is also shown as not retained in the Tree Protection Plan, 24th April 2025, Ref: S1557-J1-P2 Rev: v1. Amendments required to ensure the report is consistent throughout.
>
> 4) The TPP also shows a leylandii hedge, common laurel hedge and hazel to be removed, which is not detailed within the report, as would be expected.
>
> 5) To conclude, the report needs amendment for consistency and clarity.
>
> 6)Indicative replacement tree planting shown on the TPP indicates 4 new trees which falls short of a net gain hence further consideration is

required. The proposal is in theory, acceptable on tree grounds, however the submission of a landscape plan is required to demonstrate a more in-depth planting scheme to mitigate the loss of 16 trees. The current replanting shown in the report does not adequately mitigate the loss of vegetation, including 16 trees. There should be a net gain of trees to comply with EN14 and aims of the Tree Strategy. Being a 'Treed Corridor', replanting on the frontage is particularly important.

7) Also, could you confirm whether you would like to submit a landscaping plan at this stage, or if you would prefer it to be conditioned if permission is to be granted?

8) Could you please provide the amended Tree Report by 22 July 2025?

This amended report is in response to the above.

See, particularly, section 9.4 which clarifies the proposal for tree 7, and section 5.10. The tree table (4.8) has been augmented slightly. However this is not the location to present copious information about each tree. There is, it is asserted, sufficient detail in note form within the table to convey what is needful regarding each tree in the cohort. I have clarified items for removal in the schedule in section 9.4. An additional tree is proposed planted in the front garden.

2 Executive summary

The impact on public amenity connected to how trees will be affected by the scheme is found to be slight.

The scheme will require a few trees of low amenity value to be removed.

All retained trees will be easily protected from harm during the project.

Tree and hedge planting (proposed indicatively) will mitigate such losses.

3 Introduction

3.1 The environmental role of Local Planning Authorities

LPAs play an important part in the almost continual balancing act that is part and parcel of contemporary local government. They regulate development in the interests of the community. Increasingly, the environment plays a role in our lives, and strongly affects our health, both mental and physical. This is typically recognised in planning policy determined by LPAs, and the formal planning guidance published by them. LPAs process planning applications in line with this policy and guidance.

3.2 British Standards

These continue to play a significant role in the quality of our lives in the UK, by defining minimum standards for many products, and making recommendations where precise, exhaustive specifications are not absolutely possible, for example with services.

3.3 British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

BS 5837:2012 (the Standard, below) is the fourth version in a series, the first being in 1980. This Standard provides a framework for the valuation, in ornamental terms, of trees, and gives recommendations for their protection on building sites.

3.4 How the Standard is used by an arboriculturist

It is used as a tool by an arboriculturist, who for the purposes of this type of professional activity, is someone who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction. This is the profession which is concerned, in a wider sense, with the care and cultivation of trees for amenity (all the benefits). An arboriculturist, then, uses the Standard:

a) to assess the value, in terms of amenity, of the trees on and adjoining a particular site, whether such trees are formally protected or not, for example by reason of being in a Conservation Area or because they are scheduled within a Tree Preservation Order. (Both of these provisions are part of the Town and Country Planning Act 1990, part VIII.);
b) secondly, to help assess the impact upon the trees of the proposal for development;
c) lastly, to give ways of protecting retained trees during construction, should the proposal receive planning consent.

3.5 How the arboriculturist prepares tree protection methods

In practice, as advances in materials and techniques are rapid, the arboriculturist does not necessarily specify a precise commercial product, but defines the essential components of methods of demolition and construction which often make use of specialized materials. These may be termed 'tree-friendly' methods, meaning that they have as their focus the well-being of the tree. These appear on the tree protection plan(s) appended, typically titled: 'Tree Retention and Tree Protection Measures', and within the text below.

3.6 Classification of trees

The Standard recommends a way of classifying trees when assessing their potential value in relation to proposed development. Value means (mainly) *visual* value to the general public. It also allows for other values to be considered such as historic or conservation value. Some surveys may not find any trees of one or more categories.

Table 1 describes, as: 'U', a low-value tree; denoted by a dark red outline on plans, the shape of the edge of the tree's crown typically more or less concentric to the trunk position.

It also shows 'A', 'B' and 'C', in descending merit:

- 'A' category, green crown outline, are trees of high vitality or good form, or of particular visual importance.
- 'B' category, blue crown outline, are good trees but may be of slightly poorer form or be not sited as importantly as 'A' category trees.
- 'C' category, grey crown outline are trees of no particular merit, but in adequate condition for retention.

A minimum expected safe useful life is also assessed. Please note that a low value tree may have a very long life expectancy. The two factors are only linked in that, for example, a very high value tree cannot also have a very low life expectancy.

3.7 Root protection area

'RPA' below. The RPA is a zone around the trunk of the tree, in which protective measures must be used in order to prevent significant damage to trees.

3.8 Use of appended plans

The appended plans have different applications:

- Plan reference no. S1557-J1-P1, shows the spread of the crowns (the upper, leaf-bearing part of trees), and is intended to indicate the relationship of any neighbouring trees to each other. This plan gives a quick reference assessment of value as per section 4, table 1, page 9 of the Standard.

- S1557-J1-P2 is the 'tree protection plan' (TPP) referred to in the Standard (section 3.11). It is colour-coded to indicate where tree-friendly methods are proposed during the overall construction process, which may involve demolition, main construction and landscaping phases. This is amended to show tree 7 reduced in crown spread (and in height.)

4 Observations

4.1 Site visit

I visited the property on 26th February 2025 in order to carry out an inspection. Weather conditions were good; they permitted adequate inspection.

4.2 Survey method

I used a tree mallet, spade, diameter tape, laser rangefinder, pocket retractable tape, binoculars, scaling pole, tree data recording software, pen, pencil and paper. No trees were climbed: inspection was from ground level.

4.3 Appraisal identification

My appraisals of observations, discussions and other data are italicised below, in each relevant section and paragraph. This emphasises the clear separation between data and opinion to assist the end-users: client, architect and LPA case and tree officers.

4.4 Amenity / Screening by trees and shrubs

Some trees listed are visible from Oxford Road.

Certain trees listed are of some limited general public amenity value. Some of these and some hedges are of strictly local amenity value to owners / users of the site, and to those of adjoining properties. (See cover photo / photos below).

4.5 Statutory constraints

The site is in the administrative area of Reading Borough Council.

The site does not, according to the local authority website, stand within a Conservation Area.

No TPO online mapping service is available on the local authority website.

4.6 Soil assessment

The British Geological Survey (BGS) information for the area indicates that the underlying sub-soil is Seaford Chalk Formation and Newhaven Chalk Formation.

Topsoil within the site appears to derive from the underlying subsoil. I saw no evidence of soil-stripping, trenching, or level-alteration in the recent past, nor did I observe any apparent compaction or drainage problems.

4.7 Measurements on site

Tree heights estimated by scaling pole.

Tree diameters measured as per the Standard, Annex C.

Tree spreads on the plans below are approximately to scale, determined on site, typically by laser rangefinder, direct measurement, pacing, sighting in relation to site features and architect-supplied plan data.

4.8 Tree data table

This is the core of the report in terms of site observations. In all cases, in the absence of negative comment below on health/vitality and structure of trees, normal physiological condition (health) and structural condition applies. Unless stated otherwise, 'tap tests' on the trunk-bases, etc., for the sonority typically associated with decay in trees were found to be normal. Unless stated otherwise, no signs of protected species were noted; for example, potential bat roost features (PRFs below). Where no height to lowest branch figure is given, the information appears completely irrelevant to planning determination. The matter of clearance above ground level is discussed under the individual tree entries if this is relevant to planning determination. (For information on other data in the columns, see section 3 above.)

Tree number	Tree type	Height (m)	Stem diameters (mm)	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
G1	common lime	4	<380	4560	65.3	The group, effectively a hedge, makes some contribution to the streetscene. Low pollards; regular pruning cycle in evidence; last reduced 2023. Local low-level screening between Nos. 979 and 977. Each tree less than about 380mm in trunk diameter.	40+	C2
G2	English elm	5	Trunk diameters and RPAs as per plan.			Two suppressed trees; heavily reduced; very poor form. Little contribution to public amenity.	<10	U
G3	Norway maple	8	Trunk diameters and RPAs as per plan.			Two trees; heavily reduced; very poor form, especially out of leaf. Little contribution to public amenity.	40+	C2

Tree number	Tree type	Height (m)	Stem diameters (mm)	Radius of RPA if circle (mm)	RPA (m^2)	Comments	Life expectancy (years)	Assessed BS5837 value category
4	variegated holly	5	130	1560	7.6	Clipped to near topiary form.	20+	C1
5	Lawson cypress 'Pisifera'	8	285	3420	36.7	Locally ornamental; some screening value.	40+	B1
6	Lawson cypress	6	<130, <130	2206	15.3	Locally ornamental.	40+	C1
7	purple plum	6	300, 230	4536	64.6	Very poor form; very badly decayed trunk base. Reduce to 3m in height and commensurately in spread (see plan). Possible PRF.	<10	U
8	Lawson cypress	8	<130, <130	2206	15.3	Locally ornamental; reduced in height to about 6m c.1995.	40+	C1

4.9 Photos

Note on photo labelling- the colour of the numeral identifying trees matches that used for the four BS 5837:2012 tree value categories (see 3.6 above)

G1

G3
G2

4

8
7

5
6
7
8

7

5 Arboricultural impact assessment (AIA)

5.1 RPAs – modifications to shape

I carried out an assessment as per the Standard (section 4.6.2) in connection with the plotting of the RPAs of all trees. This section requires that site conditions such as the locations of various structures, the internal support mechanisms of various trees, etc., are taken into account in determining the likely position of roots. Adjoining structures and features have been noted in this respect. Where applicable, the modified-shape RPA, of equivalent area, has been plotted on the plans appended (shown as shapes bounded by an orange line). The subsoil is likely to be chalk, typically a non-shrinkable medium.

The shapes of the root systems of trees have probably been affected by subsoil type. Gravel, and chalk soils typically limit downward penetration of roots. Other soils tend to be less modifying of root behaviour. Adjoining structures have likely affected the RPAs, as indicated on plans. In the case of G1, the evidently regular pollarding regime has likely reduced the extent of the root systems of the trees.

5.2 Roots and the design

It is usual for discussions between the arboriculturist and architect to take place at an early stage following the arboriculturist's site survey. Modifications, minor or major, to the proposals as first received are typically discussed, with a view to promoting tree retention and health.

No need arose in this case to discuss, as I found no significant conflicts with trees worthy of retention, q.v. below.

5.3 The static root plate (SRP) compared with RPA

SRP is an abbreviation for static root plate, (Mattheck, 1991, etc.) and means the structurally significant roots nearest the trunk: the principal roots that hold the tree upright. This is derived from a radial dimension based on trunk diameter near ground level. The RPA is a guide to where physiologically significant roots, those necessary for, primarily, water uptake, are likely to be located.

5.4 Assessment of SRP/RPA encroachment by dwelling/structure footprint

No encroachment on the SRP or RPA by any ground-penetrating structure of any retained tree is entailed.

In view of the above, as the changes do not involve significant root cutting, and in view of tree-friendly methods as proposed below, I see no basis to conclude that retained trees, which are in the back garden, will suffer harm, if these methods are followed carefully.

5.5 Perception of trees by building users

The proposed (extended) dwelling is in an almost identical position in relation to the trees as is the existing structure.

The existing structure's position in relation to the existing trees has not generated any obvious or reported requirement to prune trees inappropriately. In view of the above I conclude that shading by and perception of trees have been considered (as the Standard (sections 5.3.4 and 5.6.2.6) recommends) and appear not to be negative factors.

5.6 Superstructure and tree appraisal – tree pruning

In accordance with the Standard, section 4.4.2.5 (f), I note from the drawings supplied that no encroachment by the superstructure on the crowns of retained trees will occur.

5.7 Access clearance

I note from my site visit and the plans received that no retained tree conflicts with pedestrians, construction traffic, nor end-user vehicles.

5.8 Tree removal considerations in the Standard

In conserving trees on development sites, expected best practice is as in the Standard (section 5.1.1):

> "Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification: attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal."

Thus, implicit in the process are decisions about tree removal. This is often perfectly reasonable and provides space for new trees.

The above advice appears to have been considered in formulating proposals for development in this case.

5.9 Replacement planting

Please see tree data table above for comments on the individual trees proposed for removal. See plan S1557-J1-P2 for the locations of proposed planting:

A = small-leafed lime (*Tilia cordata* 'Greenspire) 14-16cm girth, 85 L pot

B = native hedging – English yew (*Taxus baccata*) hedging whips or plants 70-90cm - 3 per linear metre.

C = variegated holly (*Ilex aquifolium* 'Handsworth New Silver') 1.5-2m, 15L pot

D = Lavallée hawthorn (*Crataegus* x *lavalleei*) 8-10cm, 45L pot

The LPA may wish to stipulate that precise species and cultivars are adopted in any such scheme.

The soil type indicated by BGS data and soil condition as appraised places no significant constraint on species selection for tree and other planting. Overall, appropriate replacement tree planting will play a moderately important role in providing for future public and local amenity.

5.10 Appropriate mitigation for proposed tree removal

It is not considered reasonable to consider each of the very small pollarded lime trees (effectively a hedge, en masse) as each requiring one–to-one replacement. Whilst pursuit of enhancement of 'treed corridors' is laudable, it is not reasonable to expect private curtilages to carry the main burden of delivery in this respect. Noting the content of Reading Borough Council Tree Strategy, March 2021, it is praiseworthy that the local authority recognises that it has the main responsibility to deliver under this policy by planting on land under its control. It is further useful to reflect that the selection of basically unsuitable trees for the left flank boundary led to a need for pollarding, which has become onerous and expensive. This scheme takes the opportunity to move beyond this historic poor choice and replace it with native yew hedging. This has the potential to form an effective and attractive

boundary screen, and which will also provide opportunities for bird nesting. It is also, with respect, not reasonable or fair to require one-to-one replacements for G2 (dying or dead elm trees). There is no statutory support for this: the trees are not the subject of a Tree Preservation Order nor within a Conservation Area.

Notwithstanding, space has been found for an additional dense-crowned tree (a Lavallée hawthorn) at the front to augment the 'treed corridor'. Three native small-leafed limes (a cultivar with a narrow crown) can be expected to co-exist well with the proposals and the dwelling as proposed extended, as well as provide valuable canopy cover along the 'treed corridor'.

5.11 Policy compliance

The LPA website was searched for relevant policy documents and supplementary planning documents (SPDs). I am aware of

- **READING BOROUGH LOCAL PLAN**
- **READING BOROUGH COUNCIL LOCAL DEVELOPMENT SCHEME**
- **Sustainable-Design-and-Construction-SPD**

It is of course ultimately for planners to determine compliance with planning policy.

I submit that the proposals in this report, encompassing tree protection methods in accordance with the principles of British Standard 5837:2012, and new planting, will, if implemented, facilitate fair compliance with relevant policies relating to trees.

6 Conclusion

6.1 Summary

The proposals entail the removal of a group of 10+ pollarded limes on the left flank boundary, as well as the removal of two dying English elm, Norway maples of poor form and a clipped variegated holly. None of the trees proposed removed is of significant amenity value. The elm are of low life expectancy. A tree in the rear garden is proposed reduced in height and spread for safety reasons.

Appropriate screening will be provided for by the introduction of replacement planting: four suitable and attractive trees (to support the 'treed corridor', with species selected in line with guidance provided in Reading Borough Council Tree Strategy 2021, section 3.90) and, to replace G1, a native yew hedge.

I conclude that the impact by the scheme proposed on the amenity provided by trees, subject to implementation of the arboricultural method statement's contents, will, overall be negligible.

6.2 Note to LPA

I invite the LPA to consider, if it is minded to grant consent, the incorporation of the specific *order of implementation* of the **Arboricultural method statement** below into any Conditions applied. Such measures are likely to maximise tree protection. Finalised details of tree-handling on site during construction is typically a matter requiring the input of a main contractor within CDM regulations, and these matters in practice almost always follow planning consent, as it is typical for no contractor to have been appointed prior. The writer is willing to prepare a Construction Issue version of the AMS in due course.

7 Sources and relevant documents used

- Ground-level inspection
- Supplied plans:
    - The Market Design & Build drg. ref.: 240058-PL-D 0001A rev. 9

8 Copyright

Copyright of the report above is retained by the writer. It is a report for the sole use of the client(s) named above. It and associated plans may be copied and used by the client and the LPA in connection with the above instruction only. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. The AMS below, including schedule of tree work and the plan or plans, may be reproduced to contractors for the purpose of tendering, and for setting out and maintaining tree protection measures on site.

9 Arboricultural method statement (AMS)

9.1 Overview

The methods required involve not only physical arrangements on site but effective administration prior to implementation. Trees that have been the recipients of careful handling during construction add considerably to the appeal and value of the finished development. If conflicts between any part of a tree and the building(s) arise in the course of building works these can often be resolved quickly and at little cost if an arboriculturist is consulted promptly. Lack of such care is often apparent quickly and decline and death of such trees can wreck design aims. It can of course also affect saleability, and reflects poorly on the construction and design personnel involved.

I propose that arboricultural administration takes place as outlined below. Needless to state the MC must fully comply with these proposals for them to be effective. This involves proper initial contact with the retained arboricultural consultant, followed by persisting contact, throughout the contract, until at least late landscaping stage.

9.2 Administration

A. Identification of key personnel in order of responsibility for tree protection on site

Role	Name	Company	E-mail	Mobile	Landline
site manager	TBC	TBC	TBC	TBC	TBC
main contractor	TBC	TBC	TBC	TBC	TBC
architect	Priya Shah	The Market Design and Build	TBC	TBC	TBC
arboriculturist	John Cromar	John Cromar's Arboricultural Co. Ltd.	johncromar@treescan.co.uk	07860 453072	01582 808020

B. Induction and personnel awareness of arboricultural matters

Prior to commencement a meeting will be held on site between the arboriculturist and the site manager (who will be required to sign the awareness document 9.4 below) and during which meeting all the tree protection methods, materials, order and integration with the build programme will be considered. This document, confirming awareness on the part of personnel of the various items, will be retained for the LPA.

C. Inspection of and supervision schedule for tree protection measures, frequency and methods of site visiting and record keeping

At site possession, the tree protection measures applicable to the works, as detailed in this report will be inspected by the arboriculturist and signed off if compliant. An initial inspection will take place; a monthly inspection will take place routinely; unannounced site inspections may also be carried out. Additionally, the arboriculturist shall attend site as required by architect, or site agent, or the LPA. *All reports on site visits to be copied to the LPA within 5 days of site visit.* These reports to be compiled, and an end of project summary produced, together with any recommendations for future action.

D. Procedures for dealing with variations and incidents

As C above. Additionally, the architect shall inform the arboriculturist of any design variations or variation intention of tree protection; also, the site manager shall inform the arboriculturist if he intends to vary or deviate from the agreed tree protection methods or timing. Action in response to incidents will be commensurate with and appropriate to the nature of any such incident.

E. The order of work on the site, including demolition, clearance and building

As per tree protection methods below.

F. How problems will be reported and solved

Any breaches of tree protection measures shall constitute a Tree-Related Incident ('TRI'), a report on which will be copied to architect, client and LPA. A remedial action notice (as part of the TRI report, typically) will be served by the arboriculturist and copied to all parties. Action in response to incidents will be commensurate with and appropriate to the nature of any such incident. *TRI reports will be copied to the LPA, typically within 5 days of site visit.* Timescales for remediation completion shall be monitored. Any breach of the stipulated timescale for remediation will trigger a further TRI report.

G. How accidents and emergencies involving trees will be dealt with

Dependent on nature of incident; as above; an e-mail with photographic inclusion will be sent by the site agent. The arboriculturist or staff will attend site to appraise the situation and determine remedial action. A TRI report will be issued, as above.

9.3 Implementation on site

It is proposed that the methods specified below are followed in their entirety. Please note that the methods are referenced by various colours, lines and hatches on the tree protection plans appended. The scale of the plans is dependent on the paper size on which any hardcopy is produced.

It is highly important to tree health and vitality that construction activities are carried out strictly in accordance with the tree-friendly construction methods below. It is widely not understood outside the arboricultural profession, for example, that a single traverse of a root protection area by a mechanical excavator can cause significant and permanent damage to trees, even if this is not visible immediately afterward.

N.b. The methods below are intended to be read not only by the instructing client, but also by all others concerned with processing and determining of the application. Following planning approval, the methods are finally intended for full implementation on site by the main contractor or in some cases by a DIY builder. Familiarity with building techniques is, naturally, assumed.

I will of course explain any unfamiliar arboricultural term – see contact details on cover page, and at the end of the report.

9.4 Tree-friendly construction methods and awareness document

Section 9.4 including all the methods below should be printed out; the plans to full scale, and kept readily to hand on site. (To be read and duly completed:) I the undersigned builder / site agent / main contractor have been given a copy of the tree protection measures reproduced below and the plans S1557-J1-P1 v1 and S1557-J1-P2 v2, with which they are to be read. I have studied these tree protection measures on site with the arboriculturist. I have asked questions if I have been unsure about the practicability or safety of any measure. Any queries arising have been resolved. I see no reason why the tree protection should not be implemented as outlined below and undertake to take all reasonable steps within my remit to promote their installation and retention for the duration required, as outlined below.

There are 12no. methods in this set, to be implemented in the order given unless stated otherwise. Any breaches shall constitute a TRI, in accordance with 9.2 F, G above.

PREPARATION / DEMOLITION

Please read with tree protection plan, S1557-J1 P2, appended.

Method 1: ***SCHEDULE OF TREE WORK (Aim of method: to ensure only appropriate tree work is carried out)*** Tree work shall be in accordance with the schedule below, and to BS 3998:2010 'Tree Work - Recommendations'. Heights are in metres; diameters are in millimetres.

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments
G1	common lime	4	<380	Remove, grind stumps to 250mm below ground level.
G2	English elm	5	As per plan.	
G3	Norway maple	8		
4	variegated holly	5	130	
7	purple plum	6	300, 230	Reduce to 3m in height and in spread as shown on plan S1557-J1-P2 v2.
item	ivy, Viburnum, common laurel <3m (near rear left corner of dwelling); leyland cypress hedge <5m (at rear right corner of dwelling); hazel <3m (front garden); common laurel <2.2m (front garden)			Remove including stumps as indicated on plan S1557-J1-P2 v2.

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments
item	Viburnum hedge (front, <4m); common laurel (front, <3m)			Remove parts as shown on plan S1557-J1-P2 v2.

NOTES:

- In Conservation Areas, in accordance with TCP Act 1990 Section 211, a formal notification to the LPA is required of intention to prune or remove any trees, where these actions are not strictly required for the construction proposed to take place. 42 days after formal notification should be allowed before proceeding with the notified work, during which time (and after) the LPA may place a Tree Preservation Order (TPO) on the tree, thus requiring a formal application for any works to living wood.
- If a tree is the subject of a TPO a formal application must be made to the LPA for consent for any work to the living wood of trees, if that work is not strictly required for the construction proposed to take place.
- All tree work should be carried out to BS 3998:2010 'Tree Work - Recommendations'.
- The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations.
- If tree 7 is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England: Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

Arisings shall be chipped and removed from site, or stockpiled outside RPAs for possible later use as mulch at landscape phase. No vehicles shall stand or operate in any of the RPAs of retained trees. Any traversing of RPAs shall be preceded by laying of temporary trackway, such as TuffTrak® Euromat ground guards or similar appropriate temporary trackway sections. The temporary trackways shall be fixed together with manufacturers' approved fixings. This protective layer shall stay in place throughout arboricultural site preparation phase. Alternatively, tree operations shall be carried out via foot access only.

Method 2: ***WELFARE FACILITY (Aim of method: to facilitate compliance with HSE regulations whilst providing protection for trees during demolition operations and construction)***
The placement in terms of whereabouts on site of the structure is flexible: no pruning of tree branches to accommodate the superstructure shall take place. No reduction whatever in existing ground levels shall take place in RPAs (orange shape/circles on plans). Timber bearers such as modern or re-purposed railway sleepers shall be laid directly on the ground surface. Alternatively the floor and superstructure supporting frame shall be supported by micro-piles such as StopDigging or Great British Ground Screw Company Ltd. proprietary or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The

work shall proceed cautiously. No roots over 20mm diameter shall be cut. No connection to services of any kind shall be made below ground level in RPAs (orange shape/circles on plans): all services in and out shall be above ground level.

Method 3: ***TREE PROTECTION FENCING (Aim of method: to provide protection for trunks, branches and roots during demolition operations and construction)***
Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6.2.2, figure 3, below; that is, pinned to the substrate with re-bar. No construction machinery on tracks or wheels shall enter the fenced-off zone(s). Incursions shall constitute a TRI, in accordance with 9.2 F, G above.

Below the crowns of trees with branches extending to less than 2m above ground level, in order to avoid unnecessary pruning, it is permissible to replace sections with manufactured boards at least 11mm thick (hoarding), attached securely to timber uprights driven at least 0.6m into the ground, providing the finished fence stands at least 1.5m above ground level.

Where required to infill odd sections, tree protection fencing may be varied to >1.8m high hoarding of >11mm thick manufactured board and timber uprights >50mm x 100mm, no part of any of which is to be attached to any tree.

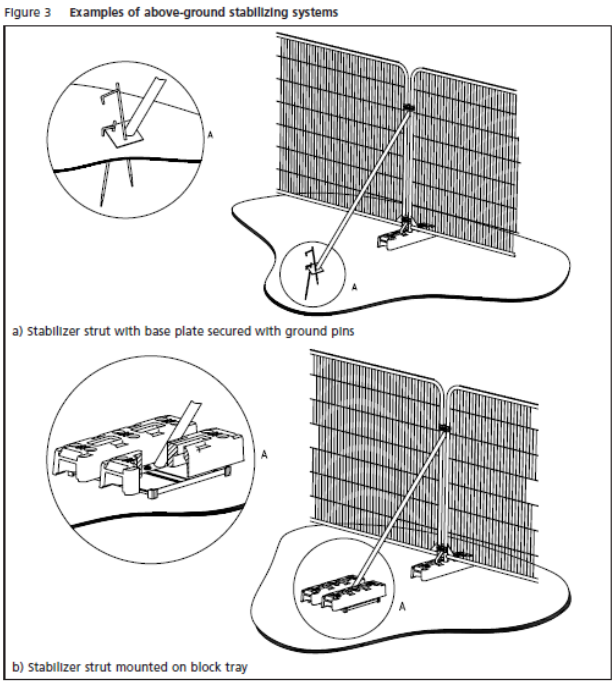


Figure 1 BS 5837:2012 section 6, figure 3

No fires shall be made on any part of the site, or within 20m of any tree to be retained. No storage of materials shall be made within (the tree side of) the protective fences. No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

Method 4: ***DEMOLITION (Aim of method: to prevent asphyxiation and contamination of roots during demolition operations)***
This method shall apply generally in the zones outlined orange on plan.

Demolition, which shall be by 'top down, sides in' method, shall be carried out with hand tools or hand-held power tools only. Arisings shall be removed for disposal off site. None shall be spread in root protection areas (orange shapes/circles).

CONSTRUCTION

Method 5: ***SERVICE TRENCHES (Aim of method: to limit and control root damage during services installation close to tree roots)***
N.b. This applies to ALL services: Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange shapes/circles).

1) The trench shall be opened with an air-spade to required depth. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.
   OR
2) The trench shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.
   OR
3) Services shall be thrust-bored using trenchless techniques (compressed air-driven 'mole') at a depth of 700mm or more below ground level, entailing no surface excavation. Starter pits for rams shall be outside any RPA, or reception/starter pits shall be opened according to 1) or 2) above.

Method 6: ***CONCRETE and MORTAR MIXING***
This method shall apply generally within any RPA (orange shapes/circles). No concrete or mortar mixing shall take place unless within a fully bunded area with no outflow to any part of an RPA. Any slurry arising shall be pumped to an IBC or similar container and removed from site for disposal.

LATE CONSTRUCTION and LANDSCAPING PHASE

Method 7: ***FOOTPATHS (various finishes possible)***
This method shall apply generally within any RPA (orange shapes/circles). No 'scraping up' with a mechanical excavator shall take place. No wheeled or tracked machinery shall be used: construction shall be by means of hand tools/hand-held power tools. No reduction of levels shall take place, except to remove any wearing surface where a competent sub-base is to be retained and utilized. Edge restraint shall be formed from tanalised timber pinned to substrate with tanalised timber pegs or similar.

'NIDAGRAVEL'

Levels can be corrected by use of granite chippings NO FINES. A 3D pocket geotextile system, such as the 'Nidagravel' tray system 40mm deep backfilled with 40mm+, clean stone or gravel – NO FINES can be laid directly over the level correction layer. This system provides a wheelchair-friendly finish.

OR

SLABS

A fine-mesh geogrid such as Tensar 'TriAx' shall be laid. The grid size shall be sufficiently small to retain the level correction/bedding layer stone to be laid: granite chippings, NO FINES. Paving shall be laid open-jointed and the joints rammed with granite chippings.

Method 8: ***PERMANENT END-USER FENCING (Aim of method: to prevent potentially significant root cutting during an operation often assumed to be of low tree-impact)***
Where such fencing is proposed within root protection areas (orange circles), post holes shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of hole is dug. It should be borne in mind that the presence of large numbers of roots >20mm in diameter may effectively prevent completion of post hole, and this would be sufficient reason to terminate the operation and move post hole to a different location. If a root >20mm is inadvertently damaged, it shall be retained *in situ* for appraisal by the arboriculturist.

Method 9: ***TREE PLANTING AREAS (Aim of method: to ensure thrift of new planting)***
This method shall apply after completion of main build only. Ground preparation for tree planting areas shall entail removal of hard surfacing using hand tools or hand-held power tools only, the removal of degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882: 2015 topsoil) with biochar (such as https://www.soilfixer.co.uk/biochar-article) - 5% of the topsoil volume shall be used as planting medium. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882: 2015 topsoil) to a maximum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'. - Recommendations' ('the Standard' below). This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie or otherwise stabilised in accordance with the Standard, section 10.5. The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

Any whips shall similarly be planted so that the root collar lies at finished ground level, and shall be protected with proprietary growing tube (staked). The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

Method 10: ***LANDSCAPING PREPARATION IN ROOT PROTECTION AREAS (Aim of method: to ensure thrift of topsoil)***
This method shall apply after completion of main build only. Operations shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Ground preparation within root protection areas shall entail use of hand tools only. The ground surface shall be thoroughly hand-forked over in vertical mode only to one spit's depth (250mm). Care shall be taken not to damage tree roots greater than 20mm

diameter. Weed treatment if required shall be via BASIS qualified operatives. Surface debris shall be removed by hand to barrow and disposed of off-site. No wheeled or tracked plant shall be used: hand-held power tools may be used. (Outside root protection areas, mechanical cultivation shall be permitted.) The finishing soil horizon where additional planting medium is required shall be composed of biochar (see: https://www.soilfixer.co.uk/biochar-article) mixed with topsoil (to BS3882:2015 topsoil) - 5% by volume (equating to 20 kgs of product per cubic metre of topsoil), which shall be laid by hand-barrow: no mechanical plant shall over-run the loose-tipped material. All handling of soils/soil-mix shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The mix shall be laid to finish to required levels and allowed to settle via mist irrigation / watering-in / natural rainfall. The ground surface shall be worked to a fine tilth with hand tools prior to planting. No mechanical compaction whatever shall be used. Levelling and minimal consolidation shall be by hand tools / foot and board only, or naturally. Earthworm Inoculation Units (see: https://www.wormsdirectuk.co.uk/product/worm-colonies-lawn-areas/) shall be placed with their tops 150mm below ground level at 5m intervals in all soil build-up areas. The units, which are typically cardboard, shall be earthed in and irrigated.

Method 11: ***MAINTENANCE (Aim of method: to prevent expensive losses soon after planting)***
Maintenance shall consist of the regular moderate watering of any plant the subject of the planting proposal during the first season (April 15 to October 15) after planting and thereafter in the following four years if drought conditions occur. Mulch shall be kept topped up to a maximum depth of 100mm. Hedges shall be trimmed twice yearly to a height of no less than 1.3m and no less than 0.5m thickness (cross sectional).

Method 12: ***REPLACEMENT (Aim of method: to maintain treescape as planned and consented)***
If within five years of issue of certificate of completion any plant the subject of the planting proposal dies or in the opinion of the LPA becomes seriously damaged or diseased, the same shall be replaced according to the above methods.

(All design subject to engineering approval, but used on other sites and known to be practicable and reliable).

Name [print]:

For construction company:

Date:

Signature…….

S1557-J1-R2

End of section 9.4 document

End of main body of report – plans appended.

Dated: 21st July 2025

Signature (for John Cromar's Arboricultural Co. Ltd.)

John Cromar

Dip. Arb. (RFS), FArborA

JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD

www.treescan.co.uk
admin@treescan.co.uk

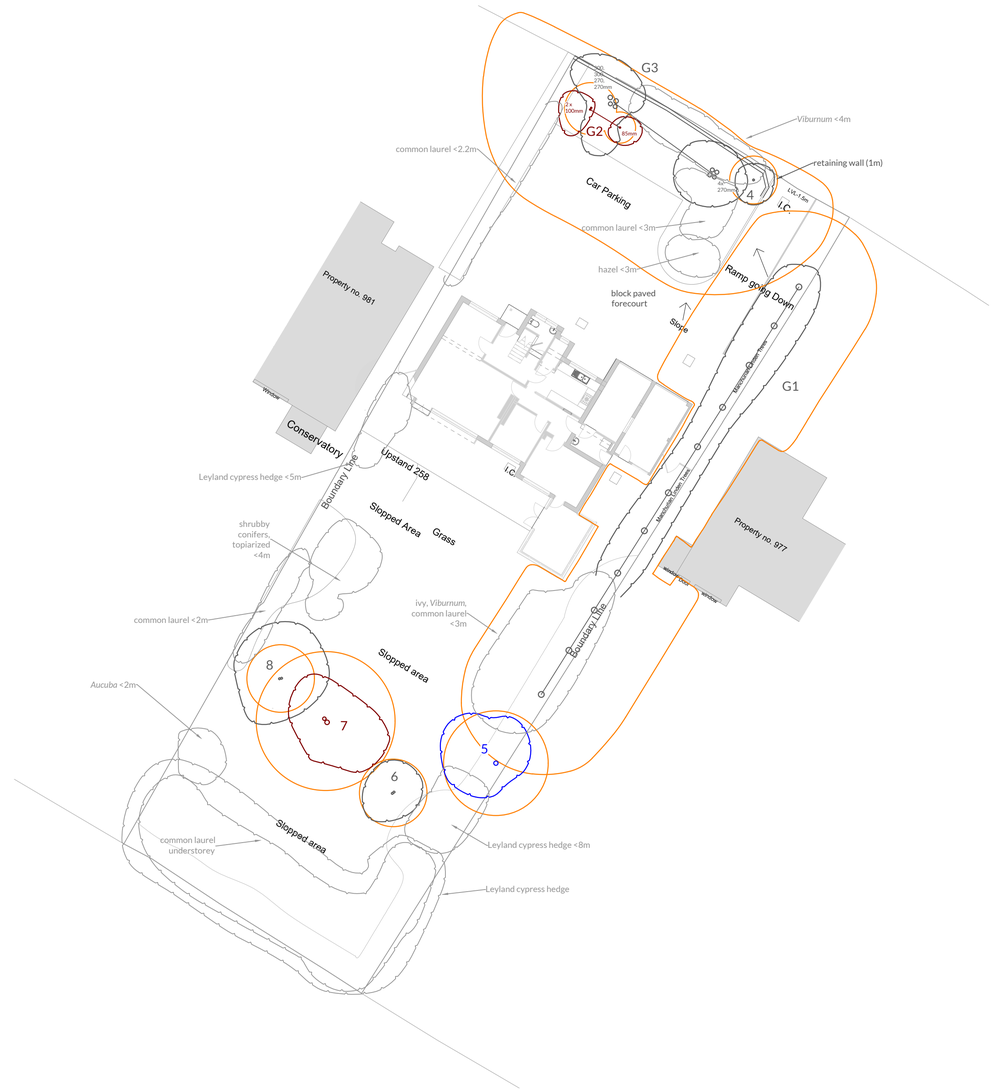
01582 808020
07860453072

10 Plans

N.b. The scale of the plans is dependent on the paper size on which any hard copy is produced.

S1557-J1-P1 v1

S1557-J1-P2 v2



JOHN CROMAR'S ARBORICULTURAL COMPANY LIMITED

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at Wheatley, Oxford
& Harpenden, Herts.

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KEY TO COLOURS / LINETYPES USED IN RELATION TO TREES

GREEN - High Value (A)
BLUE - Moderate Value (B)
BLACK - Low Value (C)
RED - Very short life expectancy (U)
ORANGE SHAPES: Root Protection Areas

Spread and trunk colours correspond directly to those used in British Standard 5837:2012, Table 2.

TOOTHED LINE: Tree spread line

DRG. NAME

TREE VALUE ASSESSMENT (AS PER BS 5837:2012) & ROOT PROTECTION AREAS

NOTES

Do not use for setting out purposes.
All dimensions to be checked on site.

Any scale referenced below applies **ONLY** when plan **printed at ISO A1 size.**

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

TEXT

FOR FULL DETAILS OF TREE VALUE PLEASE SEE REPORT

BASED ON

THE MARKET DESIGN AND BUILD LTD. DRG. NO.: 240058-PL-D 0001A rev. 9 SUPPLIED

SITE ADDRESS

979 Oxford Road, RG31 6TN

DRG. REF.	REV. NO.
S1557-J1-P1	v1
SCALE & SIZE	DATE
1:200 @ A1	22-Apr-25

0 5 10

The methods below typically each have a unique colour code and hatch or other reference to the plan, for example, pink lines indicate where fences to protect trees should be positioned.

PREPARATION / DEMOLITION

Method 1: ***SCHEDULE OF TREE WORK***
Tree work shall be in accordance with the schedule within report and to BS 3998:2010 'Tree Work - Recommendations', and in accord with spread line(s) marked on plan.

Method 2: ***WELFARE FACILITY (Aim of method: to facilitate compliance with HSE regulations whilst providing protection for trees during demolition operations and construction)***

The placement in terms of whereabouts on site of the structure is flexible: no pruning of tree branches to accommodate the superstructure shall take place. No reduction whatever in existing ground levels shall take place in RPAs (orange shape/circles on plans). Timber bearers such as modern or re-purposed railway sleepers shall be laid directly on the ground surface. Alternatively the floor and superstructure supporting frame shall be supported by micro-piles such as StopDigging or Great British Ground Screw Company Ltd. proprietary or similar micro-piles inserted with hand tools only. Trial pits to determine micro-pile locations shall be dug with hand tools only. N.B. The precise location of piles is flexible. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. No roots over 20mm diameter shall be cut. No connection to services of any kind shall be made below ground level in RPAs (orange shape/circles on plans): all services in and out shall be above ground level.

Method 3: ***TREE PROTECTION FENCING (Aim of method: to provide protection for trunks, branches and roots during demolition operations and construction)***

Tree protection fencing shall be erected, consisting of 'Heras' type fencing (weld-mesh panels), each section securely attached to uprights driven at least 0.6m into ground, as per the layout as shown on the plan (pink lines). No ground levels reduction or excavation shall take place within (=the tree side of) the fence lines. The standard rubber supports ('elephant's feet') shall if used, be as per BS 5837:2012 section 6.2.2, figure 3, below; that is, pinned to the substrate with re-bar. No construction machinery on tracks or wheels shall enter the fenced-off zone(s). Incursions shall constitute a TRI, in accordance with 9.2 F, G above.

Below the crowns of trees with branches extending to less than 2m above ground level, in order to avoid unnecessary pruning, it is permissible to replace sections with manufactured boards at least 11mm thick (hoarding), attached securely to timber uprights driven at least 0.6m into the ground, providing the finished fence stands at least 1.5m above ground level.

Where required to infill odd sections, tree protection fencing may be varied to >1.8m high hoarding of >11mm thick manufactured board and timber uprights >50mm x 100mm, no part of any of which is to be attached to any tree.

No fires shall be made on any part of the site, or within 20m of any tree to be retained. No storage of materials shall be made within (the tree side of) the protective fences. No breaching or moving of the protective fences shall take place without the approval of an arboriculturist.

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This method shall apply generally in the zones outlined orange on plan.

Demolition, which shall be by 'top down, sides in' method, shall be carried out with hand tools or hand-held power tools only. Arisings shall be removed for disposal off site. None shall be spread in root protection areas (orange shapes/circles).

CONSTRUCTION

Method 5: ***SERVICE TRENCHES (Aim of method: to limit and control root damage during services installation close to tree roots)***

N.b. This applies to ALL services: Electricity, gas, water, etc. Existing services shall be utilised wherever possible.

These methods shall apply generally within any RPA (orange shapes/circles).

1) The trench shall be opened with an air-spade to required depth. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of trench is dug. Services shall be worked under/over/around/between roots so as not to cut or damage any larger than 20mm diameter.

   OR

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LATE CONSTRUCTION and LANDSCAPING PHASE

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'NIDAGRAVEL'

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SLABS

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Where such fencing is proposed within root protection areas (orange circles), post holes shall be dug with hand tools only. Probes such as screwdrivers or steel rod <10mm diameter to determine root presence ahead of digging shall be used. The work shall proceed cautiously. Roots 20mm or more in diameter unearthed shall be temporarily protected with bubble-wrap and insulating or gaffer tape while rest of hole is dug. It should be borne in mind that the presence of large numbers of roots >20mm in diameter may effectively prevent completion of post hole, and this would be sufficient reason to terminate the operation and move post hole to a different location. If a root >20mm is inadvertently damaged, it shall be retained *in situ* for appraisal by the arboriculturist.

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This method shall apply after completion of main build only. Operations shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Ground preparation within root protection areas shall entail use of hand tools only. The ground surface shall be thoroughly hand-forked over in vertical mode only to one spit's depth (250mm). Care shall be taken not to damage tree roots greater than 20mm diameter. Weed treatment if required shall be via BASIS qualified operatives. Surface debris shall be removed by hand to barrow and disposed of off-site. No wheeled or tracked plant shall be used: hand-held power tools may be used. (Outside root protection areas, mechanical cultivation shall be permitted.) The finishing soil horizon where additional planting medium is required shall be composed of biochar (see: https://www.soilfixer.co.uk/biochar-article) mixed with topsoil (to BS3882:2015 topsoil) - 5% by volume (equating to 20 kgs of product per cubic metre of topsoil), which shall be laid by hand-barrow: no mechanical plant shall over-run the loose-tipped material. All handling of soils/soil-mix shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. The mix shall be laid to finish to required levels and allowed to settle via mist irrigation / watering-in / natural rainfall. The ground surface shall be worked to a fine tilth with hand tools prior to planting. No mechanical compaction whatever shall be used. Levelling and minimal consolidation shall be by hand tools / foot and board only, or naturally. Earthworm Inoculation Units (see: https://www.wormsdirectuk.co.uk/product/worm-colonies-lawn-areas/) shall be placed with their tops 150mm below ground level at 5m intervals in all soil build-up areas. The units, which are typically cardboard, shall be earthed in and irrigated.

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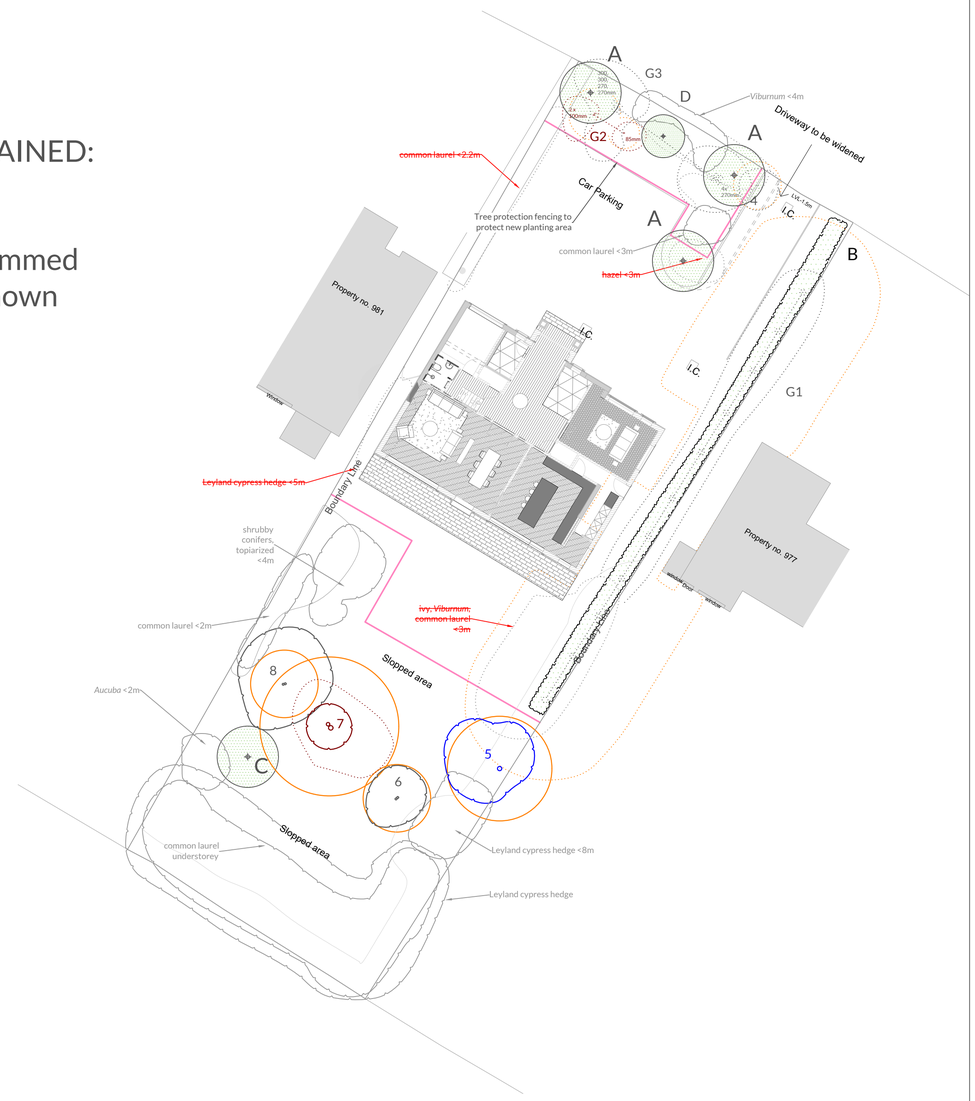
If within five years of issue of certificate of completion any plant the subject of the planting proposal dies or in the opinion of the LPA becomes seriously damaged or diseased, the same shall be replaced according to the above methods.

(All design subject to engineering approval, but used on other sites and known to be practicable and reliable).

NOT RETAINED:
G1-4

7 to be trimmed back as shown



JOHN CROMAR'S ARBORICULTURAL COMPANY LIMITED

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RED - Very short life expectancy (U)
ORANGE SHAPES: Root Protection Areas

Spread and trunk colours correspond directly to those used in British Standard 5837:2012, Table 2.

PROPOSED NEW PLANTING:
Where applicable, this is indicated by green stipple within roundels (trees) or other shapes, e.g., for hedges. For key to the letters designating locations, please see report.

DRG. NAME
TREE PROTECTION PLAN

NOTES
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All dimensions to be checked on site.

Any scale referenced below applies **ONLY** when plan **printed at ISO A1 size.**

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

TEXT
PLEASE READ WITH SECTION 9 OF REPORT FOR FULL METHOD DETAILS

BASED ON
THE MARKET DESIGN AND BUILD LTD. DRG. NO.: 240058-PL-D 0001A rev. 9 SUPPLIED

SITE ADDRESS
979 Oxford Road, RG31 6TN

DRG. REF.	REV. NO.
S1557-J1-P2	v2
SCALE & SIZE	DATE
1:200 @ A1	21-Jul-25

0 5 10