

Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT**)**

OUR REFERENCE	215653/JH Rev 1
CLIENT	Mr Amir Iqbal
PLANNING AUTHORITY	Reading Borough Council
SITE	1 Ennerdale Road, Reading, Berkshire, RG2 7HH
SURVEY & REPORT BY	Mr Joe Howard
DATE	29th July 2025

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1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Amir Iqbal to produce an Arboricultural Impact Assessment of the proposed development works at 1 Ennerdale Road. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

A measured drawing of the site was provided, and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have received a PDF document containing the architect's plans for both the existing and proposed elevations, along with screenshots providing an overhead view of the property. These materials offer a clear visual representation of the current layout and the intended modifications, enabling a detailed comparison between the existing structure and the proposed design.

1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care. It may be submitted to the local planning authority as part of a planning application.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISITS

The initial site visit was undertaken on the 27th of March 2025 by the author of this report; Mr J Howard who is a qualified arboriculturist. The weather at the time of inspections was overcast with good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The proposed development is located at 1 Ennerdale Road in Reading. The property is a semi-detached home featuring an integrated garage and a private driveway, complemented by a front lawn. At the rear, there is a patio area extending from the back of the house, leading to a spacious, mature garden that is set some distance from the main dwelling.

The site is surrounded by private residential properties, and it is important to note that the trees mentioned in the report are all located on neighbouring land and are owned by third parties.

The proposal involves the construction of a single-story extension at the rear of the property, the addition of a dormer to the rear elevation, and the conversion of the existing garage into habitable living space.

2.3 SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the site is located on London Clay Formation and River Terrace Deposits.

London Clay Formation is a plastic clay subsoil which is susceptible to undergoing volumetric change in relation to changes in soil moisture. As such it is recommended that a structural engineer is consulted to ensure the property is constructed in such a manner to avoid the risk of indirect damage though subsidence or heave.



3 TREE SURVEY

In total 5 trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

0 individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

3 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

2 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

0 individual 'U' grade trees identified as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees, 'G' for groups of trees, 'H' for hedges and 'W' for woodland.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment conducted by Reading Borough Council has confirmed that the site is not located within a designated conservation area.

One horse chestnut tree, situated on a neighbouring property, is protected under Tree Preservation Order (TPO) 210/07 and is identified as T1.

A review of the planning portal has revealed no record of any previous applications for tree works at 1 Ennerdale Road.

4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential restrictions to rooting morphology, and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

The RPA of trees have not been amended and re-drawn to take into consideration existing rooting constraints caused by adjacent property and hard landscaping features. The true root morphology is unknown as root formation in environments such as these is hard to predict.

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZ's are to be delineated and protected by using tree protection fencing.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of the surrounding trees are important considerations when assessing the layout and potential impact of the proposed development. The size and shading of these trees could give rise to future pressure for inappropriate pruning or even removal, particularly if their growth becomes incompatible with the new structure.

Trees located adjacent to the neighbouring driveway have been regularly maintained to the boundary line, and as such, their crowns do not present a constraint to the proposed development.

However, trees T002 and T003 currently have crowns in contact with the roof of the existing property. These trees have been subject to neglect in recent years, leading to increased crown encroachment. As a result, remedial pruning will be necessary irrespective of the proposed development to prevent damage and maintain appropriate clearance. Ongoing pruning may also be required in future, similar to the existing maintenance needs.

Notably, the frequency of pruning may decrease over time, as the conflict is primarily with flat surfaces on both the original building and the proposed roof extension. Flat surfaces, unlike tiled or pitched roofs, are less prone to damage from canopy contact. The proposed pruning will not be detrimental to the trees' health or structural stability, especially as they are located in a sheltered position, surrounded by dense vegetation.

The proposed side roof extension will be constructed up to the boundary line and does not include window openings. The increased building height may reduce the extent of adaptive growth toward the structure due to a reduction in available natural light. It is anticipated that the trees will naturally adjust to the new conditions without adverse effects.

ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposal details that have been provided by our client. This is the construction of a single-story extension at the rear of the property, the addition of a dormer to the rear elevation, and the conversion of the existing garage into habitable living space. The block plan of the proposal has been included within the attached Tree Protection Plan (Appendix III).

4.4 HIGH GRADE SIGNFICANT TREES

The survey identified that there is no individual 'A' grade tree which is of high quality and value within and adjacent to the site. The highest identified grade in the survey are three grade B trees.

T001 – Common Walnut
T002 – Cherry Plum
T005 – Horse Chestnut

4.5 TREE LOSS

Consideration has been given to retaining all trees. However, ultimately their removal is dependent on their condition and proximity to the development.

This has identified that no trees will require removal to facilitate the development.

A 1.5m Section of the mixed hedge at the front of the property will have to be removed to facilitate better driveway access and turning circle.

4.6 IDENITFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees in relation to the development and identifies the potential impacts resulting from the proposed development. The details of the impacts caused by each construction stage is identified within Table 2 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m^2	Development Section	Impact of proposed development.
T005	113	Extended Parking (3D Cellular Confinement System)	Will encroach upon $2m^2$ of the total RPA, equating to approximately 2.65%.

In my assessment, these impacts are tolerable and unlikely to pose any harm to the tree.

TREE PROTECTION MEASURES

The existing boundary fence will serve a dual function throughout the development process. Firstly, it will act as a protective barrier for trees and surrounding vegetation, preventing accidental damage during construction. Secondly, it will clearly delineate the construction exclusion zone, ensuring that all activities remain strictly within the designated work area, thereby minimizing disruption to the surrounding environment.

Temporary ground protection will not be required within the Root Protection Areas (RPAs) where existing hardstanding is already present. All storage and construction-related activities will be confined to these hard surfaces to prevent any ground disturbance.

No arboricultural monitoring is currently required, as the proposed works do not involve significant excavation within the RPAs. However, if a substantial quantity of fibrous or structural roots is unexpectedly encountered, all work must cease immediately. An arboriculturist will then assess the situation and determine the most appropriate course of action.

SUMMARY

Following the completion of the site survey and accompanying report, it is concluded that the proposed development will have a minimal impact on the trees located both within and adjacent to the site. Importantly, the development does not require the removal of any trees. The only vegetation to be removed is a 1.5m section of mixed hedgerow adjacent to the driveway entrance.

The new parking layout at the front of the property will retain the existing hardstanding and include an extension to the west, toward the neighbouring property. This extension will be constructed using a 3D Cellular Confinement System filled with a suitable aggregate. This approach provides enhanced drainage performance while requiring minimal excavation, making it a low-impact and environmentally sensitive solution compared to traditional surfacing methods.

The new 3D Cellular Confinement System surface will encroach upon approximately 2m² of the Root Protection Area (RPA) of tree T005, representing just 2.65% of its total RPA. This level of incursion is considered tolerable and unlikely to adversely affect the health or stability of the tree.

Minor pruning will be required for trees T002 and T003 due to their proximity to the proposed roofline. These trees will be pruned back to the boundary line, in accordance with good arboricultural practice.

No additional tree protection fencing or temporary ground protection is proposed, as the existing boundary fence provides sufficient protection for all retained trees during the construction process. Furthermore, all construction activities will be confined to the existing hardstanding, eliminating the need for further protective measures.

In accordance with BS5837:2012 guidelines, development should ideally be located outside the RPAs of retained trees. Where encroachment is unavoidable, it must be demonstrated that the affected trees will remain viable and that any RPA loss can be mitigated. It is considered that these requirements have been satisfactorily addressed in the current proposal.

This summary outlines the key precautions necessary to ensure that retained trees are not adversely affected. If required, further details, such as specific construction methodologies within or adjacent to RPAs along with a final Tree Protection Plan, should be provided in a separate Arboricultural Method Statement.

5 GENERAL PRECAUTIONS

5.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

5.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

5.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

5.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminates to run towards a tree root protection area. All wet poor concrete in excavations will be separated from the surrounding soil by an impermeable membrane to prevent leaching of salts and chemicals into soils.

5.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

6 SITE PHOTOGRAPHS



Image showing rear façade and location of single-story extension



Image showing T001 viewed from client's garden



Image showing T002, T003, T004 viewed from neighbouring carpark



Image showing T002s crown touching the property



Image showing T002s crown touching the property



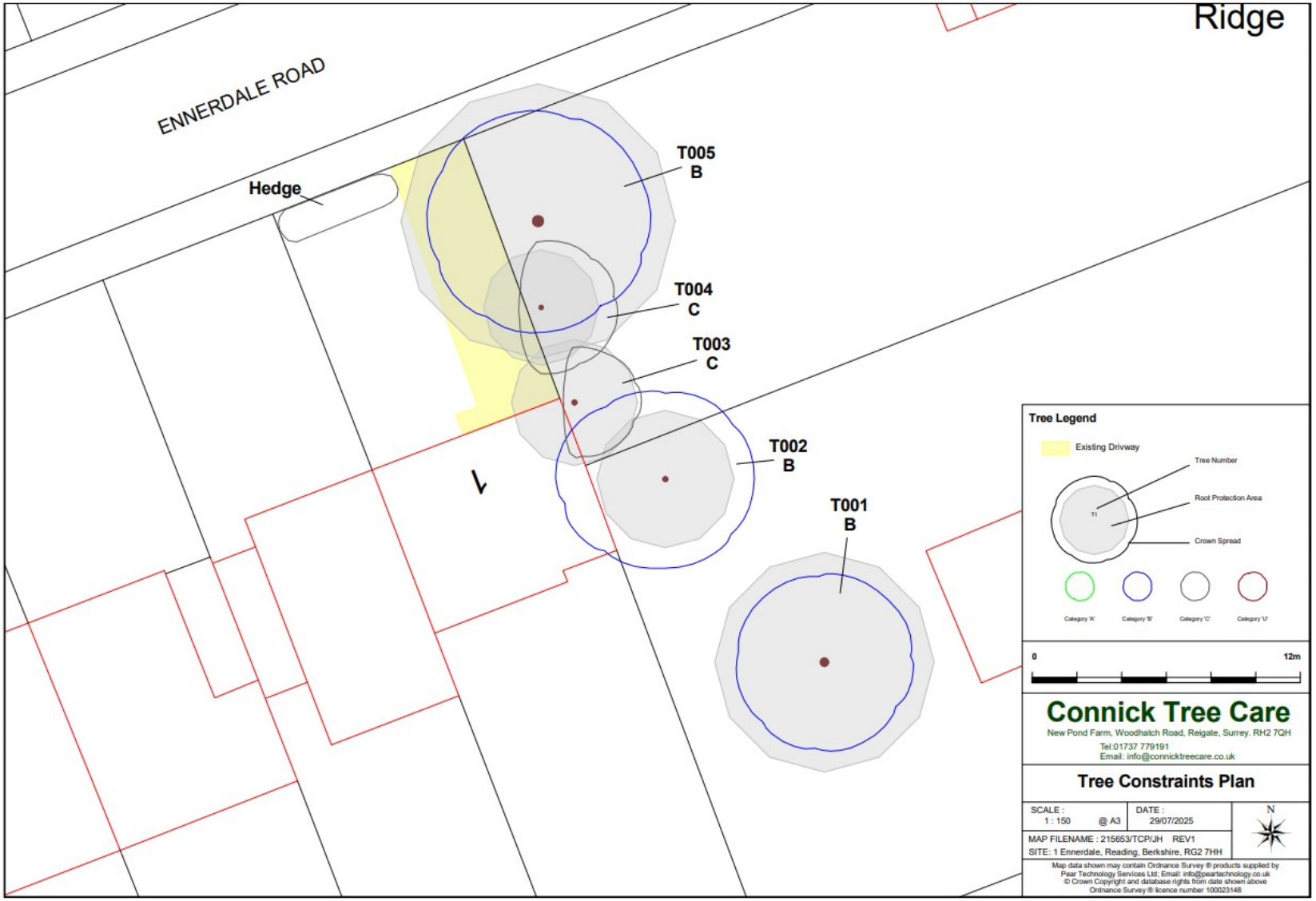
Image showing T005

APPENDIX I TREE SURVEY SCHEDULE

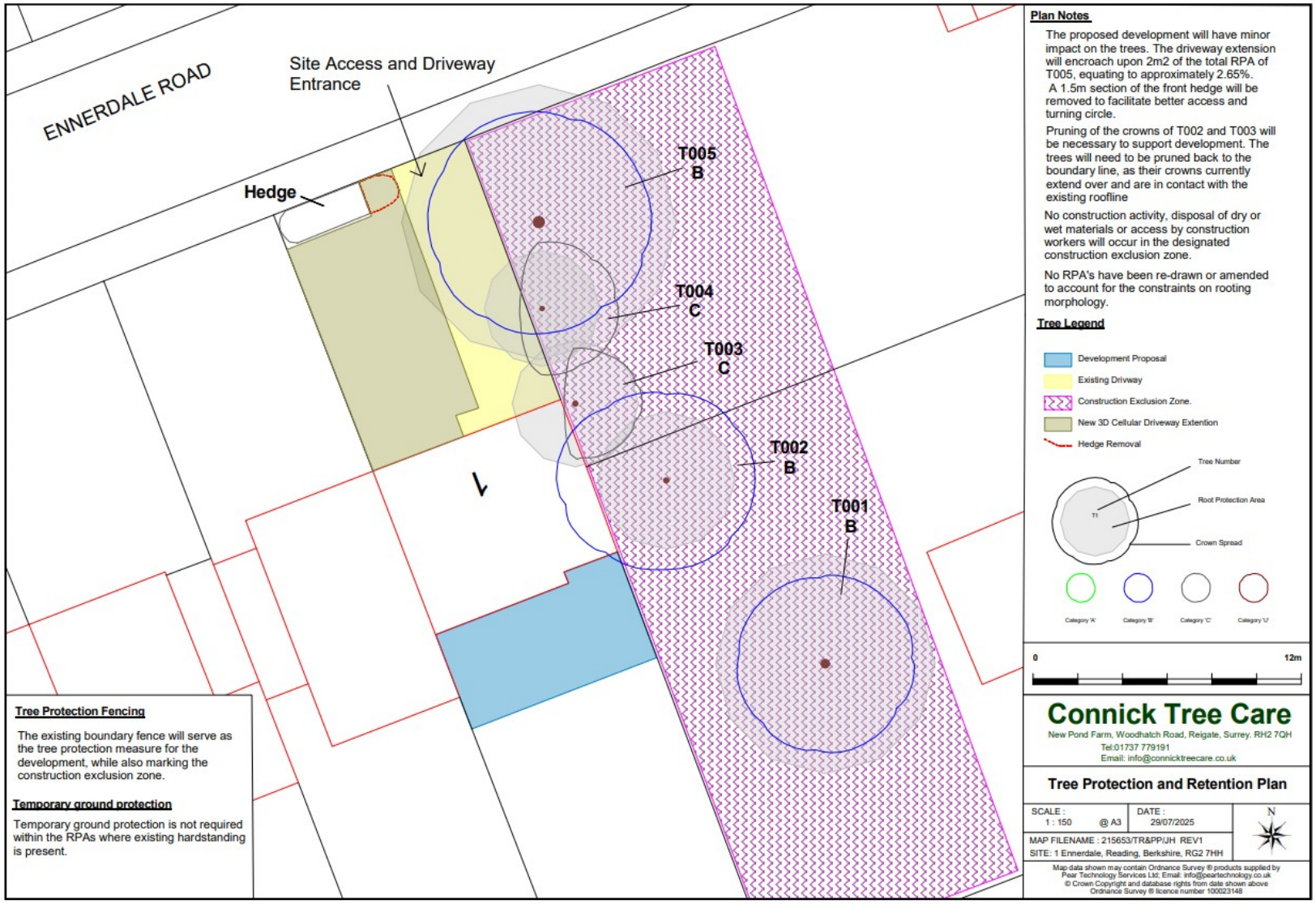
BS5837 Survey Data

Ref.	Species	Measurements	General Observations	Category	Recommendations
T001	Common walnut (Juglans regia)	Height (m): 10 Stem Diam(mm): 400 Spread (m): 4N, 4E, 4S, 4W Lowest Branch (m): 4(S) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Third party tree, viewed from over the fence. Dense ivy growth within the lower crown.	B RPA Radius: 4.8m. Area: 72 sq m.	
T002	Cherry plum 'Pissardii' (Prunus cerasifera 'Pissardi')	Height (m): 8 Stem Diam(mm): 250 Spread (m): 4N, 4E, 4S, 5W Lowest Branch (m): 3(SW) Life Stage: Mature Rem. Contrib.: 40+ Years	Third party tree, viewed from over the fence. Twin stemmed from ground level with ivy up to 3 metres above ground. Crown in conflict with the property roof.	B RPA Radius: 3.0m. Area: 28 sq m.	Prune back crown to boundary line
T003	English yew (Taxus baccata)	Height (m): 5 Stem Diam(mm): 230 Spread (m): 2.5N, 3E, 2.5S, 0.5W Lowest Branch (m): 0.5(E) Life Stage: Young Rem. Contrib.: 40+ Years	Third party tree. Crown in conflict with the property roof. Stem growing within 200mm of property footings.	C RPA Radius: 2.8m. Area: 25 sq m.	Prune back crown to boundary line
T004	Laurel cherry (Prunus laurocerasus)	Height (m): 4.5 Stem Diam(mm): 210 Spread (m): 3N, 3.5E, 3S, 1W Lowest Branch (m): 1.5(S) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Third party tree. Multi stemmed from ground level. Areas of dysfunction in the crown with major deadwood.	C RPA Radius: 2.5m. Area: 20 sq m.	
T005	Horse chestnut (Aesculus hippocastanum)	Height (m): 13 Stem Diam(mm): 500 Spread (m): 4N, 4E, 4S, 4W Lowest Branch (m): 1.5(N) Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Third party tree. Minor ivy throughout the crown. Crown has a 3m clearance over the property driveway entrance.	B RPA Radius: 6.0m. Area: 113 sq m.	

APPENDIX II TREE CONSTRAINTS PLAN



APPENDIX III TREE PROTECTION PLAN



APPENDIX IV QUALIFICATIONS AND EXPERIENCE

Joe Howard

Subjects	Level	Dates
Technician member of the Arboricultural Association		2023 ongoing
Professional Tree Inspection (LANTRA)	Pass	April 2023
Level 3 diploma in forestry and arboriculture	Distinction	2015
NPTC cs30, cs31, cs38, cs39	Pass	from 2015 ongoing.

2. CAREER SUMMARY

I began my career in forestry and arboriculture in 2015 by completing a Level 3 Diploma through a two-year college course. This provided me with the essential knowledge and practical skills needed to enter the industry. After qualifying, I started work as an arborist with a local arboricultural company, where I gained hands-on experience in tree care and management.

Over time, I developed my skills further and took on greater responsibilities, eventually progressing to a team management role. This position helped build both my technical and leadership abilities as I oversaw tree operations and coordinated projects.

To advance my career, I pursued additional training and became a certified professional tree inspector, which expanded my opportunities within the field. With this qualification and a solid foundation of practical experience, I moved into a consultancy role at Connick Tree Care.

As an Arboricultural Consultant, I now provide expert advice to clients on managing their tree assets safely and sustainably, drawing on my years of field experience and ongoing professional development.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Tree management reports on prioritizing maintenance programs.
Diagnosis of tree disorders
General arboricultural advice
Trees in relation to subsidence
Arboricultural surveys to BS5837