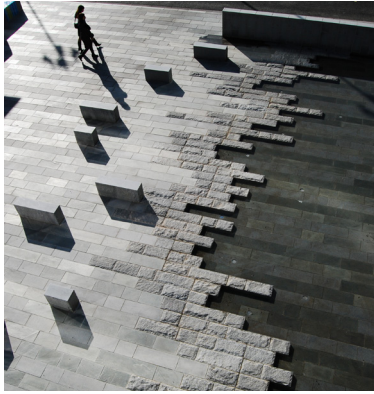




300 BROOK DRIVE, GREEN PARK

Tree Survey and Arboricultural Impact Assessment

1004-DO-002 P00

May 2025

Green Park (Reading) No.1 Ltd

PLACE
DESIGN

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1.0 Instruction

- 1.1 MJC Tree Services Limited have been instructed by Giles Hopgood CMLI, acting on behalf of Place Design, as follows:

“Re: Development Site Tree Survey & Reports in Accordance With BS5837:2012 at 300 Brook Drive, Green Park, Reading, RG2 6UU.

To visit the above site and carry out the following works:

- *To carry out a ground level and visual survey of trees within 15 metres of the proposed End of Journey Building and attached cycle store in accordance with British Standard 5837:2012 ‘Trees in Relation to Design, demolition and Construction – Recommendations’ (BS5837:2012):*
- *To draw up a Tree Constraints Plan and Tree Survey Schedule in accordance with BS5837:2012, using as a base plan a topographical survey plan (or similar existing site layout plan) of the site showing all tree stems on and immediately adjacent to the site, existing site features and spot levels, that will need to be supplied, via email, as a .dwg (AutoCAD) file to the above office before the survey can be undertaken:*
- *To discuss the proposed development as necessary and remotely (via telephone, email, Teams/Zoom meetings) with the design team in the light of the identified tree constraints with a view to arriving at a proposed layout and design that is acceptable in arboricultural planning terms:*
- *To draw up an Arboricultural Implications Assessment for the proposed development, using the tree constraints information for reference and a proposed site layout plan (including all access and service plan details) that will need to be supplied, via email, as a .dwg file to the above office before the report can be completed:*
- *To draw up a Tree Protection Plan & Arboricultural Method Statement for the proposed development that will provide adequate protection to the trees identified for retention:*
- *To combine these elements into a single report and to supply the completed report in an electronic format as a .pdf file, with the drawings used in the report also available as .dwg (AutoCAD) files.”*

2.0 Qualifications and Caveats

- 2.1 The author of this report is a:

- Fellow of the Institute of Chartered Foresters:
- Chartered Arboriculturist:
- Chartered Surveyor:
- Registered Consultant of the Institute of Chartered Foresters.
- Professional Member of the Arboricultural Association:

He also holds the Royal Forestry Society’s Professional Diploma in Arboriculture and has over 30 years’ experience in UK arboriculture. A full CV and CPD record are available as a .pdf file upon request to the above office.

- 2.2 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be recommended in this report.

- 2.3 Trees are living organisms whose health and condition can change rapidly. The health, condition and safety of trees in high use areas should be checked on a regular basis, preferably at least once every eighteen months. The conclusions and recommendations in this report are based only on the observations made by the author during the tree survey.
- 2.4 This report is for the sole use of the above-named client and refers only to those trees identified within. It may not be reproduced in whole or in part, or sold, lent, hired out or divulged to any third party not directly involved in the subject matter, without our consent. Use by any other person(s) in attempting to apply its contents for any purpose other than stated in this report renders the report invalid for that purpose.
- 2.5 This report is supplied subject to our terms and conditions in force at the time of our instruction by the client.

3.0 Documents Supplied & Used in this Report

- 3.1 The following documents have been supplied and are used in this report:
- Midland Survey Ltd. topographical survey plan no. 102475-1:
 - Place Design proposed layout drawing ref. 1004_Linework_Stage 3.

4.0 Introduction

- 4.1 This report is presented largely in the form of annotated drawings with a tree survey schedule that are intended to be read in the sequence they are presented in the Appendices section of this report, cross referencing as instructed in the in-drawing texts.

4.1.1 The reason for this graphical form of report presentation is to make its interpretation easier by the greater design team and the demolition/construction teams. These teams work in a graphical environment, and if the arboricultural reports involved in the design and development processes are to be easily interpreted and followed by these teams they must also be presented in a graphical format. To do otherwise would create an unhelpful disconnect between the arboricultural information and the design and development teams. It also allows the report and the proposed development to be assessed on site by officers of the Local Planning Authority (LPA) whilst referencing a small number of single page documents, thereby avoiding the need to keep flicking backwards and forwards through a written report whilst holding open a large site drawing.

- 4.1.2 The layout and order of the drawings and schedule are intended to illustrate a logical progression from the existing site (Tree Constraints Plan drawing and Tree Survey Schedule – Appendix 1 and Appendix 2), through the proposed development, its impact on the trees in terms of tree losses required, the establishment of conflicts with the trees identified to be retained and how these conflicts are justified and will be resolved in principle (Arboricultural Impact Assessment drawing – Appendix 3), to the specific tree protection measures and construction/demolition methodologies required (Tree Protection Plan and Arboricultural Method Statement drawing – Appendix 4).
- 4.1.3 The in-drawing texts are designed to be large enough to be easily read when the drawings are viewed or printed off at the correct scale. If it is not possible to view or print off these drawings at the correct scale, it may not be possible to read the in drawing texts. In order to address this possibility, the in drawing text for each of the three drawings is reproduced as a separate block of text in italics immediately following the relevant drawing, and these form Appendices 1A, 3A, and 4A of this report.
- 4.2 The tree works recommended on the Tree Survey Schedule are based on the current context of the site, **they are not the tree works or tree felling required as a result of any proposed development.** This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development are detailed in the Arboricultural Impact Assessment drawing.**

5.0 Summary

- 5.1 It is proposed to remove the existing concrete slab and surrounding fence, and to construct an 'end of journey' building as illustrated in the Arboricultural Impact Assessment drawing forming Appendix 3 of this report.
- 5.2 For the reasons set out in the Arboricultural Impact Assessment drawing, there are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested in the Arboricultural Impact Assessment drawing and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are undertaken, along with adequate mitigation planting of new trees and shrubs as suggested in the Place Design soft landscaping scheme. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to appropriately worded planning conditions requiring the following:
- 5.2.1 Adherence to the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0102-03 rev.0 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):
- 5.2.2 Implementation of the Place Design soft landscaping scheme for the site.
- 5.1 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.

Mark Carter

FICFor. MRICS M.Arbor.A Dip.Arb(RFS)

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6.0 Appendices

Appendix 1 Tree Constraints Plan drawing

1.0 Introduction

1.1 The tree survey was carried out on the 25th April 2025.

1.2 The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).

1.3 The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.

1.4 The tree works recommended on the enclosed Tree Survey Schedule are based on the current context of the site, they are not tree works or tree felling required as a result of any proposed development. This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.

2.0 The Trees

2.1 The details of the individual tree survey are provided in the following Tree Survey Schedule.

2.2 The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.

2.3 Root Protection Areas (RPA)

2.3.1 The indicative and circular RPA of the surveyed trees has been derived by using the calculation provided at section 4.6.1 of BS5837:2012 and are illustrated either by a grey circle in this drawing, or as an amalgamated RPA for groups and/or woodlands.

2.3.2 The RPA's represent the surface area of the minimum soil rooting volume required by the tree if it is to remain viable. The actual root spread of the tree will be much larger than the RPA, but BS5837:2012 implicitly accepts that a tree will tolerate a degree of root loss, in much the same way as a tree would tolerate a degree of crown pruning. The existing soil levels and structure in the RPA of retained trees must be protected from the proposed development, and they should not be excavated, graded or compacted.

2.3.3 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."

2.3.4 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.

2.4 The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.

2.5 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing.

2.6 An email request was made to the Local Planning Authority (LPA) on the 20th January 2025 to check on the protected status of the surveyed trees. The LPA replied by email on the same day confirming that none of the surveyed trees were protected by a Tree Preservation Order, and the site was not in a Conservation Area.

2.7 The online Multi Agency Graphical Information for the Countryside (MAGIC) mapping system provided by DEFRA was consulted on the 20th January 2025 in order to check whether any ancient woodlands were present on or close to the site. This check indicated that no ancient woodlands were present on or close to the site.

2.8 The tree survey has not identified any ancient and/or veteran trees on or close to the site.

3.0 The Site

3.1 The site comprised a broadly linear shrubbery, punctuated by individual trees that provided a useful verdant division between the existing building on site and the well-used pedestrian path. The area sloped down significantly from the south to the north with path set at a lower level.

3.2 Surrounding land use was as follows; to the north was the public path with pollarded Willows, a ditch and wetland beyond; to the east and west was a continuation of the treed shrubbery; to the south was a combination of the existing building on site and the lawned area to the west of that building.

3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 20th January 2025.

3.3.1 This check indicated that the soils on site were likely to be made up of the following:

- Bedrock Geology: Lambeth Group – Clay, silt and sand. Sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period.
- Superficial deposits: Beenham Grange Gravel Member – Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

3.3.2 These types of soils may be subject to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.

3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.

3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

MJC TREE SERVICES LIMITED

Site:
300 Brook Drive, Green Park,
Reading, RG2 6UU.

TREE CONSTRAINTS PLAN

Plan no. MJC-25-0102-01
rev:1

This is based on the Midland
Survey Ltd. topographical
survey plan no. 102475-1,
amended by MJC on
25/04/2025.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

T1

Category U
"Tree"

T1

Category A
"Tree"

T1

Category B
"Tree"

T1

Category C
"Tree"

Group of topped and
re-topped Willow
trunks, regarded
as shrubs
rather than
trees

Crown spread of
surveyed trees

Estimated
mature crown
spread for trees
with significant
potential for
future growth

Indicative root
protection area
(RPA)

Direction of
lowest
significant
branch for
individual trees,
length of arrow
indicates height
i.e. the longer
the arrow the
higher the
branch

Areas of
potentially
significantly
shade
constraint for A,
B & C grade
trees, based on
surveyed heights

SCALE

1:200 @ A1

MJC Tree Services Limited - Rep BS5837 TS AIA TPP AMS MJC-25-0102 Rev.0 300 Brook Drive 01 05 25

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Appendix 1A In-drawing text from the Tree Constraints Plan drawing

Tree Constraints Plan Notes

1.0 Introduction

- 1.1 *The tree survey was carried out on the 25th April 2025.*
- 1.2 *The survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837:2012).*
- 1.3 *The tree survey was preliminary in nature and was carried out from ground level using visual techniques only. No trees were climbed or internally investigated. Should a more detailed inspection be required then this will be highlighted in the recommendations section of the Tree Survey Schedule.*
- 1.4 *The tree works recommended on the enclosed Tree Survey Schedule are based on the current context of the site, **they are not tree works or tree felling required as a result of any proposed development.** This is to comply with section 4.4.1.1 of BS5837:2012 that states "...the tree survey should be completed and made available to designers prior to and/or independently of any specific proposals for the development". **Any and all tree works and tree felling required and proposed as a result of the proposed development will be detailed in the Arboricultural Impact Assessment drawing.***

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- 2.1 *The details of the individual tree survey are provided in the following Tree Survey Schedule.*
- 2.2 *The tree constraints have been calculated and are illustrated in accordance with BS5837:2012, see the key for details.*
- 2.3 *Root Protection Areas (RPA)*
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- 2.3.3 Section 4.6.2 of BS5837:2012 states "Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution."
- 2.3.4 It was not considered likely that any of the pre-existing site conditions within the RPA of the surveyed trees had caused significant asymmetric rooting. Therefore, no modification of the RPA has been made.
- 2.4 The areas of potentially significant shade illustrated in this drawing have been derived following the guidance provided at section 5.2.2 Note 1 of BS5837:2012. This area does not indicate an area where development may not take place, it merely indicates an area where tree shade may have an adverse impact on a proposed development if that part of the development has a need for high levels of direct and natural light e.g. patios and living room windows, and it may also reduce useable amenity space in gardens.
- 2.5 Some of the surveyed trees were considered to have significant potential for future growth. The potential and estimated mature crown spread of these trees is illustrated by a blue crown spread margin in this drawing.
- 2.6 An email request was made to the Local Planning Authority (LPA) on the 20th January 2025 to check on the protected status of the surveyed trees. The LPA replied by email on the same day confirming that none of the surveyed trees were protected by a Tree Preservation Order, and the site was not in a Conservation Area.
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3.2 Surrounding land use was as follows; to the north was the public path with pollarded Willows, a ditch and wetland beyond; to the east and west was a continuation of the treed shrubbery; to the south was a combination of the existing building on site and the lawned area to the west of that building.

3.3 An online check with the British Geological Survey's Geology of Britain Viewer was made on 20th January 2025.

3.3.1 This check indicated that the soils on site were likely to be made up of the following:

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- *Superficial deposits: Beenham Grange Gravel Member - Sand and gravel. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.*

3.3.2 These types of soils may be subject to significant and persistent volumetric changes in response to moisture content. Therefore, there could be a risk of tree root related subsidence on this site, and this risk must be considered and assessed by a suitably qualified and experienced engineer, and accommodated in any proposed development of the site.

3.3.3 The local topsoil will be prone to rapid compaction to the point that tree root growth is impeded. In areas where the existing soil structure needs to be protected i.e. in the RPA of retained trees or proposed new tree and shrub planting areas, the soil must be protected from demolition and construction activities and traffic by either tree protection barriers or adequate temporary ground protection.

3.3.5 No dig methods of hard surface and road/drive construction using a three dimensional cellular confinement sub base can be used on these types of soil over the RPA of retained trees, but in order to provide adequate protection to tree roots in these areas the sub base may need to be thicker than is routinely used, and it is recommended that the advice of the sub base manufacturer is sought before proposing such constructions.

Appendix 2 Tree Survey Schedule

TREE SURVEY SCHEDULE

Key:

- o **Ht** = Height estimated in metres.
- o **Stem Diam** = Stem or trunk diameter, measured and calculated in accordance with Annex C and section 4.6 of BS5837:2012.
 - o **oi** = Measurement taken over ivy, which is likely to produce an exaggerated figure;
 - o **cmb** = combined stem diameter value for multi stem trees.
- o **Crown Spread** = Crown spread to the cardinal points in metres, measured by pacing.
- o **1st significant branch ht' & direction** = First significant branch height in metres and direction of growth e.g. N = North.
- o **Crown base ht'** = Minimum distance between surrounding ground level at the trunk base and the base of the main crown, estimated by eye in metres.
- o **Life stage** is chosen from the four following categories;
 - Y = Young;
 - SM = Semi mature;
 - EM = Early mature;
 - M = Mature;
 - OM = Over Mature.
- o **General observations** = Particularly of structural and/or physiological condition, significant features and defects, and the effect these may have on the health, stability and safe retention of the tree.
- o **Preliminary management recommendations** = any significant works identified as necessary in the current context, irrespective of any proposed development of the site.
- o **Rem' cont'** = an estimate, in years, of the remaining period over which the tree can be retained at an acceptable level of risk whilst still providing significant amenity benefits with no significant management intervention.
- o **Reten' Cat'** = Desirability for retention category. Refers to BS5837:2012 which categorises trees on development sites into one of four categories – A, B, C or U, A being very good and U meaning that felling is appropriate regardless of any proposals. The suffix 1, 2 or 3 refers to a subcategory relating to tree, landscape or cultural/ecological values respectively.
- o **agl** = Above ground level
- o **#** = Estimated dimension.
- o **typ** = Typical dimension where several are present.
- o **n/a** = Not applicable.
- o **n/k** = Not known.

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T1	Beaked Hazel	6	160	1	3	2	3	2	1.8	SW	1.6	EM	- This species of Hazel is normally found as a shrub. However, this individual has attained the form of a small tree. - As such, it was an attractive path-side feature of some public visual amenity value.	- No works currently identified. - RPA: radius = 1.9 metres; area = 12 square metres.	20+	B2
T2	Portuguese Laurel	6	170	1	3	2	2	3	2	N	1.6	EM	- This species of Laurel is normally found as a shrub. However, this individual has attained the form of a small tree. - As such, it was an attractive path-side feature of some public visual amenity value.	- No works currently identified. - RPA: radius = 2.0 metres; area = 13 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T3	Willow	13	430 + 270 = 508 cmb	2	5	6	5	5	2	NE	1	EM	- The tree was an attractive site and path-side feature of significant public visual amenity value. - The tree was multi stemmed from ground level and in the past, two other stems had been topped off at approximately 700 mm above ground level. - The remaining two stems were joined at the bast by a potentially weak fork and it was considered likely that the presence of this structural defect would curtail the ultimate life expectancy of the tree.	- Monitor and assess condition at 18-monthly intervals, especially the condition of the potentially weak basal fork. - RPA: radius = 6.1 metres; area = 117 square metres.	10+	C1
T4	Alder	8	<150	1	3	4	3	2	2	W	1.2	SM	- The tree was an attractive path-side feature, well-formed and with significant potential for future growth. - The tree has only been down-graded due to its small trunk diameter size.	- No works currently identified. - RPA: radius = 1.8 metres; area = 10 square metres.	40+	C1
T5	Small Leaved Lime	10	250 oi	1	5	4	4	4	3.5	SW	1.3	SM	- The tree was an attractive path-side feature of significant public visual amenity value, and with significant potential for future growth. - The crown was just in contact with the nearby shelter building.	- Lift crown as necessary in order to create a 1 metre clear space between the fabric of the shelter building and the underside of the crown. - RPA: radius = 3.0 metres; area = 28 square metres.	40+	A2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T6	Small Leaved Lime	8	180	1	3	3	3	3	2.3	N	1.3	SM	- The tree was an attractive path-side feature of significant public visual amenity value, and with significant potential for future growth. - The crown was just in contact with the nearby shelter building.	- Lift crown as necessary in order to create a 1 metre clear space between the fabric of the shelter building and the underside of the crown. - RPA: radius = 2.2 metres; area = 15 square metres.	40+	A2
T7	Small Leaved Lime	7	170	1	4	2	3	3	2.7	S	1.6	SM	- The tree was an attractive site feature, just visible from the path but largely obscured by the two nearby Small Leaved Limes. Therefore, it was of some albeit limited, public visual amenity value. - The tree had significant potential for future growth. However, the tree was growing close to the existing building and the crown was already in contact with this structure, meaning that crown reduction works would be required for the life of the tree in order to maintain adequate clearance against this existing building. - It is considered likely that this ongoing crown pruning requirement will ultimately be deemed onerous and the tree will be removed, thereby curtailing its ultimate life expectancy.	- Reduce crown as necessary in order to create a 1 metre clear space between the crown edge and the fabric of the nearby building. - RPA: radius = 2.0 metres; area = 13 square metres.	20+	B2
T8	Portuguese Laurel	5	140 + 130 = 191 cmb	2	4	3	2	2	1.6	N	2	EM	- This species of Laurel is normally found as a shrub. However, this individual has attained the form of a small tree. - As such, it was an attractive path-side feature of some public visual amenity value.	- No works currently identified. - RPA: radius = 2.3 metres; area = 17 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T9	Portuguese Laurel	6	150	1	3	1	4	4	2	N	1.9	EM	- This species of Laurel is normally found as a shrub. However, this individual has attained the form of a small tree. - As such, it was an attractive path-side feature of some public visual amenity value.	- No works currently identified. - RPA: radius = 1.8 metres; area = 10 square metres.	20+	B2
T10	Bird Cherry	10	330 oi	1	5	5	5	6	1.9	N	1	EM	- The tree was an attractive path-side of significant public visual amenity value. - The crown had been lifted on several occasions in the past, giving rise to branch removal wounds that were in various states of occlusion.	- No works currently identified. - RPA: radius = 4.0 metres; area = 49 square metres.	20+	B2
T11	Portuguese Laurel	5	120 + 80 = 144 cmb @ 1.2m agl	2	3	3	2	2	1.3	N	1.2	EM	- The tree was becoming increasingly suppressed by the nearby and larger Bird Cherry, and its crown branch form was poor, having been topped in the past at approximately 1.5 metres above ground level. - Therefore, the very long-term survival of this tree was not anticipated. - A low branch bole was present, hence stem diameter measurements at 1.2 metres above ground level used to calculate the root protection area.	- No works currently identified. - RPA: radius = 1.7 metres; area = 9 square metres.	10+	C1
T12	Portuguese Laurel	5	160	1	2	2	2	3	1.6	N	1.6	EM	- The tree was an attractive path-side of significant public visual amenity value. - The crown had been lifted on several occasions in the past, giving rise to branch removal wounds that were in various states of occlusion.	- No works currently identified. - RPA: radius = 1.9 metres; area = 12 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T13	Portuguese Laurel	5	140 @ 1m agl	1	2	3	3	3	1.3	SE	1.4	EM	- A low branch bole was present, hence stem diameter measurement at 1 metre above ground level used to calculate the root protection area. - The tree was an attractive path-side of significant public visual amenity value. - The crown had been lifted on several occasions in the past, giving rise to branch removal wounds that were in various states of occlusion. - The tree has only been down graded due to its small trunk diameter size.	- No works currently identified. - RPA: radius = 1.7 metres; area = 9 square metres.	20+	C1
T14	Ash	11	180 + 200 = 269 cmb	2	4	3	4	4	2	SW	2.3	EM	- The tree was an attractive site and path-side feature of significant public visual amenity value. - The tree was multi stemmed from ground level with potentially weak forks developing between the co-dominant stems. - The presence of these structural defects was considered likely to curtail the ultimate life expectancy of the tree, given its proximity to an existing building, car park and path. - As a species, this tree will be vulnerable to Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>, although no obvious signs of the presence of this pathogen were observed at the time of survey.	- No works currently identified. - RPA: radius = 3.2 metres; area = 33 square metres.	20+	B2

Ref no	Species	Ht (m)	Stem diam (mm)	No. of stems	Crown spread (m)				1 st sig' branch ht' (m)	Direction of 1 st sig branch	Crown base ht' (m)	Life stage	General observations	Preliminary management recommendations	Rem' cont' (years)	Reten' Cat
					N	E	S	W								
T15	Ash	12	200 + 190 + 190 = 335 cmb	3	4	4	4	3	4.5	N	2.7	EM	- The tree was an attractive site and path-side feature of significant public visual amenity value. - The tree was multi stemmed from ground level with potentially weak forks developing between the co-dominant stems. - The presence of these structural defects was considered likely to curtail the ultimate life expectancy of the tree, given its proximity to an existing building, car park and path. - As a species, this tree will be vulnerable to Ash Dieback, caused by the exotic fungus <i>Hymenoscyphus fraxineus</i>, although no obvious signs of the presence of this pathogen were observed at the time of survey.	- No works currently identified. - RPA: radius = 4.0 metres; area = 51 square metres.	20+	B2

Appendix 3

Arboricultural Impact Assessment drawing

1.0 Introduction

- 1.1 It is proposed to remove the existing concrete slab and surrounding fence, and to construct an 'end of journey' building as illustrated in this drawing.
- 1.2 In this drawing, the proposed development layout is illustrated in colour.
- 1.3 In order to provide context with the existing site, and highlight the proposed development relative to the existing site layout, the existing site layout drawing is also illustrated in pale grey in this drawing.
- 1.4 The trees, their constraints and the arboricultural impacts of the proposed development are illustrated in accordance with the key.

2.0 Tree Works.

- 2.1 The proposed development requires the following tree works to be carried out.
- 2.1.1 Fell tree no. T1. This tree is illustrated with a red crown margin in this drawing.
- 2.1.2 Fell one trunk from a group of Willow trunks, previously topped at approximately 2 metres above ground level. This trunk is highlighted with a red circle in this drawing.
- 2.2 These tree works are required, and are considered acceptable in arboricultural planning terms, for the following reasons.
- 2.3 T1 to be felled.

- 2.3.1 This tree needs to be felled in order to avoid the crown impeding the construction of the building, and to create adequate construction access around the building.
- 2.3.2 This tree was a 'C' grade with regard to its quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.
- 2.3.3 Such trees cannot be considered to be of high public amenity value as an individual, and the felling of this tree will not have a significant detrimental impact on the local amenities. Therefore, the required felling of this tree should not form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA are likely to require the planting of additional trees and shrubs as part of the proposed development in order to compensate for the loss of this tree.

- 2.3.4 A comprehensive soft landscaping scheme for the proposed development has been drawn up by Place Design, and the tree and shrub planting proposed in this scheme will more than compensate for the loss of tree no. T3 in arboricultural planning terms. The LPA can ensure this planting is carried out by granting planning permission for the proposed development subject to a condition requiring the implementation of the Place Design soft landscaping scheme.
- 2.4 One topped Willow trunk to be felled.
- 2.4.1 This trunk needs to be removed in order to create adequate construction access around the proposed building.
- 2.4.2 As has been explained in the Tree Constraints Plan drawing, these topped Willow shrubs should be regarded as shrubs rather than trees. Shrubs are not a significant material consideration in the planning application determination process, the required felling of this one trunk should not form a substantive reason for the LPA to object to the proposed development.

3.0 Root Protection Areas (RPA).

- 3.1 The proposed development footprint has avoided the RPA of all the retained trees. Therefore, the proposed development does not have any direct impact on the RPA of the retained trees. However, construction access may encroach over the RPA of some retained trees and the following measures will need to be taken.
- 3.1.1 Tree protection barriers will need to be erected at the outset of the demolition/construction stage. See the enclosed Tree Protection Plan & Arboricultural Method Statement drawing for details of these barriers.

4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees

- 4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.

4.2 Crown proximity.

- 4.2.1 The proposed development layout has maintained a minimum clearance between the building and the crown edge of retained trees of 3.9 metres. This is considered sufficient to avoid the crowns of retained trees coming close to the fabric of the building even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing the building so close to the existing crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.
- 4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed building. However, it is considered that this future growth will not bring any crown edge any closer than 3.9 metres away from the fabric of the building. Therefore, the proposed development has avoided placing the building so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.3 Tree shade.

- 4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.
- 4.3.2 This assessment indicated that the proposed building would not experience any significant tree shade. Therefore, shade cast by trees will not create any legitimate pressures to unreasonably prune or fell the retained trees.

5.0 Summary.

- 5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are undertaken, along with adequate mitigation planting of new trees and shrubs as suggested in the Place Design soft landscaping scheme. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to appropriately worded planning conditions requiring the following:
- 5.1.1 Adherence to the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0102-03 rev.0 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):
- 5.1.2 Implementation of the Place Design soft landscaping scheme for the site.
- 5.2 The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.

MJC TREE SERVICES LIMITED

Site:
300 Brook Drive, Green Park,
Reading, RG2 6UU.

ARBORICULTURAL IMPACT
ASSESSMENT

Plan no. MJC-25-0102-02
rev:0

This is based on the Midland
Survey Ltd. topographical
survey plan no. 102475-1,
and the Place Design
proposed layout drawing ref.
1004_Linework_Stage 3,
amended by MJC on
01/05/2025.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

Existing site
layout in grey

Proposed site
layout in colour

T1

Category U
"Tree"

T1

Category A
"Tree"

T1

Category B
"Tree"

T1

Category C
"Tree"

Group of topped
and repeatedly
re-topped Willow
trunks to be
retained,
regarded as
shrubs rather
than trees

Group of topped
and repeatedly
re-topped Willow
trunks, with
individual trunk
to be removed
highlighted in
red

Crown spread of
surveyed trees
to be retained

Crown spread of
surveyed trees
to be removed

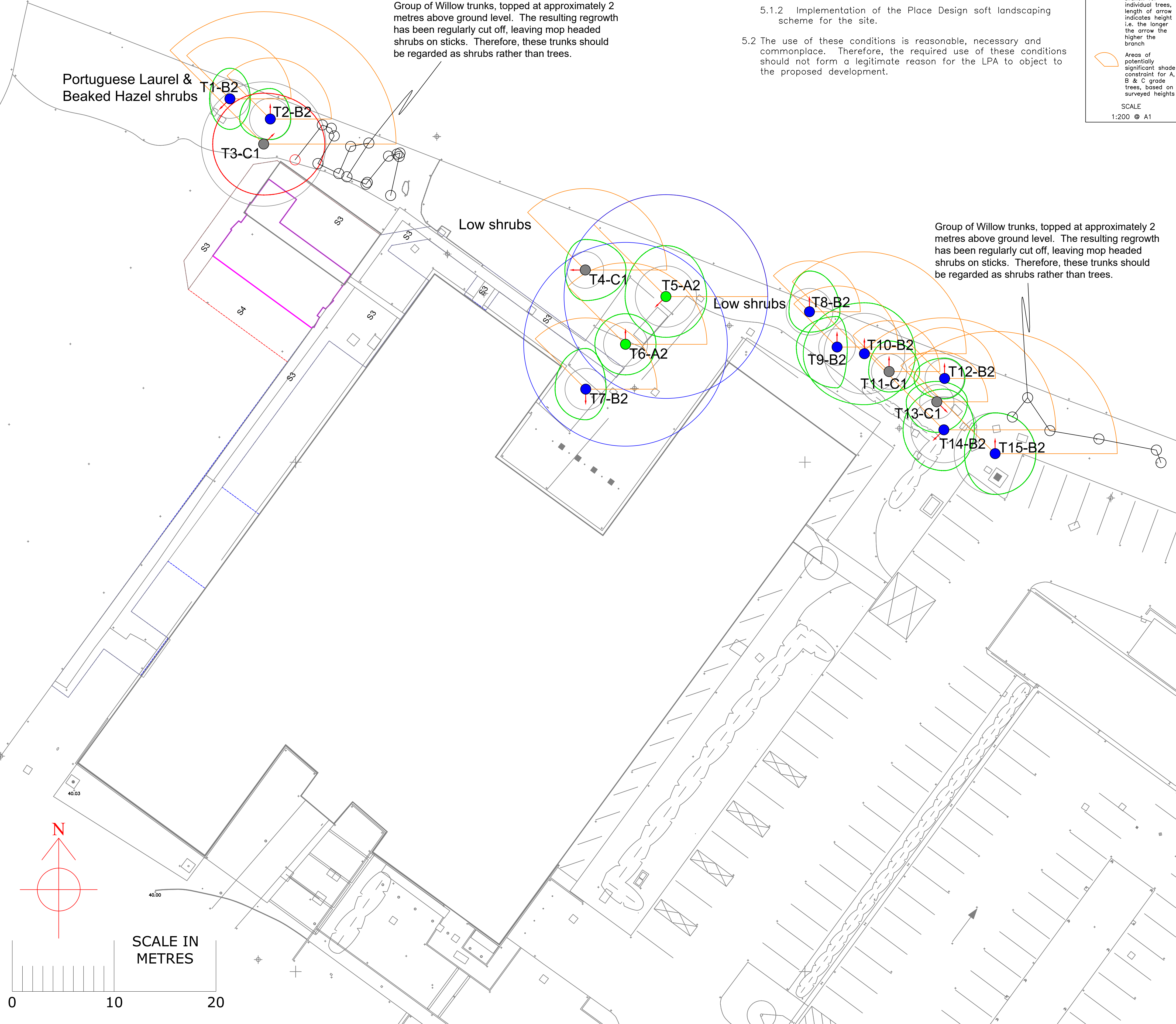
Estimated
mature crown
spread for trees
with significant
potential for
future growth

Indicative root
protection area
(RPA)

Direction of
lowest
significant
branch for
individual trees,
length of arrow
indicates height
i.e. the longer
the arrow the
higher the
branch

Areas of potentially
significant shade
constraint for A,
B & C grade
trees, based on
surveyed heights

SCALE
1:200 @ A1



Appendix 3A In-drawing text from the Arboricultural Impact Assessment drawing

Arboricultural Impact Assessment

1.0 Introduction

- 1.1 *It is proposed to remove the existing concrete slab and surrounding fence, and to construct an 'end of journey' building as illustrated in this drawing.*
- 1.2 *In this drawing, the proposed development layout is illustrated in colour.*
- 1.3 *In order to provide context with the existing site, and highlight the proposed development relative to the existing site layout, the existing site layout drawing is also illustrated in pale grey in this drawing.*
- 1.4 *The trees, their constraints and the arboricultural impacts of the proposed development are illustrated in accordance with the key.*

2.0 Tree Works.

- 2.1 *The proposed development requires the following tree works to be carried out.*
 - 2.1.1 *Fell tree no. T1. This tree is illustrated with a red crown margin in this drawing.*
 - 2.1.2 *Fell one trunk from a group of Willow trunks, previously topped at approximately 2 metres above ground level. This trunk is highlighted with a red circle in this drawing.*
- 2.2 *These tree works are required, and are considered acceptable in arboricultural planning terms, for the following reasons.*
- 2.3 *T1 to be felled.*
 - 2.3.1 *This tree needs to be felled in order to avoid the crown impeding the construction of the building, and to create adequate construction access around the building.*
 - 2.3.2 *This tree was a 'C' grade with regard to its quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.*

2.3.3 *Such trees cannot be considered to be of high public amenity value as an individual, and the felling of this tree will not have a significant detrimental impact on the local amenities. Therefore, the required felling of this tree should not form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA are likely to require the planting of additional trees and shrubs as part of the proposed development in order to compensate for the loss of this tree.*

2.3.4 *A comprehensive soft landscaping scheme for the proposed development has been drawn up by Place Design, and the tree and shrub planting proposed in this scheme will more than compensate for the loss of tree no. T3 in arboricultural planning terms. The LPA can ensure this planting is carried out by granting planning permission for the proposed development subject to a condition requiring the implementation of the Place Design soft landscaping scheme.*

2.4 *One topped Willow trunk to be felled.*

2.4.1 *This trunk needs to be removed in order to create adequate construction access around the proposed building.*

2.4.2 *As has been explained in the Tree Constraints Plan drawing, these topped Willow shrubs should be regarded as shrubs rather than trees. Shrubs are not a significant material consideration in the planning application determination process, the required felling of this one trunk should not form a substantive reason for the LPA to object to the proposed development.*

3.0 *Root Protection Areas (RPA).*

3.1 *The proposed development footprint has avoided the RPA of all the retained trees. Therefore, the proposed development does not have any direct impact on the RPA of the retained trees. However, construction access may encroach over the RPA of some retained trees and the following measures will need to be taken.*

3.1.1 *Tree protection barriers will need to be erected at the outset of the demolition/construction stage. See the enclosed Tree Protection Plan & Arboricultural Method Statement drawing for details of these barriers.*

4.0 *Future Pressures to Unreasonably Prune or Fell Retained Trees*

4.1 *The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement, the following considerations have been made during the design phase.*

4.2 *Crown proximity.*

4.2.1 *The proposed development layout has maintained a minimum clearance between the building and the crown edge of retained trees of 3.9 metres. This is considered sufficient to avoid the crowns of retained trees coming close to the fabric of the building even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing the building so close to the existing crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.2.2 *Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed building. However, it is considered that this future growth will not bring any crown edge any closer than 3.9 metres away from the fabric of the building. Therefore, the proposed development has avoided placing the building so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.*

4.3 *Tree shade.*

4.3.1 *At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.*

4.3.2 *This assessment indicated that the proposed building would not experience any significant tree shade. Therefore, shade cast by trees will not create any legitimate pressures to unreasonably prune or fell the retained trees.*

5.0 Summary.

5.1 *There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement drawing are undertaken, along with adequate mitigation planting of new trees and shrubs as suggested in the Place Design soft landscaping scheme. In order to ensure that these measures take place, it is likely that, if the LPA grant planning permission for the proposed development, they will make that permission subject to appropriately worded planning conditions requiring the following:*

5.1.1 *Adherence to the Tree Protection Plan & Arboricultural Method Statement drawing ref. MJC-25-0102-03 rev.0 (see enclosed Tree Protection Plan & Arboricultural Method Statement drawing):*

5.1.2 *Implementation of the Place Design soft landscaping scheme for the site.*

5.2 *The use of these conditions is reasonable, necessary and commonplace. Therefore, the required use of these conditions should not form a legitimate reason for the LPA to object to the proposed development.*

Appendix 4

Tree Protection Plan & Arboricultural Method Statement drawing

Tree Protection Plan & Arboricultural Method Statement.

1.0 The proposed development will be carried out in strict accordance with the following Tree Protection Plan & Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:

- 1.0.1 Appointment of the Responsible Person:
- 1.0.2 Agreement of the arboricultural monitoring timetable:
- 1.0.3 Distribution of Tree Protection Plan and Arboricultural Method Statement:
- 1.0.4 General measures, including access, storage of materials etc.:
- 1.0.5 Tree works:
- 1.0.6 Tree protection barrier erection:
- 1.0.7 Soft landscaping in the RPA of retained trees.

1.1 Appointment of the Responsible Person.

- 1.1.1 Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of the plan and statement (the Responsible Person). The Responsible Person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this plan and statement, and will be deemed liable for any failure to correctly and fully implement this plan and statement.
- 1.1.2 When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.

1.2 Agreement of the arboricultural monitoring timetable.

- 1.2.1 If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by the Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.
- 1.2.2 Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.
- 1.2.3 A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the Responsible Person and the Local Planning Authority's tree officer.

1.3 Distribution of the Tree Protection Plan & Arboricultural Method Statement drawing.

- 1.3.1 It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.
- 1.3.2 It is the responsibility of the Responsible Person to ensure that a scale copy of this drawing will be attached to the site office notice board, and that copies of this drawing will always be available for taking out on site as necessary.
- 1.3.3 It is the responsibility of the Responsible Person to ensure that reference to this Tree Protection Plan & Arboricultural Method Statement forms part of the standard induction briefing for all personnel coming onto site.

1.4 General measures, including access, storage of materials etc..

- 1.4.1 The following measures and restrictions will apply at all times.
- 1.4.2 Before any demolition/construction works commence and before any demolition/construction equipment, vehicles and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified below and the installation of tree protection barriers, the tree works will be completed, the tree and the protection barriers erected
- 1.4.3 All demolition/construction traffic access will be via the south and west of the main building, along the route indicated by blue arrows in this drawing.
- 1.4.4 When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banksperson will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.
- 1.4.5 All activities usually carried out in the compound area, e.g. the storage of materials and equipment, the mixing of concrete and mortar, the sitting of rest cabins and the site office etc., will take place outside the construction exclusion zones created by the tree protection barriers.
- 1.4.6 Any facilities for the storage of oils, fuels or chemicals shall be located outside and down slope from the construction exclusion zones created by the tree protection barriers, in tanks on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.
- 1.4.7 All underground services and drains will be carefully routed so as to avoid crossing the RPA of all the retained trees.
- 1.4.8 No fires will be permitted on site.

1.5 Tree Works.

- 1.5.1 Before any demolition/construction works commence, and before any demolition/ construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out.
 - 1.5.1.1 Fell tree no. T1. This tree is illustrated with a red crown margin in this drawing.
 - 1.5.1.2 Fell one trunk from a group of Willow trunks, previously topped at approximately 2 metres above ground level. This trunk is highlighted with a red circle in this drawing.
- 1.5.3 All tree works will be carried out in accordance with the following stipulations.
 - 1.5.3.1 All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.
 - 1.5.3.2 All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.
 - 1.5.3.3 All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.
 - 1.5.3.4 All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.

Group of Willow trunks, topped at approximately 2 metres above ground level. The resulting regrowth has been regularly cut off, leaving mop headed shrubs on sticks. Therefore, these trunks should be regarded as shrubs rather than trees.

1.5.3.5 The resulting stumps will be ground out to 150mm below ground level with either a pedestrian or tracked stump grinder.

1.6 Tree protection barrier erection

- 1.6.1 After the tree works are completed, but before any construction/demolition works commence, and before any construction/demolition vehicles, equipment and materials, other than only those necessary for the erection of the tree protection barriers, are delivered to site, the tree protection barriers will be erected at the positions illustrated in this drawing.
- 1.6.2 This barrier will comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this drawing will be used. Where this design of barrier is not feasible the barrier will comply with the following specification.
 - 1.6.2.1 The barrier will comprise a minimum 2m tall welded mesh fence panels on rubber or concrete feet secured with ground pins.
 - 1.6.2.2 The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
 - 1.6.2.3 The distance between the fence couplers should be at least 1m and should be uniform throughout the fence.
 - 1.6.2.4 The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.
 - 1.6.2.5 Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.
- 1.6.3 The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metre intervals. An example of a suitable notice follows this drawing.
- 1.6.4 No demolition/construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.
- 1.6.5 The tree protection barriers will be retained in place and intact until all demolition/construction activities have been completed and all demolition/construction materials, equipment and vehicles have been removed from the site.

1.7 Soft landscaping in the Root Protection Area (RPA) of retained trees.

- 1.7.1 Where soft landscaping works are to be carried out in the RPA of retained trees, they will be carried out as follows.
 - 1.7.1.1 The soft landscaping works will be carried out as part of the post construction soft landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out these soft landscaping works.
 - 1.7.1.2 Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undamaged.
 - 1.7.1.3 Powered cultivators will not be used in the RPA.
 - 1.7.1.4 No vehicular access across the root protection areas will be permitted as part of these works beyond the existing or new hard surfaces.

MJC TREE SERVICES LIMITED

Site:
300 Brook Drive, Green Park,
Reading, RG2 6UU.

TREE PROTECTION PLAN &
ARBORICULTURAL METHOD
STATEMENT

Plan no. MJC-25-0102-03
rev:0

This is based on the Midland
Survey Ltd. topographical
survey plan no. 102475-1,
and the Place Design
proposed layout drawing ref.
1004_Linework_Stage 3,
amended by MJC on
01/05/2025.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

Existing site
layout in grey

Proposed site
layout in colour

T1

Category U
"Tree"

T1

Category A
"Tree"

T1

Category B
"Tree"

T1

Category C
"Tree"

Group of topped
and repeatedly
re-topped Willow
trunks to be
retained,
regarded as
shrubs rather
than trees

Group of topped
and repeatedly
re-topped Willow
trunks, with
individual trunk
to be removed
highlighted in
red

Crown spread of
surveyed trees
to be retained

Crown spread of
surveyed trees
to be removed

Indicative root
protection area
(RPA)

Tree protection
barriers:
dimensions in
metres

CEZ

Construction
exclusion zone
(CEZ)

Demolition and
construction
access route

SCALE
1:200 © A1

The main site plan drawing illustrates a development area with several buildings and a large parking lot. A blue line indicates the proposed construction access route, starting from the bottom left and moving towards the top right. A red circle highlights a specific area of the plan, likely corresponding to the tree work described in the text. Various trees are marked with colored dots and labels: T1-B2 (red), T2-B2 (blue), T3-C1 (red), T4-C1 (blue), T5-A2 (green), T6-A2 (green), T7-B2 (blue), T8-B2 (blue), T9-B2 (blue), T10-B2 (blue), T11-C1 (blue), T12-B2 (blue), T13-C1 (red), T14-B2 (blue), and T15-B2 (blue). Green circles represent the crown spread of surveyed trees to be retained, while red circles represent the crown spread of surveyed trees to be removed. Blue circles indicate the root protection area (RPA). Blue arrows point to the tree protection barriers, which are shown as a series of connected panels. The drawing also includes a north arrow and a scale bar (0 to 20 metres).

Figure 2: Default specification for protective barrier. The diagram shows a cross-section of the barrier, which is a 2m tall welded mesh fence panel supported by a base plate and secured with ground pins. The barrier is shown in a corner configuration, with a 90-degree angle. The diagram includes dimensions for the barrier height (2m), panel width (2m), and the distance between panels (1m). A key identifies the components: 1. Standard scaffold poles, 2. Heavy gauge 2 m tall galvanized tube and welded mesh infill panels, 3. Panels secured to uprights and cross-members with wire ties, 4. Ground level, 5. Uprights driven into the ground until secure (minimum depth 0.6 m), 6. Standard scaffold clamps.

Group of Willow trunks, topped at approximately 2 metres above ground level. The resulting regrowth has been regularly cut off, leaving mop headed shrubs on sticks. Therefore, these trunks should be regarded as shrubs rather than trees.

MJC Tree Services Limited - Rev BS5837 TS AIA TPP AMS MJC-25-0102 Rev.0 300 Brook Drive 01 05 25

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Appendix 4A In-drawing text from the Tree Protection Plan & Arboricultural Method Statement drawing

Tree Protection Plan & Arboricultural Method Statement.

1.0 The proposed development will be carried out in strict accordance with the following Tree Protection Plan & Arboricultural Method Statement, and in the following sequence of events. This plan and statement will cover the following heads of terms, see separate notes below for the specific tree protection measures and methodologies for each head of terms:

1.0.1 Appointment of the Responsible Person:

1.0.2 Agreement of the arboricultural monitoring timetable:

1.0.3 Distribution of Tree Protection Plan and Arboricultural Method Statement:

1.0.4 General measures, including access, storage of materials etc.:

1.0.5 Tree works:

1.0.6 Tree protection barrier erection:

1.0.7 Soft landscaping in the RPA of retained trees.

1.1 Appointment of the Responsible Person.

1.1.1 Before any site works, including site clearance, take place, a person will be made responsible for the correct and full implementation of the plan and statement (the Responsible Person). The Responsible Person will typically be the project manager or site manager, but whoever is appointed they will be responsible for the full and correct implementation of this plan and statement, and will be deemed liable for any failure to correctly and fully implement this plan and statement.

1.1.2 When appointed, the Responsible Person will inform the Local Planning Authority and the project Arboriculturist of their appointment and will supply both with a full set of contact details.

1.2 Agreement of the arboricultural monitoring timetable.

1.2.1 If specifically requested by the Local Planning Authority, before any site works, including site clearance, take place, a site meeting will be held with the Responsible Person, the site/project manager, the Local Planning Authority's Tree Officer and the project Arboriculturist. The purpose of this meeting will be to confirm the tree protection measures required by the Tree Protection Plan & Arboricultural Method Statement, a timetable of ongoing site monitoring and reporting to be carried out by the project Arboriculturist.

1.2.2 Further arboricultural monitoring and reporting will be carried out by the project Arboriculturist in accordance with the timetable agreed at the above meeting.

1.2.3 A brief letter report will be produced by the project Arboriculturist following each site visit and a copy of this letter supplied to the Responsible Person and the Local Planning Authority's tree officer.

1.3 Distribution of the Tree Protection Plan & Arboricultural Method Statement drawing.

1.3.1 It is the responsibility of the Responsible Person to ensure that all staff and contractors working on the development are aware of and abide by this Tree Protection Plan & Arboricultural Method Statement.

1.3.2 It is the responsibility of the Responsible Person to ensure that a scale copy of this drawing will be attached to the site office notice board, and that copies of this drawing will always be available for taking out on site as necessary.

1.3.3 It is the responsibility of the Responsible Person to ensure that reference to this Tree Protection Plan & Arboricultural Method Statement forms part of the standard induction briefing for all personnel coming onto site.

1.4 General measures, including access, storage of materials etc..

1.4.1 The following measures and restrictions will apply at all times.

1.4.2 Before any demolition/construction works commence and before any demolition/construction equipment, vehicles and materials are delivered to site, with the exception of those necessary for carrying out the tree works specified below and the installation of tree protection barriers, the tree works will be completed, the tree and the protection barriers erected

- 1.4.3 *All demolition/construction traffic access will be via the south and west of the main building, along the route indicated by blue arrows in this drawing.*
- 1.4.4 *When any large and/or tall and/or jibbed vehicles/equipment are operating or manoeuvring close to the crowns of trees to be retained, a specific banks person will be appointed to supervise the movement and ensure that no damage is caused to the crowns of these trees through impact.*
- 1.4.5 *All activities usually carried out in the compound area, e.g. the storage of materials and equipment, the mixing of concrete and mortar, the sitting of rest cabins and the site office etc., will take place outside the construction exclusion zones created by the tree protection barriers.*
- 1.4.6 *Any facilities for the storage of oils, fuels or chemicals shall be located outside and down slope from the construction exclusion zones created by the tree protection barriers, in tanks on impervious bases and surrounded by impervious bund walls. The volume of the bund compound shall be at least equivalent to the capacity of the tank plus 10%. If there is a multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses shall be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipe-work shall be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bund.*
- 1.4.7 *All underground services and drains will be carefully routed so as to avoid crossing the RPA of all the retained trees.*
- 1.4.8 *No fires will be permitted on site.*

1.5 Tree Works.

- 1.5.1 *Before any demolition/construction works commence, and before any demolition/ construction vehicles, equipment and materials are delivered to site, the following tree works will be carried out.*
- 1.5.1.1 *Fell tree no. T1. This tree is illustrated with a red crown margin in this drawing.*
- 1.5.1.2 *Fell one trunk from a group of Willow trunks, previously topped at approximately 2 metres above ground level. This trunk is highlighted with a red circle in this drawing.*
- 1.5.3 *All tree works will be carried out in accordance with the following stipulations.*

- 1.5.3.1 *All tree works will be carried out in accordance with BS3998:2010 wherever that Standard is applicable.*
- 1.5.3.2 *All works will be carried out in accordance with all applicable health & safety and environmental protection legislation.*
- 1.5.3.3 *All tree works will be carried out in such a way that no unintended collateral harm is caused to trees to be retained.*
- 1.5.3.4 *All arisings will be disposed of in an approved manner and off site unless otherwise instructed by the client or site manager.*
- 1.5.3.5 *The resulting stumps will be ground out to 150mm below ground level with either a pedestrian or tracked stump grinder.*

1.6 Tree protection barrier erection

- 1.6.1 *After the tree works are completed, but before any construction/demolition works commence, and before any construction/demolition vehicles, equipment and materials, other than only those necessary for the erection of the tree protection barriers, are delivered to site, the tree protection barriers will be erected at the positions illustrated in this drawing.*
- 1.6.2 *This barrier will comply with the recommendations in BS5837:2012 i.e. as a first choice the barrier design illustrated in this drawing will be used. Where this design of barrier is not feasible the barrier will comply with the following specification.*
 - 1.6.2.1 *The barrier will comprise a minimum 2m tall welded mesh fence panels on rubber or concrete feet secured with ground pins.*
 - 1.6.2.2 *The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.*
 - 1.6.2.3 *The distance between the fence couplers should be at least 1m and should be uniform throughout the fence.*
 - 1.6.2.4 *The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins.*
 - 1.6.2.5 *Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.*

- 1.6.3 *The barrier will have an A3 size informative/warning notice attached on the construction site side, at approximately 1.6 metres above ground level, and at no more than 6 metre intervals. An example of a suitable notice follows this drawing.*
- 1.6.4 *No demolition/construction access whatsoever will be permitted in the construction exclusion zones formed by the tree protection barriers.*
- 1.6.5 *The tree protection barriers will be retained in place and intact until all demolition/construction activities have been completed and all demolition/construction materials, equipment and vehicles have been removed from the site.*
- 1.7 *Soft landscaping in the Root Protection Area (RPA) of retained trees.*
 - 1.7.1 *Where soft landscaping works are to be carried out in the RPA of retained trees, they will be carried out as follows.*
 - 1.7.1.1 *The soft landscaping works will be carried out as part of the post construction soft landscaping works. If the tree protection barriers are still in place, pedestrian access to the Construction Exclusion Zones (CEZ) will be permitted as necessary to carry out these soft landscaping works.*
 - 1.7.1.2 *Excavations for landscaping works within the RPA will be carefully carried out with hand tools only, and with no cultivations below 300mm. If significant roots are encountered i.e. roots over 25mm in diameter, these will be dug around and left undamaged.*
 - 1.7.1.3 *Powered cultivators will not be used in the RPA.*
 - 1.7.1.4 *No vehicular access across the root protection areas will be permitted as part of these works beyond the existing or new hard surfaces.*

Appendix 5

Tree Protection Barrier Sign

**(used with the kind permission of Christopher Skellern –
<https://www.axciscap.com/>)**



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY**

Appendix 6

References

- | | | |
|-------------|---|--|
| BS5837:2012 | = | British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. |
| BS3998:2010 | = | British Standard 3998:2010 'Tree work – Recommendations'. |