



**Berkshire Independent
Hospital**

**Arboricultural Method
Statement
(Incorporating
Arboricultural Impact
Assessment and Tree
Protection)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Ramsay Health Care UK Ltd

October 2025

Report Reference
edp9335_r001b

Document Control

DOCUMENT INFORMATION

Client	Ramsay Health Care UK Ltd
Report Title	Arboricultural Method Statement (Incorporating Arboricultural Impact Assessment and Tree Protection)
Document Reference	edp9335_r001b

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
001_ DRAFT	GSn	MWI	DGa	-
001a	GSn	-	-	CTi 140725
001b	GSn	-	-	CRo 171025

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Section 1

Introduction and Methodology

- 1.1 This Arboricultural Method Statement (AMS) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Ramsay Health Care UK Ltd ('the Applicant') in relation to the proposed development of Berkshire Independent Hospital (hereafter referred to as 'the Site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk).

SITE CONTEXT

- 1.3 The Site lies approximately 2km south-west of the centre of the town of Reading and lies within the administrative boundary of Reading Borough Council (RBC).
- 1.4 The Site currently comprises a hospital and associated buildings, car parking and grounds.
- 1.5 The Site is bound to the north, east, south and west by residential properties and is adjacent to Wensley Road.

DEVELOPMENT PROPOSALS

- 1.6 The development proposals are for the delivery and placement of an industrial unit containing medical equipment within the Site.

AIMS AND OBJECTIVES

- 1.7 The purpose of this report is to:
- Identify principal trees suitable for retention;
 - Identify the constraints associated with retained trees to inform the conceptual design and layout;
 - Assess the impacts upon the tree stock from the proposed development and demonstrate which trees can be retained and which will require removal; and
 - Detail appropriate tree protection and mitigation measures, for incorporation into the development's construction plans, to allow the safe long-term retention of the retained trees.

Section 2

Methodology and Limitations

TREE SURVEY METHODOLOGY

- 2.1 The methodology adopted for this survey is based on guidelines set out in *BS 5837:2012 Trees in relation to Design, Demolition and Construction*, especially Section 4.4, 'Tree Survey'. Site trees and other significant vegetation are as noted on the Tree Constraints Plan (**Plan EDP 1**). This survey was undertaken using a GPS enabled tablet PC, which provides accuracy to within 0.5m. To assist the survey process, the survey base mapping comprised composite Ordnance Survey data and high-resolution aerial imagery. All surveyed items are detailed in the schedule at **Appendix EDP 1**. No other trees are covered by this survey.
- 2.2 All trees have been visually inspected from ground level unless otherwise stated, with no climbing or further detailed investigative tests being undertaken. The comments made on their condition are based on observable factors present at the time of inspection. All measurements are metric and have been recorded in accordance with the measurement conventions set out in Section 4.4.2.6 of *BS 5837:2012*.
- 2.3 Any recommendations given regarding longer-term management are made on the basis of optimising the life expectancy of site trees, given their current situation and any effects that may result from the development proposals.
- 2.4 The schedule at **Appendix EDP 1** provides information about the following factors in accordance with paragraph 4.4.2.5 of *BS 5837:2012*:
- Sequential reference number (recorded on **Plan EDP 1**);
 - Species;
 - Height;
 - Stem diameter;
 - Branch spread;
 - Canopy clearance above ground level;
 - Life stage;
 - Physiological condition;
 - Structural condition;
 - Comments/notes;
 - Estimated remaining contribution;

- Category grading; and
- Root protection radius.

LIMITATIONS

- 2.5 Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a 24-month period from the survey date. Any alterations to the Site or the development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- 2.6 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute.
- 2.7 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.
- 2.8 The subject trees have not been tagged for identification purposes.

Section 3

Summary of Tree Stock

- 3.1 The survey has identified 35 individual trees, 8 groups of trees, 8 hedgerows and 2 woodlands, totalling 53 items. Of these 53 items, 15 have been categorised as A, of high quality; 20 have been categorised as B, of moderate quality; and 17 have been categorised as C and are of low quality. In addition, 1 item has been categorised as U and is considered unsuitable for retention in the context of the current land use for longer than 10 years.
- 3.2 All surveyed items are as noted on **Plan EDP 1** and detailed in the schedule at **Appendix EDP 1**.
- 3.3 An illustrative summary of the species diversity, age distribution and categorisation for each item within the Site is provided in **Appendix EDP 2**.
- 3.4 Overall, the items identified across the Site are primarily of moderate to high quality category A and B items. These category A and B items are located throughout the Site and so represent a constraint for any potential development activities.

Section 4

National and Local Planning Policy

NATIONAL POLICY

National Planning Policy Framework

- 4.1 Paragraph 136 of the *National Planning Policy Framework (NPPF)* states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

LOCAL PLANNING POLICY

Reading Borough Local Plan Adopted November 2019

- 4.2 EN3: Enhancement of Conservation Areas states:

“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires,*
- satellite dishes or unnecessary street furniture;*
- Restoring original building features;*
- Removing inappropriate additions or alterations to buildings;*
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area”.*

- 4.3 EN14: Trees, Hedges and Woodlands states:

“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced. New development shall make provision for tree retention and planting within the application site, particularly on the

street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.”

Section 5

Statutory Protection

TREE PRESERVATION ORDERS AND CONSERVATION AREAS

- 5.1 Consultation with the local planning authority has identified that 31 trees are protected under 2 Tree Preservation Orders (TPO), references TPO175/06 and TPO195/06 respectively. A copy of the TPO mapping for both TPOs is provided within **Appendix EDP 3**. This is discussed further in **Section 7**.
- 5.2 The Site is not within a designated conservation area.

Section 6 Protected Wildlife and Trees

BATS

- 6.1 All species of British bat comprise European Protected Species (EPS) and are afforded protection under the *Conservation of Habitats and Species Regulations 2017* (as amended). Further information is provided in **Appendix EDP 4**.

NESTING BIRDS

- 6.2 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). Harm to wild birds can mostly be avoided by timing works to avoid the main bird breeding season, considered to run between March and August inclusive. Further information on their protection is provided in **Appendix EDP 4**.

Section 7 Site-specific Constraints

SITE-SPECIFIC CONSTRAINTS

- 7.1 The schedule in **Appendix EDP 1** contains full attribute details for a number of off-site items. While they remain outside of the direct control of the scheme their above- and below-ground constraints have been considered within the current design proposals.
- 7.2 The survey has identified 15 category A items, of high quality, and 20 category B items, of moderate quality, across the Site. Both category A and B items by default shall be prioritised for retention, where practicable, due to their condition, age and retention span.
- 7.3 One veteran tree **T33**, a sweet chestnut (*Castania sativa*), was recorded during the survey. The standing advice from Natural England and the Forestry Commission recommends that any development should be kept as far as possible from veteran trees, leaving a buffer of at least 15 times larger than the stem diameter or 5m from the edge of its canopy, if this is greater.
- 7.4 The buffer for **T33** is 32.5m in accordance with Natural England and the Forestry Commission recommendations (15 x stem diameter). The buffer is illustrated on **Plan EDP 1** as an orange circle.
- 7.5 Thirty-one trees are protected under two TPOs, references TPO175/06 and TPO195/06 respectively. A copy of the TPO location map is contained within **Appendix EDP 3**.
- 7.6 The TPO items can be identified within the Tree Constraints Plan (**Plan EDP 1**) with a yellow box around the item number reference and further details can be found within the tree schedule in **Appendix EDP 1**. Any works to, or felling of, TPO trees requires a formal application to the local planning authority. Alternatively, permission may also be sought through the approval of a tree schedule or impact assessment as part of an approved, detailed planning application.
- 7.7 The tree stock within the Site is biased towards maturity and would therefore benefit from new planting to ensure succession to the tree stock.
- 7.8 Further information on above- and below-ground arboricultural constraints is provided in **Appendix EDP 5**.

Section 8

Arboricultural Impact Assessment

- 8.1 This Arboricultural Impact Assessment (AIA) has been prepared following site-based observations, a desktop study of the baseline survey data and consideration of the Proposed Site Layout (**Appendix EDP 6**). In particular, it relates to the Tree Constraints Plan (**Plan EDP 1**), which has been overlaid onto the Proposed Site layout, resulting in a Tree Protection Plan (**Plan EDP 2**).
- 8.2 This AIA recognises that construction activities pose a threat to subject trees if treated inappropriately and assesses the likely impacts of the proposals on the tree stock and, where appropriate, provides mitigation with the view of achieving a harmonious relationship between the trees and the built form.
- 8.3 Assessment of the impact of the proposals has been determined following consideration of the constraints each surveyed item poses by virtue of its position, branch spread and designated root protection area (RPA).
- 8.4 Consideration should be given to retaining all trees where possible. However, ultimately the removal of any tree is dependent on its proximity to the footprint of any proposal and associated landscaping.

CATEGORY U TREES POTENTIALLY REQUIRING REMOVAL FOR REASONS OF SOUND ARBORICULTURAL MANAGEMENT

- 8.5 The BS 5837:2012 compliant survey identified one category U item, the condition of which was considered to be impaired to such an extent that it is potentially unsuitable within the future context of the development proposals and is therefore not included in the calculations to follow. This is summarised in **Table EDP 8.1** and detailed in the Tree Survey Schedule contained within **Appendix EDP 1**.
- 8.6 Off-site items remain outside of control of the development and require the landowners' consent prior to any works or removals.
- 8.7 Due to their condition, category U items often have ecological value and therefore any work to or removal of category U items require cross-referencing with the ecological assessment prior to any work or felling taking place.
- 8.8 If category U items are to be retained as an ecological asset, arboricultural advice should be sought to ensure this can be achieved.

Table EDP 8.1: Category U Trees

Tree Number	Tree Species	Remove Y/N	Tree Grade
G8	Elm sp. (<i>Ulmus</i> spp.)	No – as not within the footprint of the proposed development	U

Tree Number	Tree Species	Remove Y/N	Tree Grade
		or within falling distance of the proposed development.	

TREES, GROUPS AND HEDGEROWS IMPACTED BY DEVELOPMENT PROPOSALS

- 8.9 Assessment of the Proposed Site Layout determines that four items are impacted by the development proposals; these are detailed in **Table EDP 8.2**. One of the items is category A, of high quality, and three of the items are category C, of low quality.

Table EDP 8.2: Items Impacted by Development Proposals

Reference Number	Species	Impact	Category Grading
T19	Hybrid Black Poplar (<i>Populus x canadensis</i>)	Re-pollard	A
H51	Common ivy (<i>Hedera helix</i>) Box (<i>Buxus sempervirens</i>) Common laurel/cherry laurel (<i>Prunus laurocerasus</i>)	Partial Removal	C
H52	Pyracantha sp. (<i>Pyracantha</i> spp.) Mixed Broadleaf Mixed Conifer	Partial removal.	C
H53	Common Laurel/Cherry Laurel	Partial removal.	C

SUMMARY OF TREE LOSS AND RETENTION

- 8.10 A summary of the tree loss and retention based upon the Proposed Site Layout is provided in **Table EDP 8.3**. In this context, the term ‘affected’ means a retained tree, group or hedgerow where mitigation is proposed to ensure its viable retention; in this case a partial removal of hedgerow and a re-pollard of a tree.

Table EDP 8.3: Summary of Tree Losses and Retention

	Existing	Trees, Groups and Hedgerows Lost Due to Proposals	Trees, Groups and Hedgerows Affected Due to Proposals	Trees, Groups and Hedgerows Unaffected Due to Proposals
Category A	15	0	1	14
Category B	20	0	0	20
Category C	17	0	3	14
Category U	1	0	0	1
Totals	53	0	4	49

MITIGATION

- 8.11 The requirement for re-pollarding of **T19** and partial removal of items **H51**, **H52** and **H53** to allow access for a Heavy Goods Vehicle (HGV) and the onloading of the industrial unit will be carried out in accordance with guidance contained within *BS 3998:2010 Tree work – Recommendations* to minimise the impact to these trees and ensure their safe retention.
- 8.12 Existing trees identified for retention on the appended Tree Protection Plan (**Plan EDP 2**) will continue to be managed in accordance with *BS 5837:2012*. Critically, this requires implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to *BS 5837:2012* (**Appendix EDP 7**) and ground protection (where required) also to *BS 5837:2012*, during the delivery and construction phases. The importance of such matters cannot be overlooked if a successful outcome is to be ensured.

Section 9

Arboricultural Method Statement

- 9.1 This section sets out management and protection details that must be implemented to ensure successful tree retention and should be read in conjunction with **Plan EDP 2**.
- 9.2 **Plan EDP 2** identifies items to be removed as red dashed circles/lines. The existing trees to be retained are indicated with solid green, blue or grey circles, representing category A, B and C items respectively, along with proposed protection measures for the construction phase of the development.

SEQUENCE OF OPERATIONS

- 9.3 At the time of preparation of this AMS, a detailed construction programme had not been produced.
- 9.4 The day to day running of the Site will take full account of the tree protection measures set out in this AMS, a copy of which will be kept on-site at all times. All site personnel will be briefed on tree protection requirements as part of the site induction process.
- 9.5 A programme for the arboricultural inputs needed at different phases of development is set out in **Appendix EDP 8**. To ensure the viable retention of retained trees, it is proposed that the following phase of arboricultural inputs and site activities is adhered to:
- Appointment of Arboricultural Clerk of Works (ACW);
 - Pre-commencement meetings;
 - Pre-commencement tree works;
 - Installation of tree protection measures (**Plan EDP 2**);
 - Monitor and maintain tree protection throughout construction phases; and
 - Dismantle tree protection measures.

Appointment of Arboricultural Clerk of Works

- 9.6 The developer shall appoint an ACW who shall act in the interest of ensuring that retained trees are, as far as possible, not adversely affected by the works. The ACW shall be an appropriately qualified and experienced individual (preferably a member of the Arboricultural Association), familiar with written best practice and with a proven track record in management of construction projects affecting existing trees.
- 9.7 The ACW shall be appointed at the developer's cost prior to the commencement of development and shall be retained throughout the construction period. The ACW will be responsible for monitoring and overseeing the discharge of the tasks and operations set out within this AMS.

Pre-commencement Meetings

- 9.8 Prior to the pre-commencement meeting, the developer and their appointed contractor shall produce a detailed construction programme, thus enabling the ACW to phase and programme arboricultural inputs and monitoring with the construction programme.
- 9.9 Prior to the commencement of any site operations, a pre-commencement site meeting between the developers, their appointed contractor, the ACW and RBC's Tree Officer will be held. The purpose of the meeting will be to confirm arrangements of the tree protection measures and details concerning the timing of site inspections and reporting procedures.

Pre-commencement Tree Works

Tree Works to Facilitate Positioning of Industrial Unit

- 9.10 The subject tree, **T19**, is a previously pollarded specimen that has entered a lapsed management cycle, resulting in the development of substantial regrowth and potentially weakened unions at the former pollard heads.
- 9.11 To allow for access and the positioning of the proposed industrial unit containing medical equipment, and reinstate a sustainable management regime, which also reduces mechanical stress on the main framework, it is proposed to re-pollard the tree in accordance with the guidance set out in *BS 3998:2010*.
- 9.12 All re-growth will be removed or reduced to within 100–150mm of the original pollard points, retaining minor adaptive growth where structurally sound and well-formed. Where the original pollard knuckles are indistinct or degraded, new pollard points will be established as close as practicable to the historic framework, ensuring that pruning cuts are made at appropriate growth points and in a manner that minimises wound size and promotes rapid occlusion.
- 9.13 Works will be carried out by a competent, trained arboriculturist using sharp, sterilised tools to ensure clean cuts and avoid damage to retained wood tissue. All cuts will comply with *BS 3998:2010* recommendations for pruning cuts, and the natural shape and balance of the tree will be respected throughout. Operations will be timed for the tree's dormant period (typically late autumn to late winter) to minimise physiological stress and risk of pathogen ingress.
- 9.14 The choice of the re-pollarding in this instance is to facilitate placement of the unit whilst re-establishing a cyclical pollard regime and maintain the tree in a safe, stable, and sustainable condition.
- 9.15 Follow-up inspections and cyclical re-pollarding at intervals of approximately 3–5 years are recommended to maintain structural integrity and manage regrowth appropriately.

Hedge Removal and Replanting Methodology

- 9.16 The existing hedgerow located at the temporary site access will be removed carefully to minimise soil compaction, disturbance and damage to the surrounding rooting environment. All operations will be carried out using lightweight machinery or manual

methods, depending on access and site conditions. Where mechanical equipment is required, it will operate from established hard surfaces or protective ground mats to prevent compaction of adjacent soil and retained vegetation areas.

- 9.17 The hedge will be cut down in sections and arisings removed from the Site or chipped for reuse as mulch, avoiding heavy vehicle movement over soft ground. Root systems will be extracted manually or using low-impact techniques, ensuring minimal disturbance to the soil structure. Large roots will be severed cleanly with sharp tools rather than pulled to prevent soil tearing and smearing. The ground will then be lightly cultivated to alleviate minor compaction, but not excessively disturbed, maintaining existing soil horizons and beneficial mycorrhizal associations where possible.
- 9.18 The soil will be protected during the movement of the industrial unit over this part of the Site using appropriate ground protection methods, such as steel plates strong enough to bear the weight of the heavy machinery and prevent soil compaction during the process.
- 9.19 Should any areas of significant compaction occur during removal, these will be remediated through hand aeration or decompaction using a pneumatic soil probe or similar tool, avoiding deep mechanical cultivation.

Replanting Specification

- 9.20 Following removal, the hedge line will be reinstated using a like-for-like species palette, replicating the existing composition to maintain landscape character and biodiversity value. All planting stock will be of UK-grown provenance and sourced from nurseries compliant with *BS 8545:2014* and the Plant Health Management Standard. Plants will be of suitable nursery stock type (typically 60–90cm transplants or equivalent), either bare-root or container-grown, depending on season, and free from pests, diseases, or deformities.
- 9.21 Planting trenches will be prepared to a minimum of 1.5 times the width of the root system, ensuring friable, well-aerated topsoil that meets the requirements of *BS 3882:2015*. Plants will be set out to match the original hedge alignment, typically in double staggered rows at 300mm spacing, unless otherwise specified. Backfilling will be undertaken with the excavated soil, incorporating organic matter where required to enhance soil fertility and structure. The soil will be gently firmed to remove air pockets but not compacted.
- 9.22 A 50–75 mm mulch layer of well-composted organic material will be applied to the hedge base, avoiding direct contact with stems, to retain moisture and suppress weeds. The hedge will be watered thoroughly following planting and maintained for at least five years to ensure establishment, including watering during dry periods, weed suppression, and formative trimming to encourage dense growth.
- 9.23 Any plants that fail to establish during this period will be replaced with matching species.

Replanting of Hedgerow Lost Due to Final Location of Industrial Unit

- 9.24 This specification relates to the partial removal of **H52** and **H53** a small-scale area calculated to be 14m² of substitution replanting to reinstate the hedge. The proposed replanting works illustrated within **Plan EDP 2** as a hatched area adjacent to **H53** are

located within or adjacent to the RPA of a retained TPO tree **T27** and must therefore be undertaken using methods that minimise soil disturbance, compaction, and root damage.

Method of Hedge Removal and Site Preparation

- 9.25 No heavy machinery, mechanical excavation or vehicle access will be permitted within the RPA. Roots from the adjacent tree encountered during preparation will be retained and left undisturbed; no severance or pruning of roots greater than 25mm in diameter will be undertaken without arboricultural supervision.
- 9.26 Where planting holes coincide with tree roots, positions will be adjusted slightly to avoid them. The soil surface will be prepared by hand cultivation to a shallow depth (≤ 150 mm) to create a friable planting bed while preserving existing soil structure and mycorrhizal networks. If localised compaction is present, this will be alleviated using hand-held air tools or vertical mulching techniques rather than deep cultivation.

Planting Specification

- 9.27 Replacement planting will follow a like-for-like species selection, matching the existing hedge composition to maintain visual continuity and ecological value. Planting stock will be of local provenance, nursery-sourced in accordance with *BS 8545:2014*, and free from pests, disease and deformities. Plants will typically be 60–90cm transplants or container-grown equivalents, depending on season.
- 9.28 Each planting pit will be dug by hand to dimensions sufficient to accommodate the root system (minimum 1.5 x root width), avoiding any unnecessary disturbance to surrounding soil. Excavated soil will be used for backfilling, lightly firmed but not compacted. Where necessary, a small quantity of organic matter may be incorporated to improve structure and moisture retention.
- 9.29 A 50–75mm mulch layer of well-composted woodchip or similar organic material will be applied immediately after planting to conserve moisture, moderate soil temperature, and suppress weeds. Mulch will be kept clear of plant stems and applied across the hedge line within the RPA in a manner that does not increase soil levels around tree roots.

Protection and Aftercare

- 9.30 All works within or adjacent to the RPA will be carried out under the direction of the ACW and in accordance with the principles of *BS 5837:2012* to avoid root damage. Access routes will utilise temporary ground protection (e.g. ground protection mats or geocells) where required to prevent compaction.
- 9.31 Post-planting care will include watering during dry periods, weed control by hand and formative pruning to encourage uniform and healthy establishment. Any plant failures within the first five years will be replaced on a like-for-like basis during the next appropriate planting season.
- 9.32 Any plants that fail to establish during this period will be replaced with matching species.

Installation of Tree Protection Measures

- 9.33 Prior to the commencement of any construction activity, protective measures will be installed in accordance with *BS 5837:2012*. Protective barriers are reproduced as **Appendix EDP 7** and as depicted on **Plan EDP 2**.
- 9.34 Protective barriers are to be set out in accordance with **Plan EDP 2**.
- 9.35 The area enclosed by the protective barriers should be considered sacrosanct and is to remain undisturbed throughout the construction programme. Protective barriers shall be marked with all-weather notices; an example of such a notice is appended as **Appendix EDP 9**.
- 9.36 Prior to the commencement of any construction works, the appointed ACW will undertake an inspection of all protective barriers to ensure that both positioning, and specification comply with **Plan EDP 2**.

TREE PROTECTION MEASURES

Monitor and Maintain Tree Protection Measures Throughout Construction Phase

- 9.37 All tree protection measures should remain fit for purpose and serviceable throughout the construction phase of the development. The ACW shall undertake a periodic monitoring and inspection programme in accordance with the interval agreed at the pre-commencement meeting.
- 9.38 The main contractor shall contact the ACW to inform of any conflicts with the tree protection measures set out in this document and at any other time issues are raised relating to trees on-site. Once notified, the ACW shall then make recommendations and/or conduct a monitoring visit as required.
- 9.39 Any changes to on-site specifications departing from those set out in this document will be agreed in writing with RBC prior to implementation.
- 9.40 Written records of each monitoring visit will be kept in the form of a site inspection report (**Appendix EDP 10**) outlining activities undertaken. Each report will be made available to RBC upon their request.
- 9.41 Upon completion of the construction programme, a formal letter will be sent to the developer, main contractor and RBC advising of compliance with, and completion of, the agreed programme.

Site Set-up and Operation

Site Compound

- 9.42 Activities related to the establishment of a temporary site compound have the potential to impact upon retained trees by various means. In particular, the storage and mixing of chemicals and materials, such as concrete, can have a damaging effect on tree health. To

prevent harm occurring to trees, provision for materials storage, site offices, deliveries and other related activities should be made available in areas away from retained trees.

Plant and Machinery

- 9.43 All plant and vehicles engaged in site set-up and ongoing construction works will be required to operate within defined zones outside of the protected areas, as agreed at the pre-commencement meetings.

Additional Precautions

- 9.44 No storage of materials or lighting of fires will take place within any protected areas; no mixing or storage of materials will take place upon a slope where they may subsequently leak and contaminate a protected area.
- 9.45 No fires will be lit within 20m of any tree stem and fires will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 9.46 No noticeboards, cables or other services will be attached to any tree.
- 9.47 Materials that 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 contaminants to run towards a tree root area.

Responsibilities

- 9.48 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times.
- 9.49 It will be the responsibility of the main contractor to comply with the provisions and principles of this AMS.
- 9.50 The ACW will be responsible for the monitoring regime regarding tree protection.
- 9.51 The main contractor will be responsible for contacting the ACW at any time that issues are raised related to the trees on-site.
- 9.52 If at any time pruning works are required, the main contractor must inform the ACW. No works may proceed until written consent has been received from RBC.
- 9.53 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective measures will remain in position until the completion of all construction works on the Site.
- 9.54 The main contractor will be responsible for ensuring that sub-contractors do not undertake any process or operation that is likely to adversely impact upon any tree on-site.

Dismantle Tree Protection Measures

- 9.55 Upon completion of the construction programme, or phases of the construction programme, and prior to residential occupancy, all tree protection measures may be dismantled following receipt of written consent from RBC.

Appendix EDP 1

Tree Survey Key and Schedule EDP 1

Sequential Reference Number	T - Individual specimen; G - Group of trees that form cohesive arboricultural features either aerodynamically, visually or culturally; and H - Linear group of specimens that form a hedge or boundary.
Species	Scientific names and common English names provided, the latter are used wherever possible for simplicity.
Height	An approximation of height (in metres) is provided for the highest point of the tree.
Stem Diameter	This is the measurement of stem diameter in millimetres taken in accordance with Annex C of BS 5837:2012 (# is used if estimated).
Branch Spread	This is taken at four cardinal points, with a stated value in metres to enable an accurate representation of the crown, as illustrated on Plan EDP 1 .
Canopy Clearance Above Ground Level	An approximation of height (in metres) of crown clearance above adjacent ground level.
Life Stage	There are five classes to which trees are assigned: Young; Early Mature; Mature; Over Mature; and Veteran.
Physiological Condition	An indication of the tree's physiological condition is represented and classed as good, fair, poor, or dead, this is informed by the following: Canopy density: It should be taken that, unless otherwise stated with each individual entry, the canopy density of the trees is typical of the species; and Leaf size and colouration: It should be taken that, unless otherwise stated with each individual entry, leaf size and colouration is typical of the species.
Structural Condition	An indication of the tree's structural condition is represented and classed as good, fair, poor, or dead. This is informed by <i>"the presence of any decay and physical defect¹"</i> .
Comments/Notes	Observations on structural or physiological condition, historic pruning, any Site-specific constraints etc. noted at the time the survey is undertaken.
Estimated Remaining Contribution	The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

¹ BS 5837:2012 Section 4.4.2.5

Category Grading	Trees have been assigned either U or category grading A to C in accordance with the cascade chart given in <i>BS 5837:2012</i> .
Root Protection Radius	Measurement (in m) based on the stem diameter and calculated in accordance with <i>BS 5837:2012</i> .

Client:	Ramsay Health Care UK Ltd	Site:	Berkshire Independent Hospital
Date of Survey:	18/06/2025	Consultant	Graham Snuggs
Tagged	N/A	Weather	Sunny and Clear

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T1	English oak (Quercus robur)	126	# 350	3	4	5	3	1	Early Mature	Good	Fair	Hardstanding under canopy Ivy or climbing plant Condition considered typical of species and age	20+	B1	4.2
T2	English oak (Quercus robur)	12	# 350	5	4	2	5	1	Early Mature	Good	Fair	Hardstanding under canopy Ivy or climbing plant Condition considered typical of species and age	20+	B1	4.2
T3	Hornbeam (Carpinus betulus)	8	200	4	4	4	4	N/A	Early Mature	Good	Good	Access to inspect base - Restricted / obscured Condition considered typical of species and age	20+	B1	2.4
H4	Common Dogwood (Cornus sanguinea)	1	50	1	1	1	1	N/A	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.6
G5	Sycamore (Acer pseudoplatanus) Turkey oak (Quercus cerris)	12	# 200	5	4	4	4	N/A	Early Mature	Fair	Fair	Hardstanding under canopy Multiple stems from base Arboricultural work - Historic Condition considered typical of species and age,Hedgerow - Neglected / overgrown	20+	B2	2.4
G6	Common lime (Tilia x europaea)	9	100	3	3	3	3	N/A	Early Mature	Poor	Fair	Hardstanding under canopy Multiple stems from base Deadwood - Minor,Die-back - minor,Die-back - Throughout crown Self seeded good screening	10+	C2	1.2
G7	Common ash (Fraxinus excelsior)	13	150	4	4	4	4	N/A	Early Mature	Poor	Fair	Hardstanding under canopy Multiple stems from base Ash Dieback Suspected,Deadwood - Minor,Die-back - minor,Die-back - Throughout crown	10+	C2	1.8
G8	Elm sp. (Ulmus spp.)	9	100	3	3	3	3	N/A	Dead	Dead	Dead	Multiple stems from base Deadwood - Minor,Die-back - minor,Die-back - Throughout crown Dead tree / trees	<10	U	1.2
G9	Common ash (Fraxinus excelsior)	13	150	4	4	4	4	N/A	Early Mature	Poor	Fair	Hardstanding under canopy Multiple stems from base Ash Dieback Suspected,Deadwood - Minor,Die-back - minor,Die-back - Throughout crown	10+	C2	1.8
T10	Common lime (Tilia x europaea)	16	400	8	7	5	6	2	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.8

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Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T11	Common lime (Tilia x europaea)	16	380	5	5	6	4	3	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.56
T12	Common lime (Tilia x europaea)	16	350	6	6	6	6	3	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.2
T13	Common lime (Tilia x europaea)	16	400	7	5	4	6	2	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.8
T14	Common lime (Tilia x europaea)	14	410	5	5	5	5	2	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.92
T15	Common lime (Tilia x europaea)	14	410	5	5	5	5	2	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.92
T16	Common lime (Tilia x europaea)	14	450	6	6	5	4	2	Early Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic Condition considered typical of species and age	20+	B1	5.4
T17	Hybrid black poplar (Populus x canadensis)	20	750	7	8	8	5	4	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor Pollard - Regrown	40+	A1	9
T18	Hybrid black poplar (Populus x canadensis)	17	730	7	3	6	5	4	Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Competition - Adjacent trees	20+	B1	8.76
T19	Hybrid black poplar (Populus x canadensis)	20	790	10	10	8	8	3	Mature	Good	Fair	Hardstanding under canopy Arboricultural work - Historic,Deadwood - Minor Pollard - Regrown	40+	A1	9.48
T20	Hybrid black poplar (Populus x canadensis)	18	840	7	7	5	4	4	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age	40+	A1	10.08
T21	Hybrid black poplar (Populus x canadensis)	19	690	6	7	6	5	4	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age	40+	A1	8.28

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T22	Hybrid black poplar (Populus x canadensis)	18	860	7	7	7	3	5	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age	40+	A1	10.32
T23	Hybrid black poplar (Populus x canadensis)	19	930	7	3	6	8	4	Mature	Fair	Poor	Hardstanding under canopy Bark wound - Major,Decay - Minor,Decay - Open cavity / cavities Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age Wound on main stem at 3m on northwestern side of stem from branch tearout	20+	B1	11.16
T24	Hybrid black poplar (Populus x canadensis)	19	800	10	5	9	11	4	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age	40+	A1	9.6
T25	Hybrid black poplar (Populus x canadensis)	19	720	8	9	8	4	4	Mature	Good	Fair	Hardstanding under canopy Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown Pollard - Regrown,Condition considered typical of species and age	40+	A1	8.64
G26	Common lime (Tilia x europaea) Sycamore (Acer pseudoplatanus)	12	# 10 250	4	4	4	4	2	Early Mature	Fair	Fair	Condition considered typical of species and age,Hedgerow - Neglected / overgrown	20+	B2	3
T27	Horse chestnut (Aesculus hippocastanum)	17	930	9	9	9	9	2	Mature	Fair	Fair	Hardstanding under canopy Bark wound - Minor,Lesion or fracture on stem / bole - Minor Arboricultural work - Historic Condition considered typical of species and age,Pollard - Regrown	40+	A1	11.16
T28	Horse chestnut (Aesculus hippocastanum)	16	790	6	6	6	6	2	Mature	Fair	Fair	Bark wound - Minor Arboricultural work - Historic,Deadwood - Minor Condition considered typical of species and age	40+	A1	9.48
T29	Common holly (Ilex aquifolium)	7	350	4	4	4	4	1	Mature	Fair	Poor	Decay - Minor,Decay - Open cavity / cavities,Bark wound - Minor Poor historic pruning Hedgerow - Neglected / overgrown	10+	C2	4.2
T30	English oak (Quercus robur)	19	1090	11	10	9	10	2	Mature	Good	Good	Condition considered typical of species and age	40+	A1,2	13.08
T31	Common lime (Tilia x europaea)	18	# 1000	6	6	6	6	N/A	Mature	Good	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age	40+	A1,2	12

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Sequential Reference No.	Species	Height (m)	Stem Diameter (mm)	Branch Spread (m)				Canopy Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments / Notes	Estimated Remaining Contribution (Years)	Category Grading	Root Protection Radius (m)
				North	East	South	West								
T32	Common lime (Tilia x europaea)	18	# 1000	6	6	6	6	N/A	Mature	Good	Fair	Access to inspect base - Restricted / obscured Condition considered typical of species and age	40+	A1,2	12
T33	Sweet chestnut (Castanea sativa)	17	2000 450 500 300 450	7	6	7	10	N/A	Over Mature (Veteran)	Fair	Fair	Hardstanding under canopy,Altered ground level - Historic,Root damage - Suspected Multiple stems from base,Bark wound - Major,Decay - Major,Decay entry points,Epicormic growth - Base / bole / principal stems,Hollow trunk - Suspected,Lesion or fracture on stem / bole - Major,Lightning damage Arboricultural work - Historic,Broken branch,Deadwood - Major,Epicormic growth - Crown,Lesion or fracture on limb / limbs - Major,Shedding limb / limbs - Historic,Stag-headed crown	40+	A3	15
G34	Yew (Taxus baccata)	5	200	4	2	4	4	N/A	Early Mature	Fair	Fair	Hedgerow - Maintained	20+	B2	2.4
W35	Holm oak (Quercus ilex) Mixed Broadleaf Sycamore (Acer pseudoplatanus)	22	# 650	8	8	8	8	N/A	Mature	Good	Fair	Access to inspect base - Restricted / obscured Multiple stems from base,Ivy or climbing plant Arboricultural work - Historic No significant faults observed,Condition considered typical of species and age	40+	A2	7.8
G36	Common ash (Fraxinus excelsior) Mixed Broadleaf Prunus sp. (Prunus spp.)	8	300	5	5	5	5	1	Mature	Fair	Fair	Hardstanding under canopy,Altered ground levels suspected Multiple stems from base Arboricultural work - Historic Mature landscape planting adjacent to large car parking area	20+	B2	3.6
W37	Common lime (Tilia x europaea) Lawson's cypress (Chamaecyparis lawsoniana) London plane (Platanus x hispanica)	17	650	8	8	8	8	2	Mature	Good	Fair	Condition considered typical of species and age	40+	A2	7.8
T38	English oak (Quercus robur)	10	300	5	5	5	5	2	Early Mature	Good	Fair	Hardstanding under canopy Arboricultural work - Historic No significant faults observed	20+	B1	3.6
T39	Silver birch (Betula pendula)	12	250	3	3	3	3	2	Early Mature	Good	Fair	Hardstanding under canopy Arboricultural work - Historic No significant faults observed	20+	B1	3
H40	Common Dogwood (Cornus sanguinea) Common ivy (Hedera helix) Common laurel/cherry laurel (Prunus laurocerasus)	2	50	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.6
T41	English oak (Quercus robur)	8	300	5	5	5	5	2	Early Mature	Poor	Fair	Hardstanding under canopy Arboricultural work - Historic,Deadwood - Minor,Die-back - minor,Die-back - Upper crown,Epicormic growth - Crown	10+	C1	3.6
T42	Hornbeam (Carpinus betulus)	7	150	3	3	3	3	1	Early Mature	Fair	Fair	Hardstanding under canopy No significant faults observed,Competition - Adjacent trees	10+	C2	1.8
T43	English oak (Quercus robur)	10	# 350	5	5	5	5	1	Early Mature	Good	Fair	Hardstanding under canopy Arboricultural work - Historic Condition considered typical of species and age	20+	B1	4.2

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				North	East	South	West								
T44	Hornbeam (Carpinus betulus)	9	# 250	4	4	4	4	2	Early Mature	Fair	Fair	Hardstanding under canopy Arboricultural work - Historic Condition considered typical of species and age	20+	B1	3
T45	Lilac sp. (Syringa spp.)	5	# 60 60 60 60	2	2	2	2	1	Young	Fair	Fair	Hedgerow - Neglected / overgrown	10+	C2	1.44
H46	Common Dogwood (Cornus sanguinea) Common ivy (Hedera helix) Common laurel/cherry laurel (Prunus laurocerasus)	2	60	1	N/A	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72
H47	Mixed Broadleaf Common Dogwood (Cornus sanguinea)	1	# 60	1	1	1	1	N/A	Early Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72
H48	Mixed Broadleaf Mixed Conifer	2	60	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72
T49	Silver birch (Betula pendula)	6	150	2	2	2	2	1	Early Mature	Fair	Fair	Hardstanding under canopy Arboricultural work - Historic Condition considered typical of species and age	10+	C1	1.8
T50	Silver birch (Betula pendula)	6	150	2	2	2	2	1	Early Mature	Fair	Fair	Hardstanding under canopy Arboricultural work - Historic Condition considered typical of species and age	10+	C1	1.8
H51	Common ivy (Hedera helix) Common laurel/cherry laurel (Prunus laurocerasus) Mixed Broadleaf	2	# 60	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72
H52	Pyracantha sp. (Pyracantha spp.) Mixed Broadleaf Mixed Conifer	2	# 60	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72
H53	Common laurel/cherry laurel (Prunus laurocerasus)	1	60	1	1	1	1	N/A	Mature	Fair	Fair	No Significant Faults Observed	10+	C2	0.72

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Tree Works Priority Codes -Priority codes from 1 to 3 have been given for trees requiring work. The definition of the codes used is as follows: Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard; Priority 2: Work that should be undertaken prior to any works commencing on site; and Priority 3: Work that should be undertaken following the completion of the development.

Estimated Remaining Contribution -The definitions of the terms used are as follows and describe the estimated length of time (in years) over which the tree can be expected to make a safe contribution to local amenity: Less than 10; 10+; 20+; and 40+.

Category Grading -Trees have been assigned 'U' or Category Grading 'A' to 'C' in accordance with the Cascade Chart given in BS5837:2012.

Root Protection Radius—The root protection radius from the stem of the tree calculated in line with the recommendations set out in BS5837:2012.

Appendix EDP 2

Illustrative Summary of Survey Data

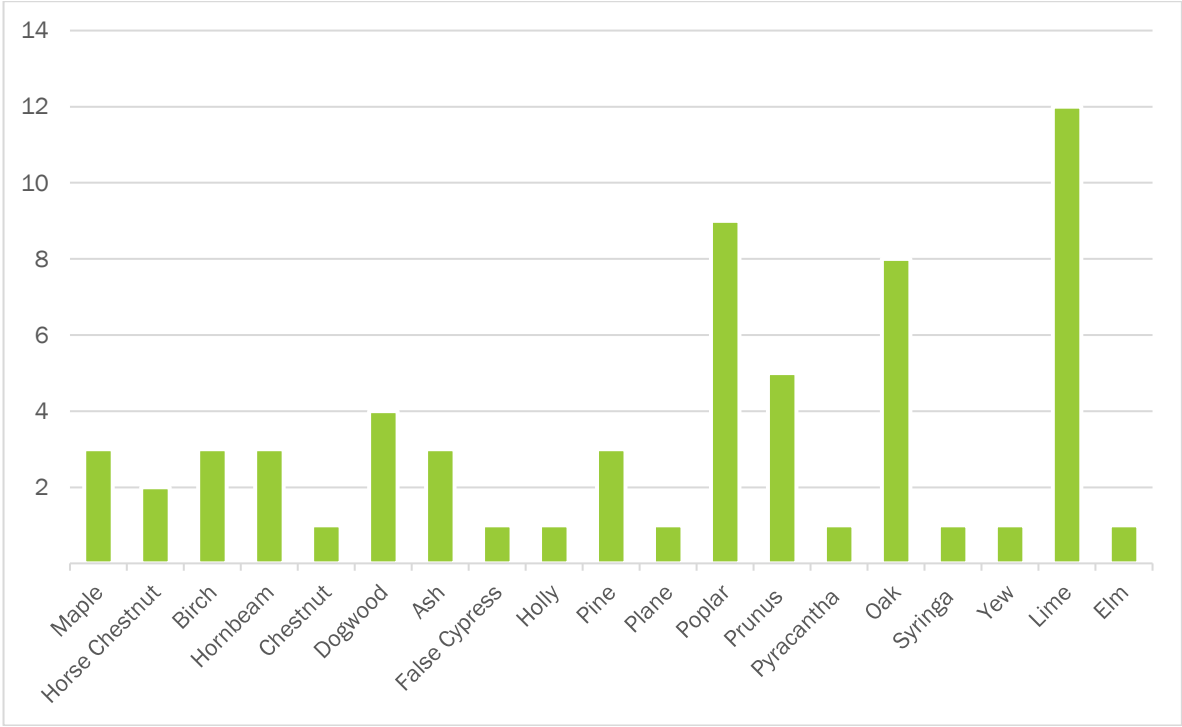


Figure EDP A2.1: Species diversity.

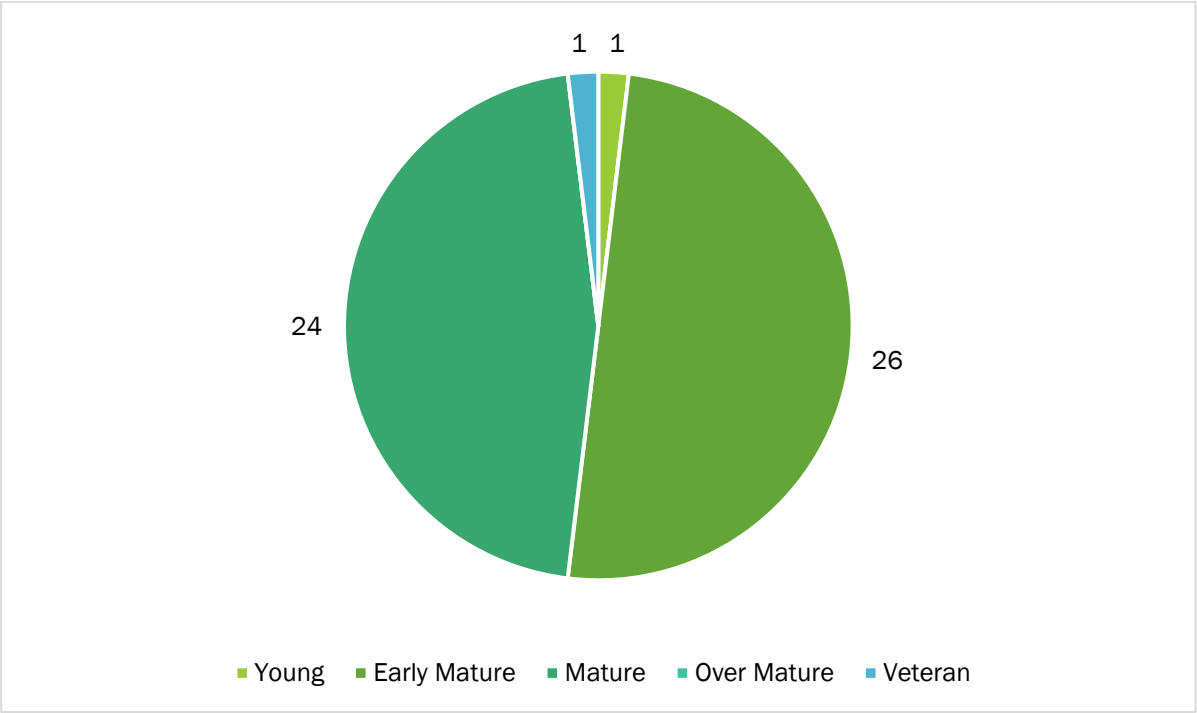


Figure EDP A2.2: Age distribution of live trees.

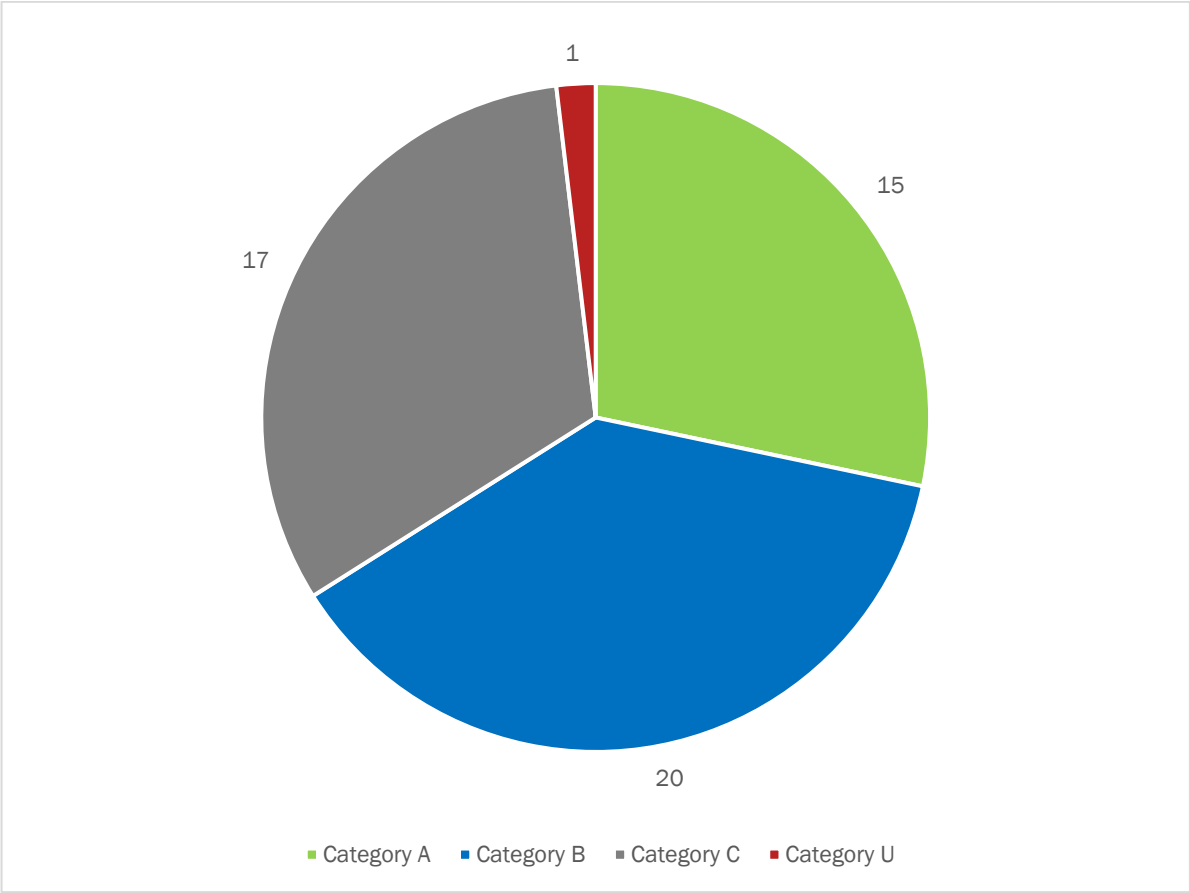


Figure EDP A2.3: Category grading.

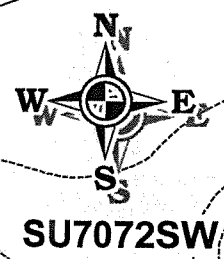
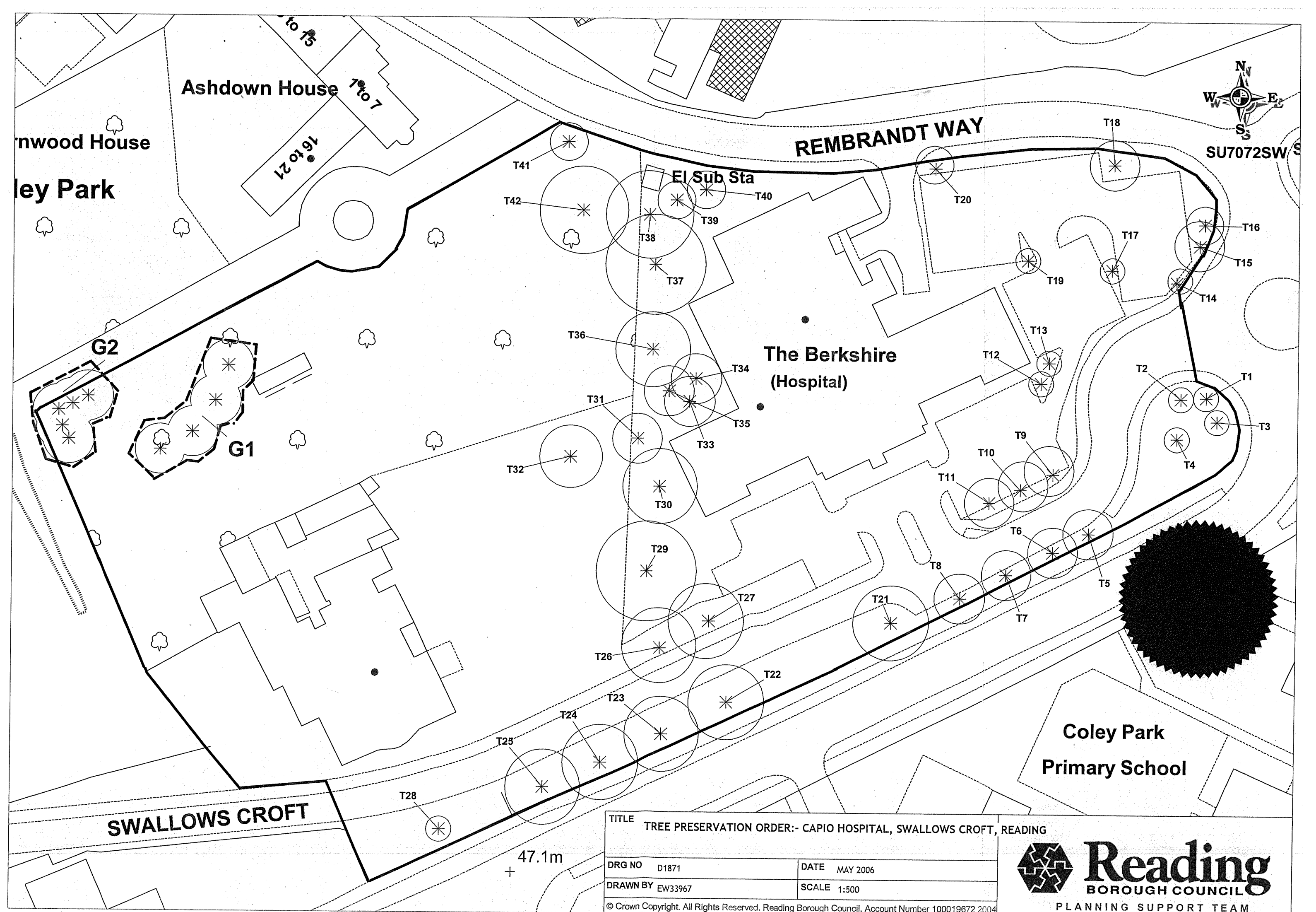
Appendix EDP 3
Tree Preservation Order Mapping
(Drawing Numbers E2469 and D1871)

PROTECTED TREE LIST FOR CAPIO HOSPITAL

- T1 - T3 *Quercus cerris* (Turkey Oak)
- T4 - *Carpinus betulus* (Hornbeam)
- T5 – T11 - *Tilia x europaea* (Common Lime)
- T12 & T13- *Betula pendula* (Silver Birch)
- T14 - *Carpinus betulus* (Hornbeam)
- T15 - *Quercus cerris* (Turkey Oak)
- T16 - *Carpinus betulus* (Hornbeam)
- T17 - *Betula pendula* (Silver Birch)
- T18 - *Quercus cerris* (Turkey Oak)
- T19 - *Betula pendula* (Silver Birch)
- T20 - *Quercus cerris* (Turkey Oak)
- T21 - T27 - *Populus trichocarpa* (Western Balsam Poplar)
- T28 – *Araucaria araucana* (Chilean Pine)
- T29 & T30 – *Aesculus hippocastanum* (Horse chestnut)
- T31 – *Ilex aquifolium* (Holly)
- T32 – *Quercus robur* (English Oak)
- T33 – T35 – *Betula ermanii* (Erman's Birch)
- T36 – *Fraxinus excelsior* (Common Ash)
- T37 – *Platanus x hispanica* (London Plane)
- T38 – *Quercus robur* (English Oak)
- T39 & T40 – *Tilia x europaea* (Common Lime)
- T41 – *Aesculus hippocastanum* (Horse chestnut)
- T42 - *Platanus x hispanica* (London Plane)

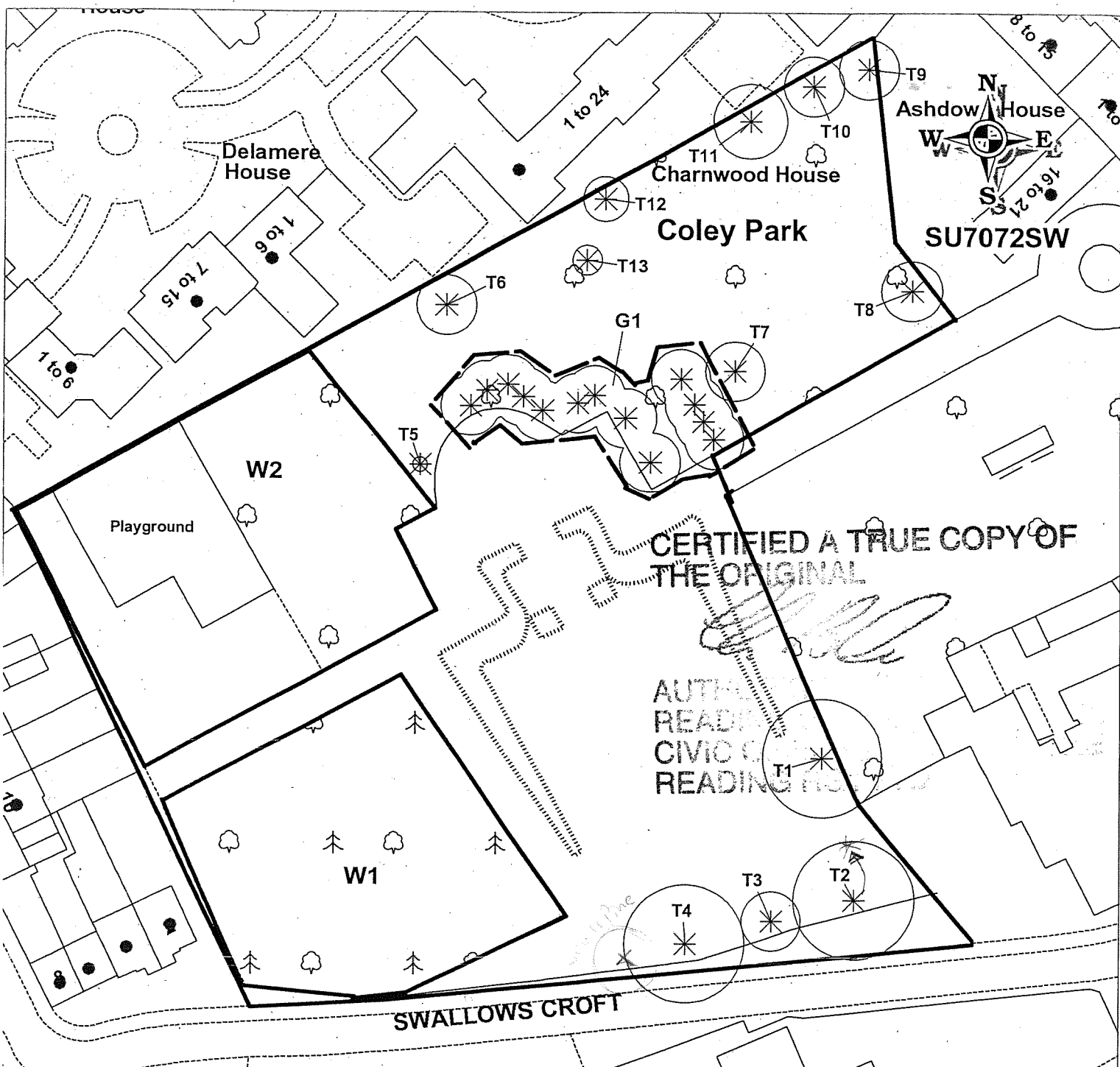
- G1 – 2 x *Quercus ilex* (Holm Oak)
- 2 x *Aesculus hippocastanum* (Horse chestnut)

- G2 – 4 x *Ilex aquifolium* (Holly)
- 1 x *Platanus x hispanica* (London Plane)



TITLE	
TREE PRESERVATION ORDER:- CAPIO HOSPITAL, SWALLOWS CROFT, READING	
DRG NO	D1871
DATE	MAY 2006
DRAWN BY	EW33967
SCALE	1:500
© Crown Copyright. All Rights Reserved. Reading Borough Council. Account Number 100019672 2004	

**Reading**
BOROUGH COUNCIL
PLANNING SUPPORT TEAM



- | | |
|--|---|
| <p>T1- <i>Acer pseudoplatanus</i> (Sycamore)
 T2- <i>Tilia x europaea</i> (Common Lime)
 T3- <i>Quercus rubra</i> (Red Oak)
 T4- <i>Acer pseudoplatanus</i> (Sycamore)
 T5 - <i>Quercus ilex</i> (Evergreen Oak)
 T6-T8- <i>Aesculus x carnea</i> (Red Horse Chestnut)
 T9- <i>Aesculus hippocastanum</i> (Horse Chestnut)
 T10 + T11- <i>Aesculus x carnea</i> (Red Horse Chestnut)
 T12- <i>Ilex aquifolium</i> (Holly)
 T13- <i>Fraxinus excelsior</i> (Ash)
 G1- 13 no <i>Quercus ilex</i> (Evergreen Oak)</p> <p>W2- <i>Acer platanoides</i> (Norway Maple), <i>Acer pseudoplatanus</i> (Sycamore), <i>Aesculus x carnea</i> (Red Horse Chestnut), <i>Aesculus hippocastanum</i> (Horse Chestnut), <i>Ilex aquifolium</i> (Holly), <i>Platanus x hispanica</i> (London Plane), <i>Prunus spinosa</i> (Blackthorn), <i>Quercus ilex</i> (Evergreen Oak), <i>Quercus robur</i> (English Oak), <i>Sambucus nigra</i> (Elder)</p> | <p>W1- <i>Aesculus x carnea</i> (Red Horse Chestnut)
 <i>Betula pendula</i> (Silver Birch)
 <i>Chamaecyparis lawsoniana</i> (Lawson's Cypress)
 <i>Crataegus monogyna</i> (Hawthorn)
 <i>x Cupressocyparis leylandii</i> (Leyland Cypress)
 <i>Ilex aquifolium</i> (Holly)
 <i>Platanus x hispanica</i> (London Plane)
 <i>Populus alba</i> (White Poplar)
 <i>Robinia pseudoacacia</i> (False Acacia)
 <i>Sambucus nigra</i> (Elder)
 <i>Taxus baccata</i> (Yew)</p> |
|--|---|

Appendix EDP 4 Protected Species

BATS

- A4.1 All species of British bat comprise European Protected Species (EPS) and are afforded it protection under the *Conservation of Habitats and Species Regulations 2017* (as amended), making it an offence to:
- Deliberately capture, injure or kill a wild individual of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
 - Damage or destroy a breeding site or resting place of a wild individual of an EPS.
- A4.2 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. As bats tend to re-use the same roosts, legal opinion is that roosts are protected, whether or not bats are currently occupying these resting places/places of shelter.
- A4.3 Prior to undertaking any tree works or tree removal, further advice should be sought from a suitably qualified ecologist.

NESTING BIRDS

- A4.4 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). This makes it an offence to:
- Intentionally kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take, damage or destroy the egg of any wild bird; or
 - To have in one's possession or control any wild bird (dead or alive), or egg or any part of a wild bird or egg.
- A4.5 In addition, further protection is afforded to those wild bird species listed on Schedule 1 of the Act, prohibiting any intentional or reckless disturbance to these species while it is nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Appendix EDP 5

Consideration of Trees within the Design Process

- A5.1 Construction activities pose a threat to the successful retention of trees if handled inappropriately. It is important to consider the relationship between development and trees during the design process.

BELOW-GROUND CONSTRAINTS – ROOT PROTECTION AREA

- A5.2 The below-ground constraints are defined as the likely spread and distribution of the root system and are depicted on **Plan EDP 1** with pink outlined areas, representing the RPA around each surveyed item.
- A5.3 The RPA is defined as the minimum area (in m²) around the tree that is deemed to contain sufficient roots and rooting volume to maintain the tree's viability.
- A5.4 Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, the shape of the RPA may be modified, but not reduced in area, and its shape should reflect a soundly based assessment of the likely root distribution.
- A5.5 Any deviation in the RPA from the original circular plot should take account of the following factors, whilst still providing adequate protection for the root system:
- The morphology and disposition of the roots, when known to be 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; and
 - The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age and condition and presence of other trees.

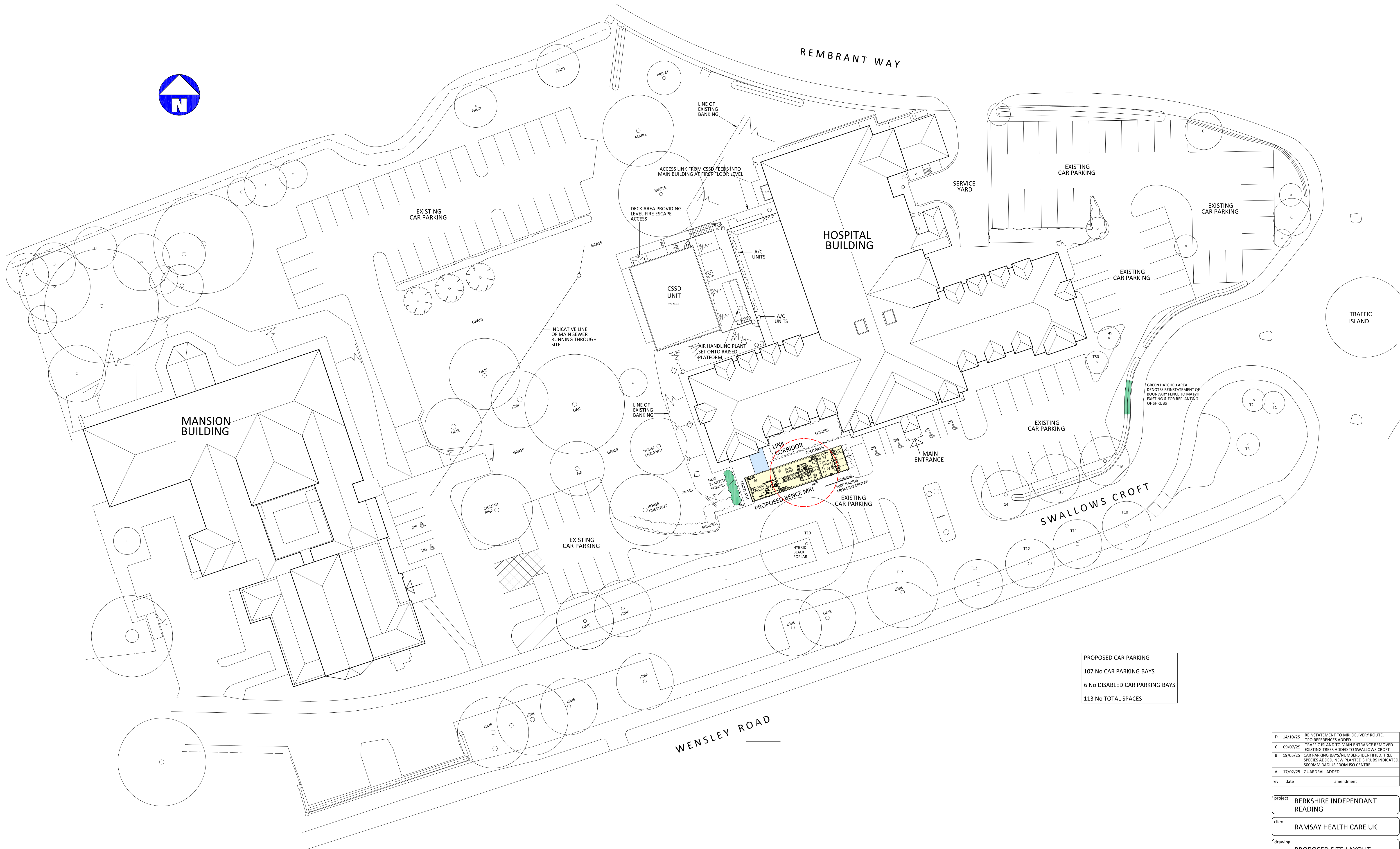
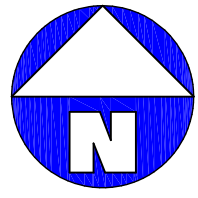
ABOVE-GROUND CONSTRAINTS – PROXIMITY OF TREES TO STRUCTURES

- A5.6 The above-ground parts of a tree, whilst being more visible and easily protected, are a potential constraint to development and consideration should be given to the current and ultimate height and spread of the trees.
- A5.7 Where the current and/or ultimate height of a category A, B or C trees will cause an unreasonable obstruction to the proposed development, this must be considered as a constraint. This is usually considered in terms of issues relating to shade and light.

A5.8 The above-ground constraints can be a combination of factors such as:

- Shading of buildings and open space – a detailed daylight study may be necessary if any proposed buildings are in the immediate vicinity of retained trees;
- Direct damage to structures;
- Future pressure for removal;
- Seasonal nuisance (e.g., leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces);
- Whether the tree is deciduous or evergreen; and
- Density of foliage.

Appendix EDP 6
Proposed Site Layout
(Drawing Number 6738-04 Revision D)



PROPOSED CAR PARKING
107 No CAR PARKING BAYS
6 No DISABLED CAR PARKING BAYS
113 No TOTAL SPACES

PLANNING

0 2 4 6 8 10
scale in metres

D	14/10/25	REINSTATEMENT TO MRI DELIVERY ROUTE, TPO REFERENCES ADDED
C	09/07/25	TRAFFIC ISLAND TO MAIN ENTRANCE REMOVED EXISTING TREES ADDED TO SWALLOW'S CROFT
B	19/05/25	CAR PARKING BAYS/NUMBERS IDENTIFIED, TREE SPECIES ADDED, NEW PLANTED SHRUBS INDICATED, 5000MM RADIUS FROM ISO CENTRE
A	17/02/25	GUARDRAIL ADDED
rev	date	amendment

project **BERKSHIRE INDEPENDANT READING**

client **RAMSAY HEALTH CARE UK**

drawing **PROPOSED SITE LAYOUT**

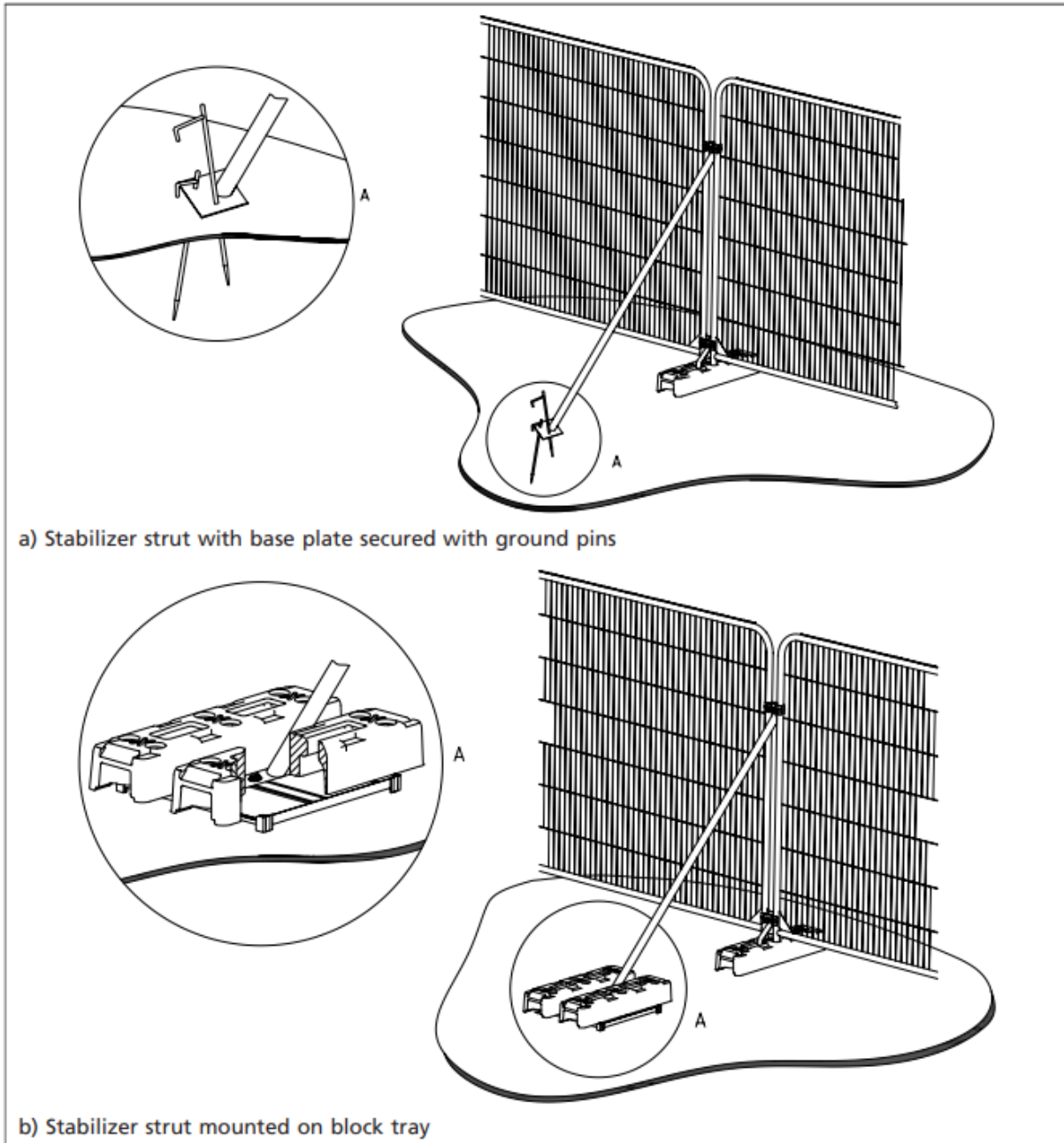
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scale **1:250 at A1
1:500 at A3**
drwg.no. **D**
rev. **6738-04**

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Appendix EDP 7

Tree Protection Barrier on Scaffold 2.0m High (Extract from BS 5837:2012, Figure 3 Protective Barrier)

Figure 3 Examples of above-ground stabilizing systems



Appendix EDP 8

Programme of Arboricultural Inputs

Phase	Activity	Extent of Input
Pre-commencement	Pre-commencement tree works.	Developer/Arboricultural Clerk of Works (ACW) to brief appointed arboricultural contractor. A monitoring visit will be conducted to check successful completion of tree works before installation of protective barriers.
	Installation of tree protection measures.	Developer to monitor the installation of protective barriers ensuring distances and specification comply with those specified in Plan EDP 2 and Appendix EDP 5 .
Construction Phase	Monitor and maintain tree protection measures.	Tree protection measures will be monitored and maintained by the appointed contractor throughout the construction phases. Any defects will be reported to the developer and remedied by the appointed contractor.
	Phased construction tree inspection.	The developer will monitor the health and condition of the retained trees and identify any remedial works after completion of each construction phase.

Appendix EDP 9
Example of Tree Protection Notice



TREE PROTECTION AREA!

**THIS FENCING MUST BE MAINTAINED IN
ACCORDANCE WITH THE APPROVED PLANS AND
DOCUMENTS FOR THIS DEVELOPMENT**

**IF ANY DAMAGE TO OR BREACH OF THE TREE
PROTECTION FENCING OCCURS PLEASE CALL:**

01285 740 427

Appendix EDP 10 Sample Site Inspection Record

Site		Date	
		Arboricultural Clerk of Works (ACW)	
Developer		Planning Application Number	
Site Manager		Contact Number	

Notes and Overview of Today's ACW Site Visit

	Yes	No
Are Any Special Works Scheduled for Coming Build Period?		
Give Details		

General Overview and Checks List:	Yes	No
Protective fencing all as approved?		
Was debris/storage/groundwork evident within CEZ?		
Was there any evidence of damage to trees?		

Signed		Signed	
Name		Name	
Company		Company	
ACW for and on behalf of:		Main Contractor for and on behalf of:	

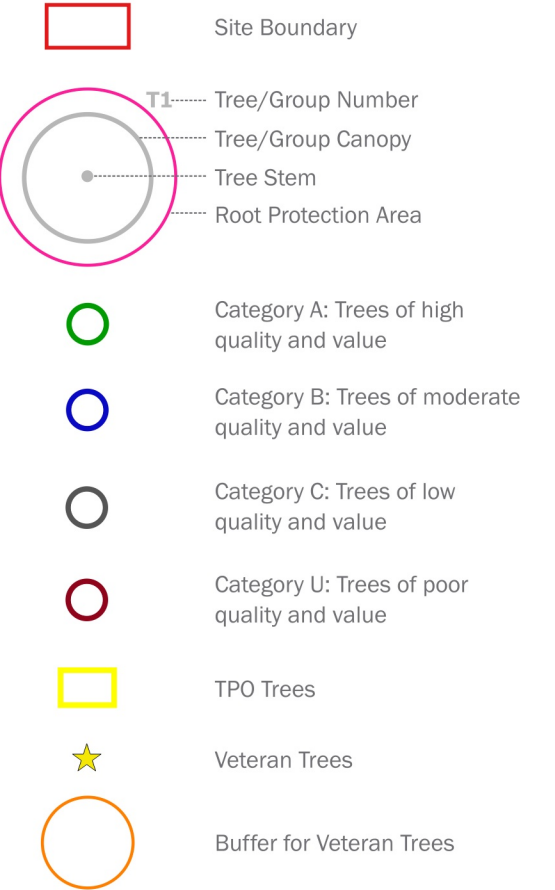
Circulation:	Name	Contact Details
LPA Tree Officer		
Developer Head Office		
Site Agent		

Plans

Plan EDP 1: Tree Constraints Plan
(edp9335_d001a 14 July 2025 PDr/GSn)

Plan EDP 2: Tree Protection Plan
(edp9335_d002b 17 October 2025 VMS/GSn)

To conform to BS 5837:2012 and planning validation requirements, this plan should be reconciled with topographical survey data once it is available.

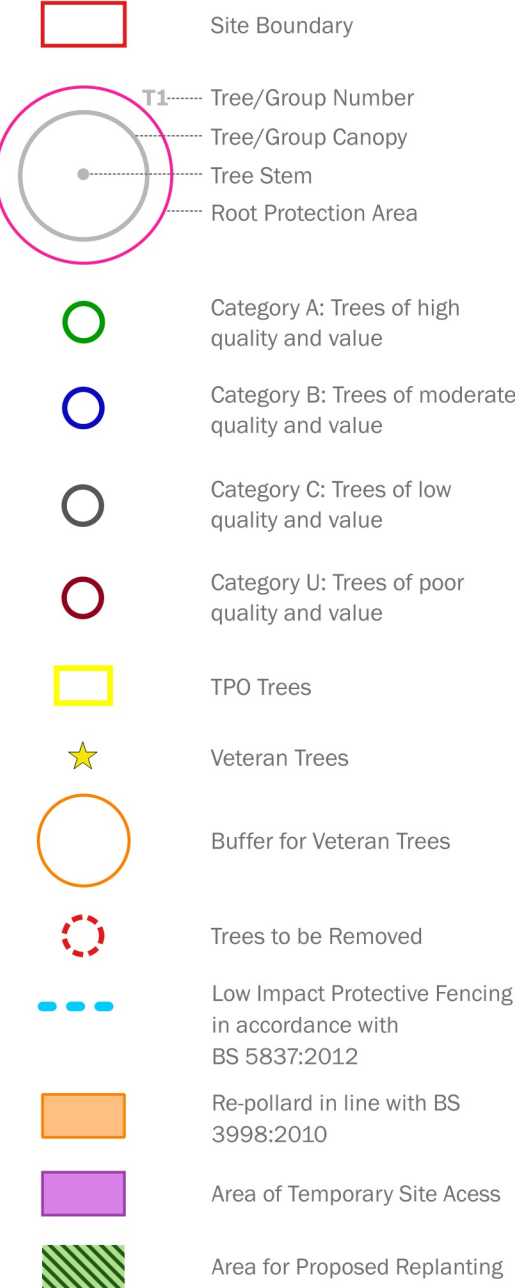
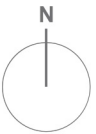
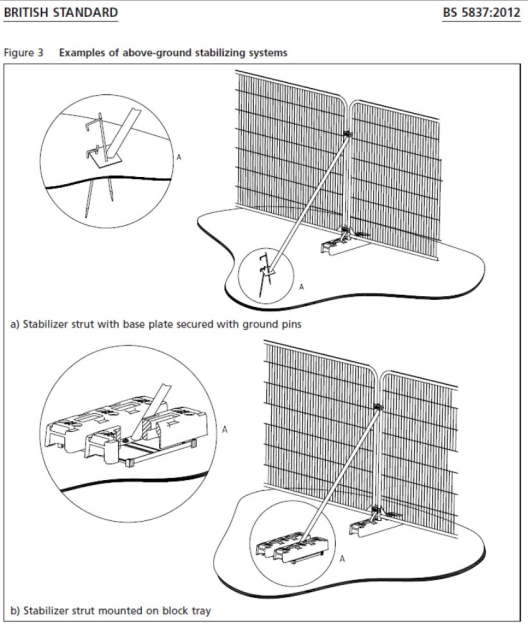


client	Ramsay Health Care UK Ltd		
project title	Berkshire Independent Hospital		
drawing title	Tree Constraints Plan		
date	14 JULY 2025	drawn by	PDr
drawing number	edp9335_d001a	checked	GSn
scale	1:750 @ A3	QA	RBa



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To conform to BS 5837:2012 and planning validation requirements, this plan should be reconciled with topographical survey data once it is available.



purpose of issue **PLANNING**

b	Updated layout and associated amendments	17/10/2025	GyO
a	Updated Layout	10/07/2025	VMS
-	Original	08/07/2025	VMS
rev	description	date	by

client

Ramsay Health Care UK Ltd

project title

Berkshire Independent Hospital

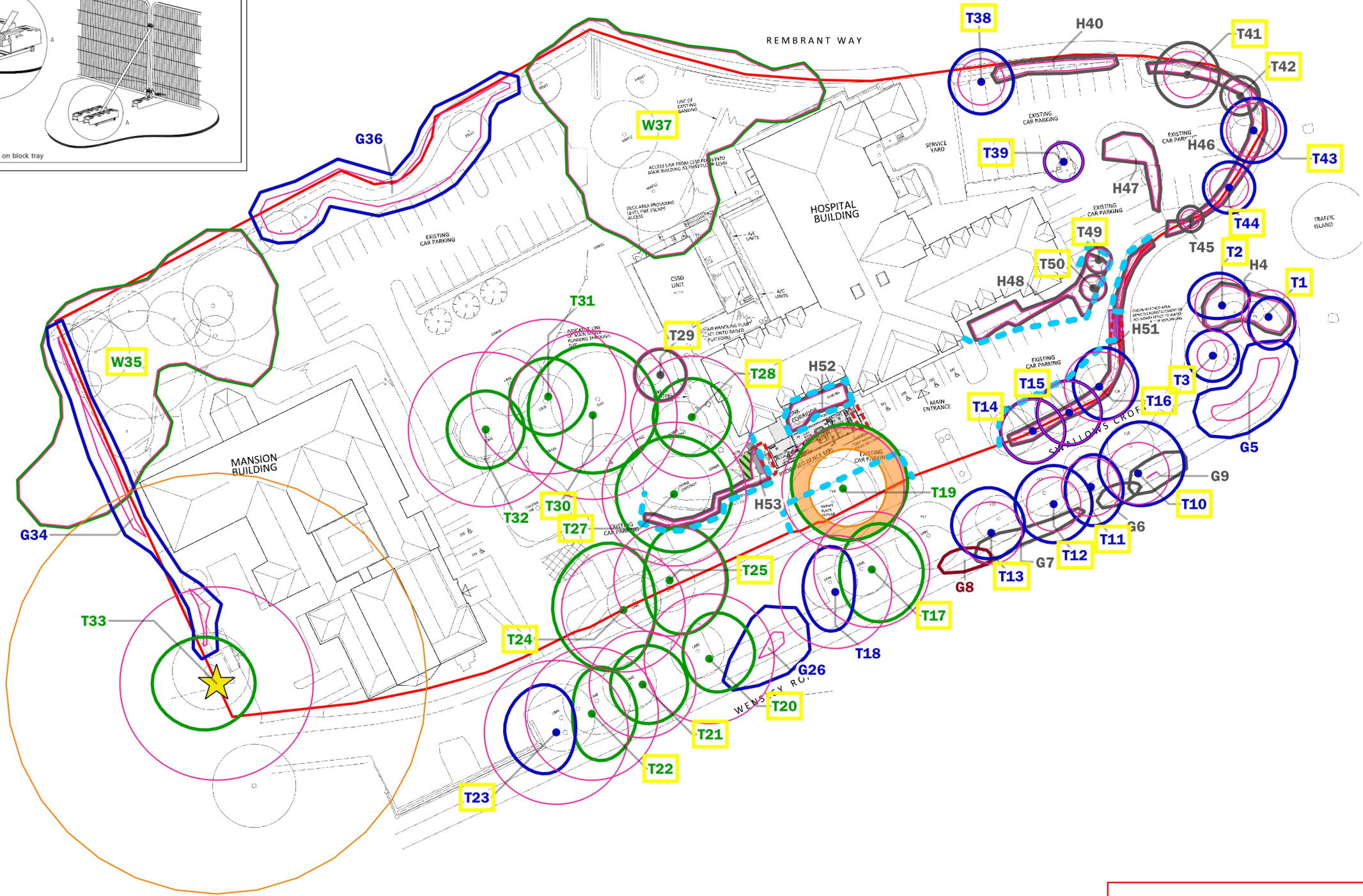
drawing title

Tree Protection Plan

date	17 OCTOBER 2025	drawn by	VMS
drawing number	edp9335_d002b	checked	GSn
scale	1:750 @ A3	QA	GyO



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