

BAUHAUS

Arboricultural and Ecological Method Statement

Land at 362 Oxford Road, Reading

Planning Ref: APP/E0345/W/22/3310834

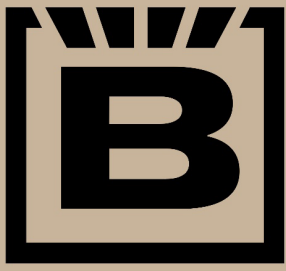
Prepared for: ESB Curzon Ltd

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Date: November 2025

Reference: UKB-AMS-ECO-362OR-RevA



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Executive Summary

This joint Arboricultural and Ecological Method Statement has been prepared by UK Bauhaus Ltd to discharge Conditions 4 (Habitat Enhancement Scheme) and 8 (Arboricultural Method Statement / Tree Protection Plan) of the approved planning permission (APP/E0345/W/22/3310834) for the development at 362 Oxford Road, Reading.

The purpose of this report is to provide details of existing trees, protective measures, and habitat enhancements to ensure the works are undertaken in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' and Reading Borough Local Plan Policy EN12.

The report confirms that one tree will be removed and three trees will be retained and protected during construction. Ecological enhancements, including bat and bird boxes, native planting, and long-term biodiversity management, are also proposed.

1. Site Context

The site comprises a previously developed parcel of land fronting Oxford Road, Reading, currently vacant and partially vegetated. The surrounding area is a mix of commercial and residential development. Four individual trees were recorded, one within the site boundary and three off-site within the public realm.

2. Arboricultural Summary

An Arboricultural Survey was undertaken in accordance with BS 5837:2012. The tree stock comprises four individual trees – one Sycamore (T1), two Small-Leaved Lime (T2, T3), and one London Plane (T4).

T1 (Sycamore) is to be removed due to its location within the building footprint. T2 and T3 (Lime) are off-site street trees and will be retained and protected. T4 (London Plane) will be retained but pruned to maintain clearance from the new structure.

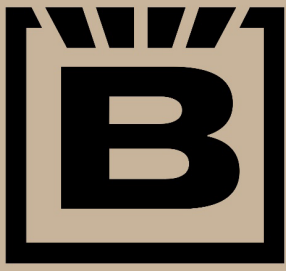
3. Tree Protection Measures

Protective barriers and Construction Exclusion Zones (CEZ) will be established prior to any ground works, in accordance with the Tree Protection Plan derived from the original survey. Hoarding and weldmesh panels will be erected to prevent soil compaction, root severance, and mechanical damage. Signs indicating 'Tree Protection Area – Keep Out' will be installed.

Protective fencing will remain in place throughout construction and only removed once all heavy machinery and material storage are complete.

4. Construction Methodology

All contractors will attend a pre-commencement meeting with the project arboricultural supervisor to agree working procedures. No ground disturbance or excavation will occur within RPAs. Ground protection (geotextile and scaffold boards) will be installed for temporary access routes where unavoidable.



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Arboricultural supervision will be maintained throughout key stages, including installation of fencing, excavation near retained trees, and removal of protective barriers following completion.

5. Ecology and Habitat Enhancement

The ecological appraisal identified low to moderate potential for protected species. No direct evidence of bats, badgers, or reptiles was found. However, the site offers potential for nesting birds and foraging bats. Therefore, the following measures are proposed:

- Vegetation clearance to occur outside the bird nesting season (March–August).
- Installation of bat boxes (Schwegler 2F) and bird boxes (1B and 1SP) on retained trees and new buildings.
- Planting of native species including hawthorn, blackthorn, hazel, viburnum, and holly.
- Removal and management of invasive Buddleia shrubs, replaced with native pollinator species.
- Annual ecological inspections for five years post-completion to ensure establishment and biodiversity gain.

6. Monitoring and Reporting

UK Bauhaus Ltd will provide ongoing arboricultural supervision and reporting throughout construction. Photographic evidence will be supplied to Reading Borough Council confirming compliance at key stages: fencing installation, mid-construction inspection, and post-completion review.

7. Conclusion

The proposed development can proceed without detriment to retained trees or protected habitats. With implementation of the protective and enhancement measures outlined, the scheme will deliver measurable biodiversity gain and meet the requirements of Conditions 4 and 8 of the planning approval.

This report and its recommendations are submitted by UK Bauhaus Ltd to Reading Borough Council for approval and formal discharge of the above conditions.

Signed: _____

Vic Singh, Director – UK Bauhaus Ltd

Date: November 2025