



Arboricultural Report

for planning purposes

The Oracle

Riverside Road

Reading

RG1 2AG

September 2025

220767-PD-11d

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1 EXECUTIVE SUMMARY

- 1.1 This *Arboricultural Report* ('the Report') has been instructed by *The Oracle Limited Partnership* ('the Client').
- 1.2 The proposed development at *The Oracle* ('the Site') is for the repurposing and redevelopment of sites at the eastern end of the Oracle to provide a mixed-use development comprising residential and town centres uses ('the Proposed Development'), within the area administrated by *Reading Borough Council* ('the LPA').
- 1.3 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 9th of September 2022 and subsequently updated on the 17th of March 2025 by the Author. The details of this survey are found within the Report appendices.
- 1.4 The Proposed Development requires the removal of 4 no. Category B trees (T9, T12, T17 & T18) and 2 no. Category C trees (T8 & T11) to directly facilitate the Proposed Development.
- 1.5 The necessary removals will have a moderate visual impact on the local area. However, the proposed tree planting will mitigate their loss and will enable the replacement of T11 and T12 with more suitable species for long-term management, to be agreed with the LPA.
- 1.6 The draft landscaping scheme specifies the planting of 53 new public realm trees at ground level and approximately 47 ornamental roof garden trees, which together will enhance canopy cover and contribute positively to the town centre environment.
- 1.7 With regard to retained trees, including T20 & T21, the Proposed Development can be implemented without causing detrimental harm, subject to the specifications in this Report being followed. Although pruning is not strictly required, cyclical re-pollarding of T20 & T21 is expected as part of their long-term management, and it may be appropriate to undertake such works prior to demolition and construction.
- 1.8 This Report has been developed in the absence of detailed construction logistics. Accordingly, the demolition and construction principles set out (including directional demolition, canopy protection, scaffolding management, dust suppression, and arboricultural supervision) should be embedded within a detailed Arboricultural Method Statement, to be secured by pre-commencement planning condition.

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Report* ('the Report') has been instructed by *The Oracle Limited Partnership* ('the Client').

Author

- 2.2 This Report was written by Lee Davies ('the Author'). Lee is an arboricultural consultant dealing with trees in relation to all forms of human activity, including built development. He is a *Chartered Arboriculturist*, a *Professional Member* of the *Arboricultural Association*, and holds the *Level 6 Diploma in Arboriculture (ABC)*.

Proposed development

- 2.3 The proposed development at *The Oracle* ('the Site') is for the repurposing and redevelopment of sites at the eastern end of the Oracle to provide a mixed-use development comprising residential and town centres uses ('the Proposed Development'), within the area administrated by *Reading Borough Council* ('the LPA').
- 2.4 The proposals focus around two main sites:
- Former Debenhams department store at the eastern end of the Oracle shopping centre building and northern side of the River Kennet, to be known as Yield Hall Place 1; and
 - Vue cinema building on the southern side of the River Kennet and to the east of the Oracle Riverside multi storey car park, to be known as Yield Hall Place 2.
- 2.5 Two detailed planning applications are submitted; one application for Yield Hall Place 1 (reference 221916) and one application for Yield Hall Place 2 (reference 221917) These applications have been submitted concurrently to the LPA and are expected to be considered and determined in this way. This Report is submitted in respect of both applications and assesses the proposals as a single scheme for the purpose of the technical assessment undertaken.
- 2.6 An illustrative plan has been submitted with both planning applications which identifies the full extent of the Proposed Developments, and the schemes assessed for the purposes of this Report.
- 2.7 Where matters only pertain to one of the planning application sites, these are specifically identified within the Report.
- 2.8 Alongside the development proposals on the two sites identified above, a suite of public realm enhancements are proposed within the vicinity of The Oracle, including:

- Junction with London Street and Inner Distributor Road
- Yield Hall Place from junction of London Street to Minister Street
- Oracle Riverside

Scope

- 2.9 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 2.10 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 9th of September 2022 and subsequently updated on the 17th of March 2025 by the Author. The details of this survey are found within the Report appendices.



Map 1: Showing the area discussed in this Report within the indicative line and sourced from Google Maps (note: this is not the red line plan of the Proposed Development).

Health and safety

- 2.11 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees). In this instance, no particular works in this context have been specified to any of the surveyed trees.

Report preparation

External documents

- 2.12 This Report has been prepared, with reference to the following supplied documents and information:
- *Topographical Survey - RS2200121/01;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0100;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0101;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0102;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0103;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0121;*
 - *ORA-LDA-RES-ZZ-DWG-PL-0122;* and
 - *ORA-LDA-RES-ZZ-DWG-PL-0125.*

Appendix

- 2.13 The appendices of this Report include:
- Appendix A (plans); and
 - Appendix B (schedules).

Definition of terms

- 2.14 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:
- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained".*
 - **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
 - **Root Protection Area ('RPA')** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain*

the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

- **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision" that may for example include "drainage, gas supplies, ground source heat pumps, CCTV and satellite communications".*
- **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures".*

3 SITE INFORMATION

Current Site use

- 3.1 The existing Site comprises mixed use areas of the Town Centre, located to the east of The Oracle shopping centre and multi-storey carpark, and on the north and south sides of the River Kennet.



Photo 1: Looking southwest from the Yield Hall Place bridge, with T23-T27 left of the river and T2-T6 right, as points of reference.

Landscape character

- 3.2 England is divided into 159 distinct areas ('*National Character Areas*' or 'NCAs'), assessed by *Natural England*, which follow natural lines in the landscape to define the given area and how it differs from adjacent areas.
- 3.3 The Site is within NCA 115 for the area known as the *Thames Valley* (the Profile'), which is a "*very diverse landscape*" with an overall urban character due to "*much development in this area in recent history*". As development pressures persist in the coming decades, the Profile recognises that this provides "*scope for creating new landscapes with good green infrastructure links*", particularly to "*reduce the impact of*

urban fringe development". The "*incorporation of best practice environmental measures into any new development*" is paramount.

Geotechnical information

British Geological Survey

- 3.4 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *Seaford Chalk Formation* (comprised of chalk), over which the recorded superficial deposits are *Alluvium* (comprised of clay, silt, sand and gravel).
- 3.5 There are publicly available borehole logs within or adjacent to the Site (including *SU77SW341*) that confirm the presence of *alluvial deposits* and *valley gravel*.

Root morphology

- 3.6 Alluvial soils typically form silty loams or silty clay loams. These soils can be described as intermediate loamy soils which tend to retain moisture but allow considerable root development. Most tree species will not grow to a depth of more than about 2m in alluvial soils but some species can root to a greater depth. However, in all soils, the majority of tree roots are likely to be found in the upper soil horizons at a depth of no more than 600-1000mm.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 4.1 Trees recorded in the tree survey are distributed relatively evenly throughout the local area.
- 4.2 The trees and shrubs that are within the locality of the Proposed Development include T2-T27, and comprise:
- a line of five young lime trees on the north side of River Kennet (T2-T6);
 - a young multi-stemmed birch located within a raised planter (T8);
 - an early-mature London plane (T9);
 - two small groups of mature willows at the edge the River Kennet, managed as pollards (G10 & G22);
 - three mature white willows, previously pollarded, with 2no. trees now lapsed (T12 & T13) and 1no. tree recently repollarded;
 - a large, mature London plane located at the edge of the River Kennet (T14);
 - young and semi-mature dogwood shrubs within raised planters (S15 & S16);
 - four early-mature London plane trees adjacent to the existing cinema building (T17, T18, T20 & T21);
 - a group of 19 early-mature honey locust trees within a large, raised shrub bed on Queens Road (G19); and
 - a line of five early-mature lime trees on the south side of the River Kennet (T23-T27).
- 4.3 All remaining trees that were recorded as part of the initial tree survey are a significant distance from the Proposed Development and are not considered to be at risk of harm during its implementation. Therefore, no tree protection measures have been specified for these trees.

Visibility

- 4.4 Owing to their position within the public realm, all of the trees surveyed offer moderate to high levels of amenity value, commensurate with their size.



Photo 2: Looking northeast, with T2-T6 right, alongside the River Kennet.

BS5837 details

Survey criteria

- 4.5 The surveyed trees and other vegetation items have been generally categorised, in terms of the arboricultural and landscape criteria as defined in BS5837. These criteria consider the arboricultural merits of individual trees, in addition to the wider value afforded in contributing to the character of the landscape.

BS5837 categorisation

- 4.6 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category A* (i.e., high-quality): 2no. trees;
 - *Category B* (i.e., moderate-quality): 32no.trees and 3no. tree groups; and
 - *Category C* (i.e., low-quality): 1no. tree and 2no.shrubs.

Root Protection Areas

- 4.7 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the circular RPAs have in particular instances been amended. Specifically, this includes trees located alongside the River Kennet and trees T11, T14, T17 and T18 where it is expected that building foundations or highway elements have restricted the spread of roots. These changes are reflected on the plans found in this Report's appendices.
- 4.8 Where established trees are growing within relatively low planters, it is likely that their roots will extend below the footings and paving build-up and beyond the confines of the planter. Therefore, RPAs in these instances may not have been modified.



Photo 3: Looking northeast towards T23-T27.

Statutory protections

Conservation Areas

- 4.9 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, a portion of the Site is within the *Market Place/London Street* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

Tree Preservation Orders

- 4.10 The LPA publicises some details of its *Tree Preservation Orders* ('TPOs') online (TPO Directory). However, from this information alone, it is not clear whether TPOs apply to any of the surveyed trees. No direct communications have been undertaken with the LPA at this stage, to obtain information relating to any TPOs.



Photo 4: Looking northwest with T8 left and T9 right as points of reference.

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')¹, published in February 2025.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.



Photo 5: Looking northwest with T17 & T18 to the left.

National Planning Policy Framework 2025

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
 - **Paragraph 136** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate*

1 - Ministry of Housing, Communities and Local Government (2025). National Planning Policy Framework.

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."

- **Paragraph 187** - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland".*

Local

Background information

- 5.4 Planning policy at the local level is currently set out in the LPA's *Reading Borough Local Plan* (the 'LDP'), adopted in 2019.

Local Plan 2019

- 5.5 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **CC3: Adaptation To Climate Change** - *All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development: Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions.*
 - **EN3: Enhancement of Conservation Areas** - *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:- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area; – Sympathetic landscaping and*

planting; and – Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area.

- **EN14: Trees, Hedges and Woodlands** - *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.*



Photo 6: Looking southwest towards T20 & T21.

RBC Tree Strategy

Reading Borough Council Tree Strategy (2021)

- 5.6 The Reading Tree Strategy (2021) is a non-statutory strategy adopted by the Council to guide the management, protection, and enhancement of the borough's tree stock. While it does not form part of the statutory development plan and is therefore not planning policy in itself, it is a material consideration in the determination of planning applications. The Strategy supports the implementation of Local Plan policies (including EN14: Trees, Hedges and Woodlands) and sets out aims to increase canopy cover, improve tree diversity and resilience, and ensure appropriate retention and protection of trees within development sites. This Report has had regard to these objectives in assessing the proposals.

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

- 6.1 The Proposed Development requires the removal of 4no. *Category B* trees (T9, T12, T17 & T18) and 2no. *Category C* trees (T8 & T11).

Reasons for removals

- 6.2 The specified removals are required to directly facilitate the implementation of the proposed development.
- 6.3 T9 is located within the footprint of the proposed building north of the River Kennet, and its removal is therefore unavoidable.
- 6.4 The removal of T17 and T18 is required to directly facilitate the logistical requirements of the Proposed Development, which includes the demolition of the existing building directly adjacent to these trees.
- 6.5 The removal of T11-T12 is required to facilitate proposed landscape improvements in this area, which includes the planting of 1no. new tree.
- 6.6 The removal of T8 is required to provide sufficient space for the tracking of fire vehicles.

Impacts of removals

- 6.7 The necessary removal of T9 will have a moderate visual impact on the local area due to the tree's relatively large size and location within a high-use area. However, it is considered that proposed tree planting (discussed in the following section), will effectively mitigate the loss of this tree in the long-term.
- 6.8 The removal of T11 and T12 will also have a moderate visual impact on the local area due to their locations. However, their overall value and suitability for incorporation into the proposed landscape improvement has been diminished by poor past management and their current condition as a result, with pollard management of T12 lapsed and T11 recently pollarded back to its original pollard points at approximately 2m from ground level. Given their current condition, the removal and replacement of T11 and T12 with more suitable tree species it is considered to be appropriate with regards to long-term management of this area.



Figure 7: Looking north towards T11 and T12.

Mitigation greening

- 6.9 The Proposed Development is accompanied by a draft landscaping scheme that specifies new trees and vegetation. The proposal includes the planting of 53no. public realm trees and 47no. ornamental roof garden trees.

Pruning

Numerical data

- 6.10 Based on the information currently available, the pruning of existing trees is not considered necessary to facilitate the implementation of the Proposed Development, given that the proposed buildings will be positioned further away from nearby trees (T20 & T21) than the existing buildings are, and that methods of demolition are available that can be implemented without the need for pruning. However, this Report has been developed in the absence of detailed construction logistics (including demolition), and therefore pruning requirements cannot be confirmed at this stage.

- 6.11 While the Proposed Development does not in itself place undue pressure on retained trees, it is acknowledged that the change in use of the adjacent building from non-residential to residential, with windows facing the retained Plane trees (T20 & T21), may increase the potential for future pressure to prune. Both trees have previously been managed as pollards, and it is anticipated that continued cyclical re-pollarding will be required as part of their long-term management. This approach will ensure that the trees can be retained safely and sustainably in close proximity to the new residential use.
- 6.12 Although not strictly required to facilitate the development, it may be appropriate and beneficial to undertake re-pollarding of T20 and T21 back to their previous pollard points in advance of demolition and construction. This would avoid existing pollard management lapsing and provide additional clearance for demolition and construction activities. Any such works should be specified within a detailed Arboricultural Method Statement, prepared in response to a pre-commencement planning condition.

Retained tree juxtapositions

- 6.13 In relation to the retained trees and vegetation (including any outside of the Site), the Proposed Development does not place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning). The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and vegetation.

Arboricultural oversight during works

- 6.14 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).
- 6.15 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer:
- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree removals, tree protection and the proposed works;
 - to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works);

- during demolition works adjacent to T20 & T21;
- to oversee removal of hard surfacing and light structures within the RPAs of T2-T8, T20, T21 & T23-T27;
- upon the completion of works to implement the Proposed Development.

Demolition works

General protection details

- 6.16 The indicative TPP at Appendix A provides indicative information regarding tree protection measures that are associated with the implementation of this phase of the Proposed Development. However, currently there is no logistical information available regarding the demolition phase of the Proposed Development (including demolition of existing superstructures).

Demolition of superstructures

- 6.17 In relation to the demolition of superstructures, particularly in proximity to retained Plane trees T20 and T21, additional principles are required to ensure their protection. Although detailed demolition logistics are not yet available, the following measures are considered achievable and are expected to be incorporated within the Arboricultural Method Statement (AMS):

- **Directional Demolition:** Superstructure elements will be demolished in a controlled manner, with demolition operations pulled away from the trees to prevent accidental strike or collapse towards the canopy or stems.
- **Canopy Protection:** Where demolition occurs close to tree crowns, temporary canopy protection (e.g., scaffold frames with netting or debris sheeting) will be erected to prevent mechanical damage.
- **Stem Protection:** Stem box protection will be installed to the base of the trees in accordance with the details of this report and TPP.
- **Dust Suppression and Debris Management:** Demolition activities will include appropriate dust suppression (such as mist spraying) and debris containment measures to minimise contamination or desiccation of foliage and surrounding soil.
- **Arboricultural Supervision:** An arboriculturist will be present during demolition works in proximity to T20 and T21 to monitor the implementation of protective measures and to advise on any additional actions required.



Photo 8: Example of stem box protection.

- 6.18 The demolition of the existing hard surfaces and light structures on the site has the potential to impact upon retained trees: T2-T8, T20, T21 & T23-T27. Where these operations are to take place within the RPAs of these trees special methods of work will be required. These specific areas are highlighted and precautionary measures outlined in the TPP AMS at Appendix A. A working methodology is supplied below.

Demolition of hard surfacing

- 6.19 Where the removal of existing hard surfaces is required within the RPAs of retained trees, the following methodology will be followed.
- All working operations with RPAs are required to be carried out under the guidance and supervision of the arboricultural clerk of works.
 - Prior to works commencing, trial holes will be excavated using hand-held tools within the RPAs of the trees concerned to establish depth of the existing hard surface material. The results from these trial holes will inform how working operations will be undertaken and whether machinery is permitted.

- The use of machinery to fracture and remove waste material will only be permitted if approved by the supervising arboricultural clerk or works and under the careful guidance of a banksman.
- Works will commence at the point closest to the tree and operate backwards until outside the designated RPA to avoid moving over exposed ground.
- Working from either outside the designated RPA or from an area of existing hard standing or temporary ground protection, the upper surface layer of hard standing will be fractured into small sections.
- Broken material will be manually lifted and removed to a designated storage area located outside the RPA of retained trees.
- The removal of the sub-base material will only be undertaken where absolutely necessary.
- If the removal of sub-base material is required, it will be undertaken in a careful manner, ensuring that no excavation works occur beyond the depth of the built material and into the soil layer below.

Demolition of light structures

6.20 Where light structures are within RPAs (i.e., raised planters and low walls), the following methodology will be followed.

- Tree protection measures will be removed to allow for the working room required (stem box protection is to be retained).
- Manual demolition of the structures will be carried out using suitable hand held tools, for concrete footings these will be broken into smaller sections and carefully lifted to avoid tearing any significant roots.
- No machinery will enter RPAs without prior discussion with and agreement of the appointed arboriculturist.
- All debris will be transported out of RPAs using wheelbarrows, or placed into a waiting vehicle parked outside the tree protection fence.
- Demolition of footings and boundary treatments will remove the debris to sub-base level only; no excavation into virgin ground will take place.
- Upon completion the area will be clear of all debris, protection measures will be replaced as required for main construction works.
- Any roots exposed due the removal of hard standing will be covered with a layer of topsoil and the area irrigated where necessary (dependant on weather conditions) to prevent root desiccation from occurring.

Temporary ground protection or tree protection barriers will be installed to safeguard the exposed rooting area of the tree until the new structures and/or hard surface material is installed.

Construction works

General protection details

- 6.21 The indicative TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of this phase of the Proposed Development. However, currently there is no logistical information available regarding the construction phase of the Proposed Development (including construction of superstructures).
- 6.22 Overall, it appears that the risk to trees during construction of superstructures is relatively low, in that it does not impact directly on the crowns or RPAs of retained trees. Though, to manage the potential risk of harm to trees, this phase of development will need to be addressed within a detailed arboricultural method statement, provided in response to a pre-commencement planning condition.
- 6.23 The known details that have the potential to impact existing trees (i.e., construction of light structures and hard surfacing within RPAs) are detailed within the following paragraphs.

Construction of superstructures

- 6.24 In relation to the construction of superstructures, particularly adjacent to retained Plane trees T20 and T21, additional principles are required to ensure their protection. While final construction logistics are not yet available, the following measures are considered achievable and are expected to be incorporated within the Arboricultural Method Statement (AMS):
- **Scaffolding Management:** Where scaffolding is required near retained trees, clearance between the tree canopy and scaffold structures will be maintained wherever possible. Where encroachment is unavoidable, facilitation pruning may be undertaken under arboricultural supervision, preferably by re-pollarding back to established pollard points.
 - **Scaffold Sheeting:** Scaffolding erected adjacent to retained trees will be wrapped with debris netting or dust-prevention sheeting to reduce dust deposition and physical contact with branches.
 - **Crown and Stem Protection:** Protective measures, including stem boxes (and temporary canopy protection, where sheeted scaffolding does not already provide this function), will be installed where construction activity is close to retained trees.

- **Arboricultural Supervision:** An arboriculturist will inspect and oversee works at key stages where construction is close to retained trees, including scaffold erection, foundation works, and installation of facade elements, to ensure that agreed protection measures are implemented.

6.25 These principles are considered to be realistic and achievable within the site context and, when embedded within the AMS, will ensure that retained trees T20 and T21 are adequately safeguarded during construction of the Proposed Development.

6.26 Built development is proposed within the RPAs of retained trees: T2-T8, T13, T14, T20, T21 & T23-T27. In order to avoid unacceptable physiological or structural harm to these trees, special construction methods are proposed which will allow for the retention of important roots and the protection of the soil environment in which they are growing. Details of the measures proposed are included in the TPP AMS at Appendix A. A working methodology is detailed below.

Construction of new hard surfacing

6.27 Where construction will involve the introduction of new hard surfacing within the RPAs, the following methodology will be followed.

- Tree protection measures shall be removed to allow for the working room required (stem box protection is to be retained).
- No machinery will enter RPAs without prior discussion with and agreement of the appointed arboriculturist.
- All areas of hard surfacing within RPAs will utilise the existing sub-base wherever possible.
- If removal and replacement of sub-base material is required within RPAs, the construction of the new sub-base must not exceed the existing depths.
- Any exposed roots following removal of sub-base material will be assessed by the arboriculturist and where necessary cut cleanly at the edge of the working area to leave as small a wound as possible, and where feasible cut back to a root junction.
- Following installation of new hard surfacing, tree protection fencing shall be reinstalled to the edge of the RPAs, unless agreed otherwise with the arboriculturist.

Construction of light structures

6.28 All construction of light structures within RPAs (i.e., raised planters and low walls), will observe the following methodology:

- Excavations for foundations and other purposes will be carried manually using appropriate hand tools or using an air lance to expose tree roots.

- No machinery will be permitted into the working area unless agreed by the arboricultural clerk of works.
- All excavated spoil will be manually removed from the area or placed on temporary ground protection to be used for back filling upon completion.
- All roots in excess of 25mm in diameter and all clumps of fibrous roots will be retained and wrapped in wet hessian during the works to prevent desiccation.
- Roots less than 25mm may be pruned by the arboricultural clerk of works where deemed essential to complete works.
- Root pruning will be overseen by the arboriculturist and shall be undertaken using sharp, sterile tools suitable to the size of the root to be cut. Where possible roots will be pruned cleanly back to a side branch or junction.
- Where wet concrete is to be poured within RPAs, the excavated hole/trench will be sleeved using 1000 gauge PVC sheeting to prevent concrete leaching into the surrounding soil.
- Prior to backfilling, any hessian wrapping will be removed from retained roots.
- The roots will then be surrounded with topsoil, sharp sand (builders sand will not be used due to its high salt content) or other loose inert granular fill, before soil or other medium is replaced. This material should be uncontaminated and free from injurious objects.

Landscaping works

- 6.29 Landscaping operations will typically take place at the end of the construction period. These works will normally require the removal of tree protection measures, to facilitate the required access for works. There is a risk that plant and machinery may damage the soil structure within which tree roots are growing.
- 6.30 These risks can be managed, by maintaining good professional standards of work and by working in accordance with an AMS. The principle of avoiding soil disturbance or changes in levels within the RPAs of retained trees must be followed, unless otherwise confirmed by the arboriculturist.

Services and utilities

- 6.31 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.

- 6.32 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, any impact to affected trees can be managed by following the recommendations of BS5837 (i.e., by working in accordance with an AMS and through the use of appropriate methods of work), which includes as a normative reference the *National Joint Utilities Guidance*².

Planning policy considerations

National policies

- 6.33 In considering planning policy at this spatial scale, the following conclusions can be made regarding the Proposed Development:
- 6.34 **Paragraph 136** - Opportunities have been taken to incorporate new trees within the Proposed Development. Existing trees have been retained wherever possible, with only four tree removals required to directly facilitate the Proposed Development.

Local policies

- 6.35 In considering planning policy at this spatial scale, the following conclusions can be made regarding the Proposed Development:
- **CC3: Adaptation To Climate Change** - The Proposed Development includes a landscape scheme, that in the long-term will provide shading of amenity areas, buildings and streets. A variety of tree species (including native species) have been selected, which will offer some resilience against predicted changes in climatic conditions.
 - **EN3: Enhancement of Conservation Areas** - It is considered that the Proposed Development and accompanying landscaping scheme will provide a positive contribution to local area overall.

EN14: Trees, Hedges and Woodlands - Retained individual trees and tree groups will be protected from damage throughout implementation of the Proposed Development. Wherever practicable, the Proposed Development has made provision for tree retention. Necessary tree removal required to facilitate the Proposed Development has been mitigated effectively with new tree planting within the application site.

7 CONCLUSIONS

- 7.1 The Proposed Development requires the removal of 4 no. Category B trees (T9, T12, T17 & T18) and 2 no. Category C trees (T8 & T11) to directly facilitate the Proposed Development.
- 7.2 The necessary removals will have a moderate visual impact on the local area. However, the proposed tree planting will mitigate their loss and will enable the replacement of T11 and T12 with more suitable species for long-term management, to be agreed with the LPA.
- 7.3 The draft landscaping scheme specifies the planting of 53 new public realm trees at ground level and approximately 47 ornamental roof garden trees, which together will enhance canopy cover and contribute positively to the town centre environment.
- 7.4 With regard to retained trees, including T20 & T21, the Proposed Development can be implemented without causing detrimental harm, subject to the specifications in this Report being followed. Although pruning is not strictly required, cyclical re-pollarding of T20 & T21 is expected as part of their long-term management, and it may be appropriate to undertake such works prior to demolition and construction.
- 7.5 This Report has been developed in the absence of detailed construction logistics. Accordingly, the demolition and construction principles set out (including directional demolition, canopy protection, scaffolding management, dust suppression, and arboricultural supervision) should be embedded within a detailed Arboricultural Method Statement, to be secured by pre-commencement planning condition.

8 APPENDICES CONTENTS

APPENDIX A

- 220767-P-10a Tree Survey
- 220767-P-11b Existing Layout and Tree Works
- 220767-P-12b Proposed Layout and Tree Works
- 220767-P-13b Tree Protection Plan

APPENDIX B

- 220767-PD-10b Tree Schedule

APPENDIX A

- 220767-P-10a Tree Survey
- 220767-P-11b Existing Layout and Tree Works
- 220767-P-12b Proposed Layout and Tree Works
- 220767-P-13b Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES

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

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).

a	21.03.25	Updated from recent tree survey	HR
rev	date	description	drawn by
Base Drawing: Topographical and OSMAP			

Title
BS 5837 Tree Survey Plan

Client
Hammerson

Project
The Oracle, Riverside Road, Reading, RG1 2AG

Date	Drawn by	Authorised	Scale
21/03/2025	HR	LD	1:1000@A1

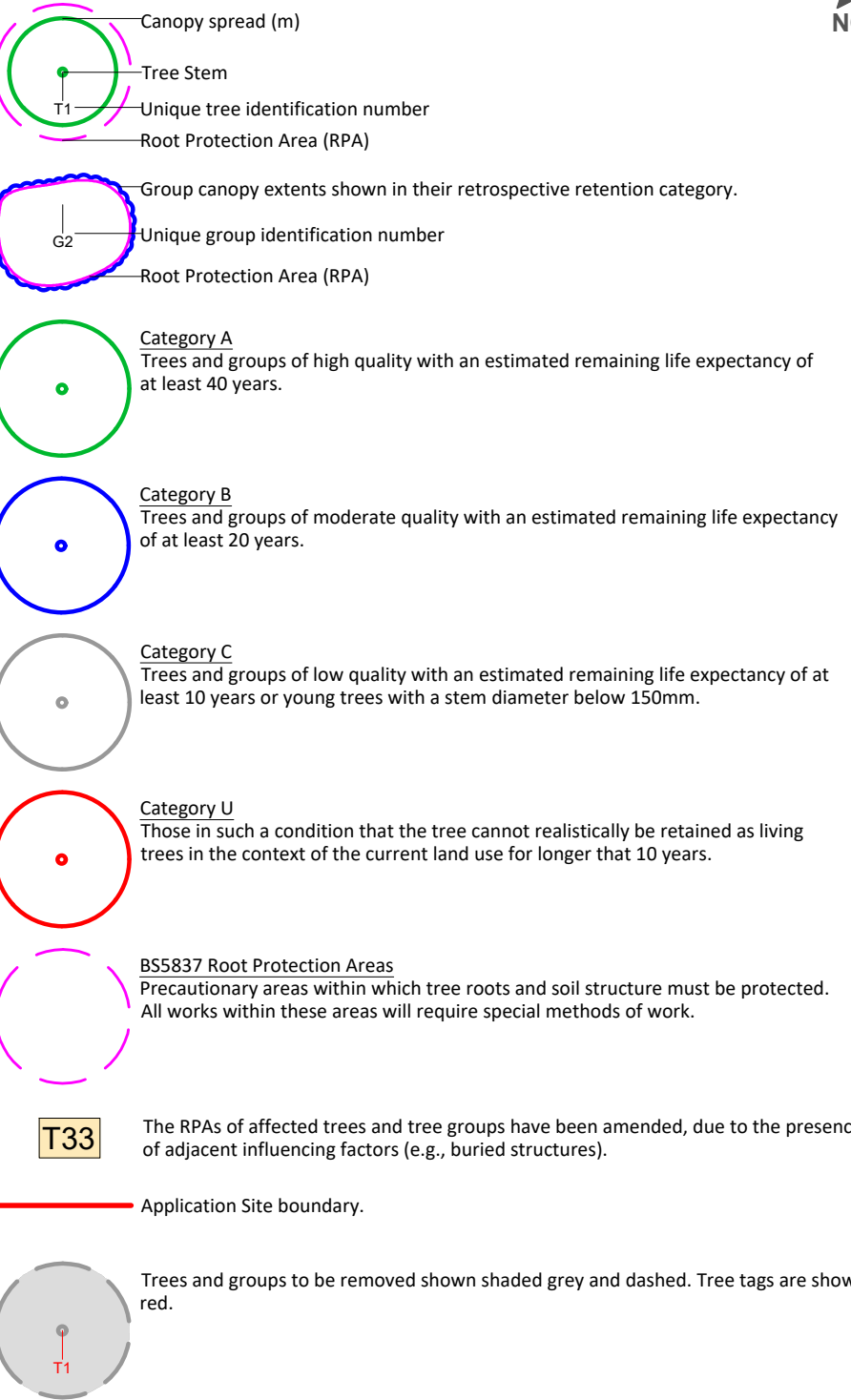
Drawing No	Rev
220767-P-10	a





BS 5837:2012 TREE RETENTION CATEGORIES

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



b	26.09.25	T8 to be removed	HR
a	21.03.25	Updated from recent tree survey	HR
rev	date	description	drawn by
Base Drawing: Topographical and OSMAP			

Title
Existing Layout and Tree Works Plan

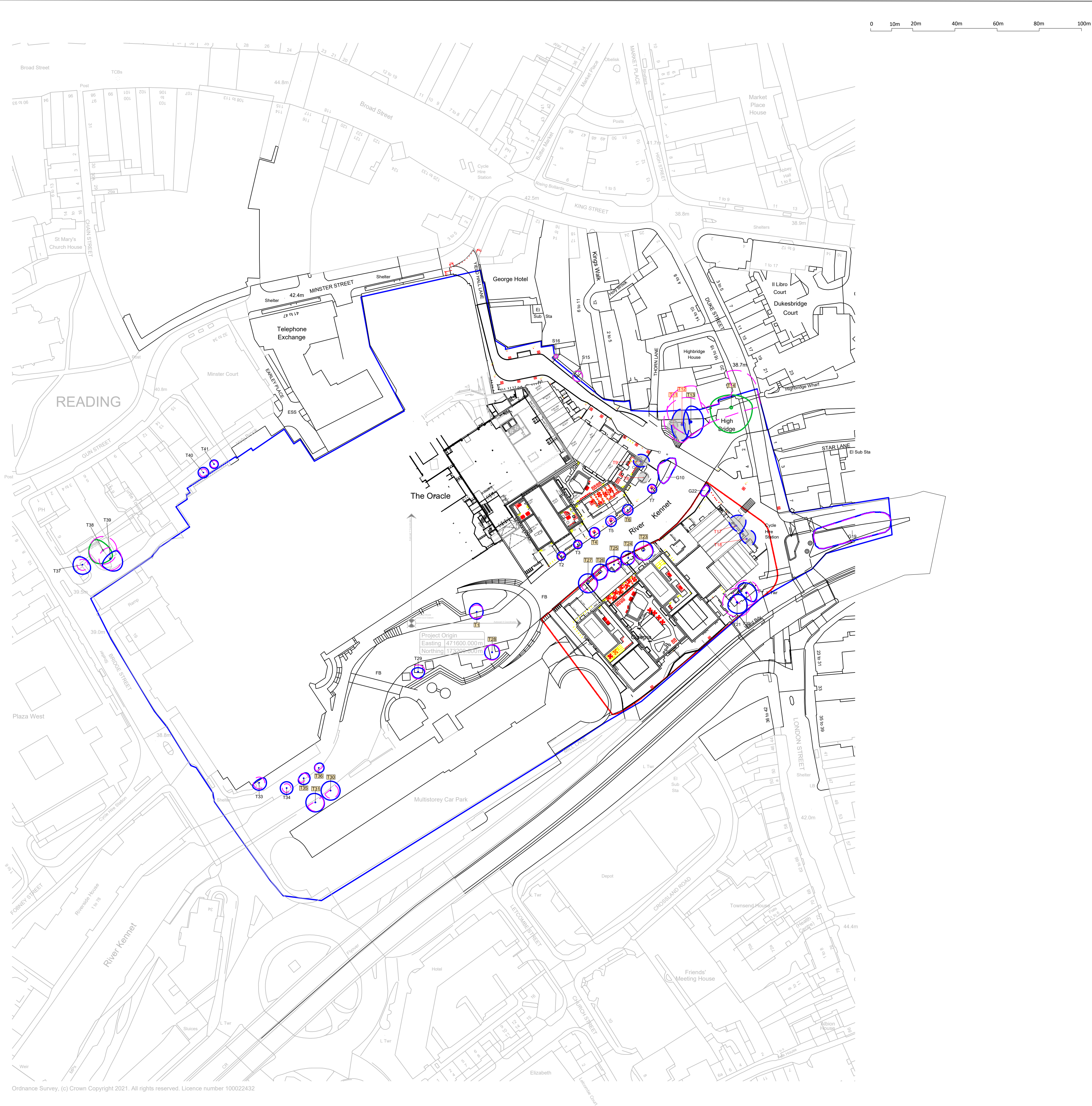
Client
Hammerson

Project
The Oracle, Riverside Road, Reading, RG1 2AG

Date	Drawn by	Authorised	Scale
21/03/2025	HR	LD	1:1000@A1

Drawing No	Rev
220767-P-11	b





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BS 5837:2012 TREE RETENTION CATEGORIES

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

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Application Site boundary.
- Trees and groups to be removed shown shaded grey and dashed. Tree tags are shown red.

b	26.09.25	T8 to be removed	HR
a	21.03.25	Updated from recent tree survey	HR
rev	date	description	drawn by
Base Drawing: Topographical and OSMAP			

Title
Proposed Layout and Tree Works Plan

Client
Hammerson

Project
The Oracle, Riverside Road, Reading, RG1 2AG

Date	Drawn by	Authorised	Scale
21/03/2025	HR	LD	1:1000@A1

Drawing No	Rev
220767-P-12	b





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BS 5837:2012 TREE RETENTION CATEGORIES

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

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- T33
The RPAs of affected trees and tree groups have been amended, due to the presence of adjacent influencing factors (e.g., buried structures).
- Position of barrier fencing and Construction Exclusion Zone.
- Stem box protection.
- Existing hard surfacing to be retained as ground protection. Removal of hard surfacing within RPAs to be agreed with the arboriculturist, prior to commencement of the works.
- Special methods of demolition and construction of raised planter. Refer to main report for details.
- Special methods of demolition and construction required in these areas. Refer to main report for details.

b	26.09.25	T8 removed	HR
a	21.03.25	Updated from recent tree survey	HR
rev	date	description	drawn by
Base Drawing: Topographical and OSMAP			

Title
Tree Protection Plan

Client
Hammerson

Project
The Oracle, Riverside Road, Reading, RG1 2AG

Date	Drawn by	Authorised	Scale
21/03/2025	HR	LD	1:1000@A1

Drawing No	Rev
220767-P-13	b



APPENDIX B

- 220767-PD-10b Tree Schedule

220767-PD-10b-Tree Schedule (BS5837)

220767 - The Oracle

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	Salix alba (White Willow)	10.0	27	1	4.0		3.0		3.5		3.5		2.0		Early Mature	Structural condition Fair. Physiological condition Good. Crown reduction - Recent. Shedding limb / limbs - Minor. Subsiding limb / limbs - Evident / observed. Cable ties for lighting cable restricting secondary growth of trunk.	17/03/2025	33.0	3.2	20-40	B1
Tree T2	Tilia sp. (Lime sp.)	5.0	13	1	2.0		2.0		2.0		2.0		2.0		Young	Structural condition Good. Physiological condition Fair. Lesion or fracture on limb / limbs - Minor. Poor past pruning.	17/03/2025	7.6	1.6	20-40	B2
Tree T3	Tilia sp. (Lime sp.)	4.0	13	1	2.0		2.0		2.0		2.0		2.0		Young	Structural condition Good. Physiological condition Fair.	17/03/2025	7.6	1.6	20-40	B2
Tree T4	Tilia sp. (Lime sp.)	6.0	16	1	2.5		2.5		2.5		2.5		2.0		Young	Structural condition Good. Physiological condition Fair. Lesion or fracture on limb / limbs - Minor.	17/03/2025	11.6	1.9	20-40	B2
Tree T5	Tilia sp. (Lime sp.)	5.0	13	1	2.5		2.5		2.5		2.5		2.0		Young	Structural condition Good. Physiological condition Fair.	17/03/2025	7.6	1.6	20-40	B2
Tree T6	Tilia sp. (Lime sp.)	5.0	14	1	2.5		2.5		2.5		2.5		2.0		Young	Structural condition Good. Physiological condition Fair.	17/03/2025	8.9	1.7	20-40	B2
Tree T7	Tilia sp. (Lime sp.)	7.0	14	1		2.0		2.5		2.0		2.0	2.0		Young	Structural condition Good. Physiological condition Good.	17/03/2025	8.9	1.7	20-40	B2
Tree T8	Betula jacquemontii (Himalayan Birch)	6.0	14 COM	4	2.5		2.5		2.5		2.5		2.0		Young	Structural condition Fair. Physiological condition Poor. Die-back - Upper crown. Multi-stemmed. Growing in raised planter.	17/03/2025	10.1	1.8	10-20	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T9	Platanus x hispanica (London Plane)	11.0	27	1	3.5		4.0		2.5		3.5		2.0		Early Mature	Structural condition Good. Physiological condition Good. Crown reduction - Recent. Pruning wounds - Historic. Unbalanced crown - Minor.	17/03/2025	33.0	3.2	40+	B1
Group G10	Salix sp. (Willow sp.)	8.0	20 AVE	4									1.0		Early Mature	Structural condition Good. Physiological condition Good. Pollard - Regrown.	17/03/2025	-	-	20-40	B2
Tree T11	Salix alba (White Willow)	6.0	90	1	3.0		2.0		3.0		3.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Pollard - Recently cut.	17/03/2025	366.4	10.8	20-40	B1/B2
Tree T12	Salix alba (White Willow)	19.0	70	1	7.5		3.5		7.5		5.0		2.0		Mature	Structural condition Fair. Physiological condition Good. Pollard - Lapsed / Mature stems. Position estimated - no topographical survey information.	17/03/2025	221.7	8.4	20-40	B1/B2
Tree T13	Salix alba (White Willow)	18.0	85	1	7.5		6.0		7.5		3.5		2.0		Mature	Structural condition Fair. Physiological condition Good. Pollard - Lapsed / Mature stems. Position estimated - no topographical survey information.	17/03/2025	326.9	10.2	20-40	B1/B2
Tree T14	Platanus x hispanica (London Plane)	20.0	120	1	6.0		10.0		12.0		10.0		2.0		Mature	Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Ivy or climbing plant. Stems - Co-dominant. Unbalanced crown - Minor. Dimensions indicative. Position estimated - no topographical survey information. Unable to inspect closely - Dense ivy/climbing plant.	17/03/2025	651.4	14.4	40+	A1
Shrub S15	Cornus sp. (Dogwood sp.)	4.0	8 AVE	2									1.0		Semi Mature	Structural condition Good. Physiological condition Good. Growing in raised planter.	17/03/2025	-	-	10-20	C2
Shrub S16	Cornus sp. (Dogwood sp.)	2.0	6 COM	5	1.0		1.0		1.0		1.0		0.0		Young	Structural condition Good. Physiological condition Good.	09/09/2022	2.0	0.8	10-20	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T17	Platanus x hispanica (London Plane)	17.0	49	1		5.5		3.5		2.0		4.5	5.0		Early Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Pollard - Regrown. Unbalanced crown - Minor.	17/03/2025	108.6	5.9	40+	B1/B2
Tree T18	Platanus x hispanica (London Plane)	17.0	45	1		4.5		4.0		2.0		4.0	5.0		Early Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Pollard - Regrown. Unbalanced crown - Minor.	17/03/2025	91.6	5.4	40+	B1/B2
Group G19	Gleditsia triacanthos (Honey Locust)	10.0	25 AVE	1									3.0		Early Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Ivy or climbing plant. Some smaller stunted trees at western end of group.	09/09/2022	-	-	20-40	B2
Tree T20	Platanus x hispanica (London Plane)	18.0	50	1		4.5		5.5		2.0		5.0	5.0		Early Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Pollard - Regrown. Unbalanced crown - Minor.	17/03/2025	113.1	6.0	40+	B1/B2
Tree T21	Platanus x hispanica (London Plane)	18.0	57	1		4.0		5.5		5.0		3.5	5.0		Early Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Pollard - Regrown. Unbalanced crown - Minor.	17/03/2025	147.0	6.8	40+	B1/B2
Group G22	Salix sp. (Willow sp.)	5.0	30 AVE	1									1.0		Early Mature	Structural condition Good. Physiological condition Good. Pollard - Regrown.	09/09/2022	-	-	20-40	B2
Tree T23	Tilia sp. (Lime sp.)	11.0	31	1	4.5		4.5		4.5		4.5		2.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	17/03/2025	43.5	3.7	20-40	B2
Tree T24	Tilia sp. (Lime sp.)	8.0	24	1		3.0		3.0		3.5		3.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	17/03/2025	26.1	2.9	20-40	B2
Tree T25	Tilia sp. (Lime sp.)	8.0	23	1		4.0		3.0		3.5		4.0	2.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	09/09/2022	23.9	2.8	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

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Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T26	Tilia sp. (Lime sp.)	9.0	24	1	N	NE	E	SE	S	SW	W	NW	2.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	17/03/2025	26.1	2.9	20-40	B2
Tree T27	Tilia sp. (Lime sp.)	9.0	29	1		4.5		4.5		4.5		4.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Pruning wounds - Historic.	17/03/2025	38.0	3.5	20-40	B2
Tree T28	Salix alba (White Willow)	10.0	31	1	3.5		3.5		3.5		3.5		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic.	17/03/2025	43.5	3.7	20-40	B1
Tree T29	Salix alba (White Willow)	8.0	28	1	2.0		3.0		3.0		3.0		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Die-back - Mid crown. Deadwood - Major. Position estimated - no topographical survey information.	09/09/2022	35.5	3.4	20-40	B1
Tree T30	Tilia sp. (Lime sp.)	12.0	23	1	4.5		4.5		4.5		4.5		2.0		Early Mature	Structural condition Good. Physiological condition Good. Position estimated - no topographical survey information.	17/03/2025	23.9	2.8	20-40	B1/B2
Tree T31	Tilia sp. (Lime sp.)	12.0	26	1		4.0		4.5		4.5		4.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Position estimated - no topographical survey information.	17/03/2025	30.6	3.1	20-40	B1/B2
Tree T33	Carpinus betulus 'Fastigiata' (Fastigate Hornbeam)	10.0	23	1		3.5		3.5		3.5		1.5	2.0		Early Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Unbalanced crown - Minor. Position estimated - no topographical survey information.	17/03/2025	23.9	2.8	20-40	B1
Tree T34	Tilia sp. (Lime sp.)	7.0	17	1		3.0		3.0		3.0		3.0	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Branch - Broken. Branch - Suspended. Position estimated - no topographical survey information.	17/03/2025	13.1	2.0	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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MyTREES
tree management software

220767 - The Oracle

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T35	Tilia sp. (Lime sp.)	7.0	18	1		3.0		3.0		3.0		2.0	2.0		Early Mature	Structural condition Good. Physiological condition Good. Root plate movement - Historic (suspected stabilised). Position estimated - no topographical survey information. Stem restricted. Tree pit surround requires adjusting.	17/03/2025	14.7	2.2	20-40	B2
Tree T36	Tilia sp. (Lime sp.)	6.0	14	1		2.5		2.5		2.0		2.0	2.0		Early Mature	Structural condition Good. Physiological condition Fair. Position estimated - no topographical survey information.	17/03/2025	8.9	1.7	20-40	B2
Tree T37	Quercus palustris (Pin Oak)	9.0	22	1		3.0		4.5		4.5		4.5	2.0		Semi Mature	Structural condition Good. Physiological condition Good. Structural impact - Evident / observed. Position estimated - no topographical survey information.	17/03/2025	21.9	2.6	20-40	B1
Tree T38	Platanus x hispanica (London Plane)	19.0	55	1		3.0		5.5		7.0		6.5	2.5		Mature	Structural condition Good. Physiological condition Good. Arboricultural work - Historic. Crown conflict - Structure / boundary / wire / tree. Position estimated - no topographical survey information.	09/09/2022	136.8	6.6	40+	A1
Tree T39	Cerasus avium (Wild Cherry)	16.0	45	1		5.0		6.5		5.0		2.0	2.0		Mature	Structural condition Good. Physiological condition Good. Crown conflict - Structure / boundary / wire / tree. Pruning wounds - Historic. Position estimated - no topographical survey information.	09/09/2022	91.6	5.4	20-40	B1
Tree T40	Alnus sp. (Alder sp.)	11.0	15	1	2.5		2.5		2.5		2.5		2.0		Young	Structural condition Good. Physiological condition Good.	17/03/2025	10.2	1.8	20-40	B2
Tree T41	Alnus sp. (Alder sp.)	9.0	14	1	2.0		2.0		2.0		2.0		2.0		Young	Structural condition Good. Physiological condition Good.	17/03/2025	8.9	1.7	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Summary table with retention category

	Group	Shrub	Tree	Total
A1	0	0	2	2
B1	0	0	7	7
B1/B2	0	0	9	9
B2	3	0	16	19
C1	0	1	1	2
C2	0	1	0	1
Total	3	2	35	40

Summary table with life stage

	Group	Shrub	Tree	Total
Early Mature	3	0	18	21
Mature	0	0	6	6
Semi Mature	0	1	2	3
Young	0	1	9	10
Total	3	2	35	40

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C 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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY



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