



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT & PRELIMINARY
ARBORICULTURAL METHOD STATEMENT

HIGH HESKET
19 PARKSIDE ROAD
READING
BERKSHIRE
RG30 2BT

CLIENT: RICHARD STIMPSON

FEBRUARY 2026

Ref: 06831 / 2026 0.2

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Project: Phased outline planning permission for 4 no. residential dwellings, associated demolition of outbuildings with access from Parkside Road and Kearsley Road at land to the rear of 19 Parkside Road, Reading.

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EXECUTIVE SUMMARY

This Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) has been prepared by Sarah Duckworth, Arboricultural Consultant, to support a phased outline planning application for the development of four residential dwellings on land at / adjacent to High Heskett, 19 Parkside Road, Reading, Berkshire. The report should be read in conjunction with the earlier BS:5837 Tree Survey (January 2024) and has been undertaken in accordance with BS:5837 (2012), local planning policy and the National Planning Policy Framework.

The purpose of the assessment is to evaluate the likely impact of the proposed development on the existing tree stock and to identify appropriate mitigation measures to ensure that retained trees are successfully protected during demolition, construction and upon completion of the development. The report does not seek to support or oppose the principle of development but instead provides a framework to balance development requirements with tree retention and protection.

A total of 126 individual trees and seven tree groups were surveyed. No category 'A' trees were identified on site. The proposed development requires the removal of 40 individual trees and one hedging group, of which over 92% are category 'C' or 'U' specimens with limited arboricultural and amenity value. Three category 'B' trees are proposed for removal; however, these are younger specimens with limited wider visual amenity value. Their removal is justified to facilitate site access and achieve a practical and sustainable layout and can be mitigated through replacement planting.

The proposed layout has been informed by arboricultural constraints and has been revised following consultation, including a reduction in the number of dwellings from six to four to lessen impacts on trees and improve overall site sustainability.

All retained trees will be protected through the implementation of a detailed Arboricultural Method Statement, with development footprints, access routes, parking and drainage located outside of root protection areas wherever practicable. Where incursions are required within the root protection areas of three trees, they will be undertaken with great care under an Arboricultural Watching Brief.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and a preliminary Arboricultural Method Statement relating to trees growing on land at / adjacent to High Heskett, 19 Parkside Road, Reading, Berkshire, RG30 2BT.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: High Heskett BS 5837 TS SCD 06260 2024 dated January 2024). The Arboricultural Impact Assessment in this report uses tree survey data to identify any short or longer-term impact the proposed phased outline planning permission for 4 no. residential dwellings, associated demolition of outbuildings with access from Parkside Road and Kearsley Road might have on the existing tree stock.

This report also includes a preliminary Arboricultural Method Statement which details how the retained trees can be successfully protected and retained during the proposed building works.

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides an overview of the Arboricultural impact of the residential scheme on the existing tree stock and demonstrates a means of protecting trees suitable for retention during the construction work.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 CAVEATS

The report is valid for a period of two years from the date of issue being 4th February 2026 and will expire on 4th February 2028.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

This application is for outline planning permission for 4 no. residential dwellings, associated demolition of outbuildings with access from Parkside Road and Kearsley Road at land to the rear of 19 Parkside Road, Reading.

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of this residential development on the existing trees. This report identifies which trees can be retained, which must be removed, and where necessary recommend solutions or mitigation to protect the trees and preserve tree canopy cover at High Heskett.

2.2 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Reading Borough Council Tree Preservation Order Directory that at the time of the initial survey, there are no Tree Preservation Orders at 19 Parkside Road / High Heskett.

CONSERVATION AREA

High Heskett is not within a Conservation Area.

ANCIENT WOODLAND

High Heskett is not located within Ancient Woodland or is the site within an Ancient Woodland Buffer Zone.

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for High Heskett is Lambeth Group which consists of clay, silt and sand.

Lambeth Group can contain 'shrinkable' clay soil. The soil at High Heskett may therefore have some capacity to shrink and swell with changing moisture levels and can be vulnerable to damage as a result of compaction.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

2.4 LOCAL PLANNING POLICY

READING BOROUGH COUNCIL PLANNING POLICY EN12: BIODIVERSITY AND THE GREEN NETWORK

a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and*
- Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links.*

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible.

Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be: 1) avoided; 2) mitigated or; 3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity.

Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats and should be provided prior to development.

READING BOROUGH COUNCIL PLANNING POLICY 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.

2.5 NATIONAL PLANNING POLICY

The National Planning Policy Framework 2019 requires planning policies and decisions to contribute to and enhance the natural and local environment.

PARA 131 OF THE NATIONAL PLANNING POLICY FRAMEWORK.

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 (...) 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.

2.6 TREES APPRAISAL

Total Number of individual trees surveyed:	126
Total Number of tree groups surveyed:	7
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	37
Number of category 'C' trees / groups:	89
Number of category 'U' trees:	7

Figure 1 - Tree quality summary

2.7 TREE WORKS AND REMOVAL

Of the 133 trees / tree groups on site, 92 will retained and protected during the construction work. 40 Individual trees and one hedging group have been identified for removal to facilitate the proposed building work.

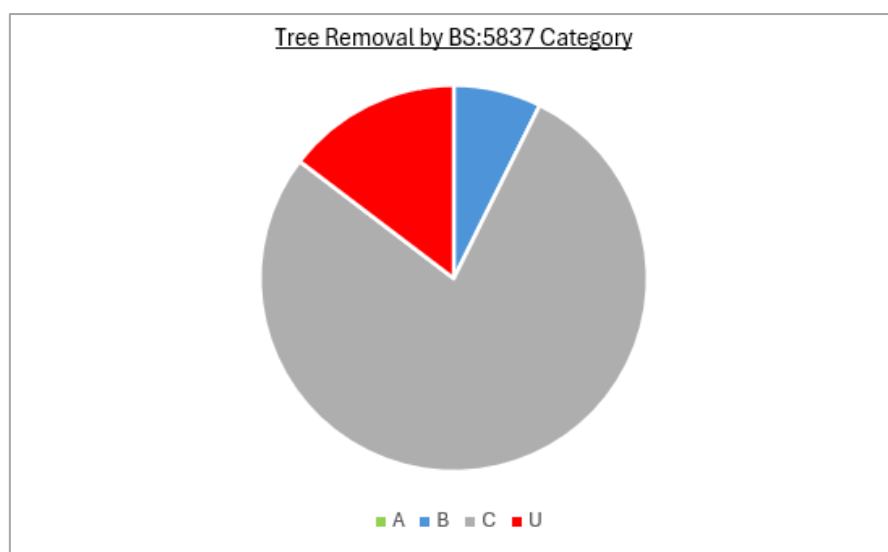


Figure 2 – BS:5837 (2012) Categorisation of trees removed to facilitate the build.

Category 'C' and 'U' trees account for over 92% of all trees which will be removed to facilitate the proposed residential development. These are low-grade trees and or trees of limited wider visual amenity value which would not usually pose a constraint to development.

Three trees are higher graded category 'B' trees which make up 8% of the total tree loss. Category 'B' trees to be removed are T036, T038 Beech & T085 London Plane, young trees of limited visual amenity value but with long-term potential.

Although the loss of higher-grade trees is always regrettable, on this occasion, the removal of these smaller category 'B' trees will allow for site access to be achieved and for a more efficient layout to be achieved at the western area of the site. The trees are immature specimens with small crowns, and their removal will not detract from the amenity provided by trees to the local area.

Ref.	Species	General Observations	Retention Category
T017	Flowering cherry	Decay in lower trunk. Topped upper crown. Decay at topping points	C1
T019	Hawthorn	Ivy clad small tree. Swept stem.	C2
T020	English yew	Small tree, canopy sparse.	C2
T021	Flowering cherry	Decay in lower trunk. Topped upper crown. Decay at topping points	C1
T022	Sweet chestnut	Twin stem from ground level. Reduced canopy	C2
T023	Silver birch	Lightly reduced crown lacking vitality.	C2
T024	Wild cherry	Twin stem from 1m. Ivy clad lower trunk. Previously reduced crown.	C2
T025	Flowering cherry	Small tree, swept stem	C2
T034	Hazel	Mature coppice stool growing at foot of wood outbuildings.	C2
T035	Wild cherry	Heavily reduced crown. Decay fungi on trunk.	U
T036	Common beech	Young tree, fair form and vitality.	B2
T037	Common beech	Young tree, swept stem, suppressed form.	C2
T038	Common beech	Young tree, fair form and vitality.	B2
T039	Flowering cherry	Ivy clad tree. Twin stem from 0.3m. Decay in lower trunk.	C1
T040	Flowering cherry	Topped upper crown Significant decay on trunks and topping points	U
T041	Flowering cherry	Decay in lower trunk. Topped upper crown. Decay at topping points	C1
T042	Lime	Decay at base. Topped at 3.5m.	U
T045	Common beech	Slender tree in linear group.	C2
T050	Common beech	Slender tree in linear group.	C2
T054	Hazel	Large coppice stool.	C2
T060	English yew	Clipped topiary.	C2
T061	English yew	Clipped topiary.	C2
T062	English yew	Clipped topiary.	C2
T063	English yew	Clipped topiary.	C2
T071	Cedar	Standing dead tree, now removed.	U
T072	Not identified	Standing dead tree, now removed.	U
T073	Lawson cypress	Ivy clad cultivar. Basal grafting discrepancy. Canopy lacks vigour.	C1,2
T075	Himalayan birch	Asymmetrical crown.	C1,2
T082	English yew	Clipped topiary.	C2
T085	London plane	Early mature tree, long term potential.	B2
T087	English yew	Clipped topiary.	C2
T089	English yew	Clipped topiary.	C2
T091	English yew	Clipped topiary.	C2
T092	Western red cedar	Upper crown dead. Foliage sparse. Decayed roots.	U
G093	English yew	Tight clipped hedge with topiary.	C2
T097	Wellingtonia	Swept lower trunk. Good vitality	C2
T098	English yew	Ivy clad tree. Heavily crown lifted. Asymmetrical crown.	C1,2
T099	Common holly	Twin stem from ground level. Foliage slightly sparse.	C2
T119	Apple	Small tree, no significant amenity value.	C2
T122	English yew	Clipped topiary. Dense suckering in lower trunk.	C2
T126	Apple	Small tree, no significant amenity value.	C2

Figure 3 – Trees to be removed to facilitate the build.

Ref:	Species	Description	Justification	Photo
T036	Beech	Young tree, fair form and vitality.	To facilitate the new access to Parkside Road	
T038	Beech	Young tree, fair form and vitality.	To facilitate the construction of Plot 4	
T085	London Plane	Early mature tree, long term potential.	To facilitate the construction of Plot 1	

Figure 4 – Category ‘B’ Trees identified for removal

2.8 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed in accordance with the British Standard 5837:2012 ‘Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect category A and B trees on site and that new structures, areas of hard standing and services should be located outside of the identified RPAs of trees to be retained.

The current residential scheme has been revised and updated in line with feedback from the Local Authority and with the advice of the Arboricultural Consultant. The proposed scheme of phased residential development has been reduced in scale from 6 residential dwellings to four as part of the pre-application discussions to reduce the density of development and impact on trees as well as to create a more sustainable and harmonious layout between the new residential properties and the retained trees on site.

As an outline application, the scheme demonstrates where the four residential properties can be positioned within the boundaries of the site, which trees need to be removed and where new tree planting is achievable to mitigate the loss of trees.

The proposed residential scheme has been designed to ensure that all new dwellings are located outside of the root protection areas of all retained trees.

It is intended that this high-quality residential scheme will be supported by a robust scheme of new trees and landscape planting. New trees should not be planted in areas where they will interfere with the existing mature or semi-mature tree stock.

SUSTAINABILITY

On completion of the development, the private rear garden of plot 2 will contain a number of semi-mature trees. Four of the trees are pollards (T067, T068, T102, T103). This past management means the trees have small, high canopies and that maintaining the trees' crowns in a reduced, pollarded form is appropriate tree management. Pollarding the trees in the future will improve the post-development relationship between trees and the residential garden of Plot 2.



Photo 1 – Pollarded London Planes (T067 & T068)

Any new patio area to the rear of Plot 2 should be of a no-dig construction and located in a suitable area of the garden where it is not overly impacted by trees and shading.

Trees along the rear / western boundary of 19 Parkside Road will be close to the side elevation of plot 4. These trees will need to be cut back on occasion to create reasonable clearance to property. As mostly young Beech trees and coppice Hazel, the trees can be cut back. Cuts will be small under 50mm and the works, if undertaken regularly will not have a significant impact to the health of individual trees of the wider visual amenity of the group along the western edge of the development site. Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

Foundation depths must be calculated in accordance with NHBC Chapter 4.2 following on-site soil investigations and considering the presence of any shrinkable soils and future growth of the adjacent vegetation to ensure the development is sustainable in the face of climate change.

2.9 TREE PROTECTION DURING BUILDING WORKS

Retained trees will need to be protected during the construction works with fit-for-purpose Tree Protection Fencing installed in accordance with BS:5837 (2012).

Once approved the Tree Protection Fencing must remain rigid and complete during development. The area behind the tree protection fencing will be designated a Construction Exclusion Zone and should be isolated from all activity during construction work on the site.

2.10 SERVICES

Services and drainage have also been routed outside of the root protection areas of trees where possible. Locations of soakaways have been adjusted in response to Local Authority feedback to ensure they are outside of the root protection areas of all retained trees.

New service runs are required into the site and through the root protection areas of T015 (Norway Spruce), T083 (Oak) & T133 (Lime). T083 is an over-mature Oak in an advanced state of decline. T015 and T133 are higher-quality category 'B' trees located adjacent to the public highway and with significant wider amenity value.

A trenchless solution is the preferred means of installing the service runs such as directional drilling will across the root protection areas of all three trees. In any areas where this is not practical, the trenches must be excavated by hand under an Arboricultural Watching Brief.

2.11 CONCLUSIONS

This Arboricultural Impact Assessment has considered the potential effects of the proposed phased outline development of four residential dwellings at land at / adjacent to High Heskett, 19 Parkside Road, Reading, on the existing tree stock, in accordance with BS:5837 (2012), relevant local planning policy and national guidance.

The proposed layout has been positively informed by arboricultural constraints and the scheme has been revised to reduce identified arboricultural impacts, including a reduction in the number of proposed dwellings from six to four as part of the pre-application discussions.

Most trees identified for removal are low-quality category 'C' and 'U' specimens, which collectively account for approximately 92% of the proposed tree loss. These are smaller or poorly formed trees, of arboricultural or visual value. In addition, three category 'B' trees are also shown for removal. These are well formed, younger specimens with limited individual amenity value. Their loss is justified to enable access and achieve a practical and sustainable site layout. Their removal can be mitigated in the post development tree and landscaping planting.

This report includes a preliminary Arboricultural Method Statement to provide an outline of the steps which will be taken to protect trees on site. However, a site-specific Arboricultural Method Statement is considered a necessity for this development as part of the reserved matters for development as the construction methodology and chronology of events will need to be fully considered and agreed with the contractor to be able to specify a specific work schedule and site specific detailed tree protection requirements.

3. PRELIMINARY ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

The correct and timely installation of tree protection measures such as tree protection fencing will be critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

To ensure a commitment from all parties to the healthy retention of the trees, Tree Protection details once approved will be passed on to all contractors working on site, so that the practical aspects of the required tree protection is included in their method statements, and financial provision made for these.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO TREES AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring and site supervision in place during active ground works and construction.

A pre-commencement site visit will be held once the Tree Protection Fencing is installed in accordance with an approved Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site.

If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

In addition, the project arboriculturist will monitor site activity during the following phases of development:

- During the installation of services within the RPA of T015 (Norway Spruce), T083 (Oak) & T133 (Lime)

In addition, all tree protection measures shall also be routinely monitored by an appointed and suitably qualified Arboricultural Advisor at roughly 8-10 week intervals for the duration of all works.

Wide angle photos will be taken of all works to demonstrate compliance with the approved Arboricultural Method Statement.

A signed copy of the inspection report will be sent to Reading Borough Council's Planning Department following each visit.

The appointed Arboricultural Consultant will also notify the Local Authority Tree Officer 5 days prior to the tree protection measures being removed on completion of development.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

3.4 TREE WORKS

Trees to be removed are listed in 'Figure 3' on page 10 of this report. 40 trees and 1 hedging group are proposed for removal. In addition, lateral pruning of select individual trees along the western boundary may be required with a lateral reduction of 1-2m to allow construction to take place and scaffolding to be erected.

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'. No vehicles will be driven beyond the existing driveway into unprotected soft landscaped areas during the course of the tree work operations.

Chippings arising from the tree works will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.5 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats - Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.6 TREE PROTECTION FENCING

Following the facilitative tree works, no further work in relation to the build will be undertaken, including demolition, deliveries, excavation or construction, prior to the Tree Protection Fencing being installed as identified in the Tree Protection Plan.

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix B).

All-weather signage stating ‘TREE PROTECTION AREA – KEEP OUT’ will be attached to the outer perimeter of the Tree Protection Fencing. A sample sign is attached as Appendix C of this report.

The fencing will be located to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development. At no time will Tree Protection Fencing be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The appointed On-Site Tree Supervisor will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

3.7 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the additional areas of temporary ground protection being installed as indicated in the magenta hatch on the Tree Protection Plan.

Temporary ground protection will be installed to create a temporary pedestrian works area during the construction works over soft landscaped areas where trees may be rooting.

The temporary ground protection will be constructed from ply sheets a minimum of 15mm thick placed on a compressible layer of woodchips, laid over a geotextile membrane.

Ground protection must be laid before any construction starts on site and must be maintained in good condition until all construction operations have been completed.

Ground protection must be fit for purpose and should be replaced / upgraded with an alternative product if panels start to move or any sign of ground compaction is seen.

3.8 CONSTRUCTION EXCLUSION ZONE

The area behind the tree protection barriers and/or protected by temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site. Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including (but not limited to) the following will occur within these areas at any time:

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Natural Environment Team.
- No erection of temporary structures of any description.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description, security lighting, signage etc shall be attached to any part of a tree.
- No fires.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/into protection areas.
- No storage, parking, vehicle movement or pedestrian activity, temporary or otherwise, within the construction exclusion zone at any time.

3.9 HAND-DIGGING FOR SERVICES UNDER AN ARBORICULTURAL WATCHING BRIEF

Service trenches within the RPA of T015 (Norway Spruce), T083 (Oak) & T133 (Lime) shall be excavated using a trenchless technique (directional drilling) wherever possible. Where this cannot be achieved, trenches will be excavated by hand only under an arboricultural watching brief.

The applicant is advised that a 'Watching Brief' cannot be fulfilled retrospectively or on completion of the development. Therefore, failure to comply with the requirements of this document during the course of the building works may invalidate a planning consent.

The Arboricultural Consultant shall be notified at least 7 days prior to excavation commencing to enable attendance for the Watching Brief.

No mechanical excavation, tracked plant, augers or trenching machines shall be used within the RPA of T015 (Norway Spruce), T083 (Oak) & T133 (Lime)

Excavation shall be undertaken using sterile hand tools only (e.g. spades, forks, trowels, brushes) or an airspade to clear soil around tree roots. Where roots less than 25mm diameter are encountered and their removal is unavoidable, they shall be cleanly pruned using sharp secateurs or a handsaw, under the direction of the Arboricultural Consultant. Exposed roots greater than 25mm diameter shall be retained and carefully worked around.

Trenches shall be kept as narrow and shallow as practicable to minimise disturbance to roots and soil structure.

Exposed roots shall be kept damp and protected from drying out, frost and direct sunlight at all times.

Excavated soil shall be stored outside the RPA on existing areas of hard landscaping. Services shall be installed immediately following excavation to minimise root exposure time. Trenches shall be backfilled as soon as practicable using the excavated soil (or an agreed suitable alternative), lightly compacted by hand. No vibratory compaction shall be used within the RPA.

The Arboricultural Consultant shall oversee excavation works within the RPA and has the authority to stop works if unacceptable damage to roots or soil structure is likely to occur.

Any unexpected issues encountered during excavation shall be reported immediately to the Arboricultural Consultant for instruction.

3.10 NO-DIG ROAD

Prior to any construction works, the subbase of the new access roads will be constructed to create a load-bearing access route over the root protection areas of adjacent trees.

Shrubs and plants within the route of the no-dig road will be removed. Existing turf can be scraped back by hand or killed off using a systemic 'Glyphosate' based weed killer which when used in accordance with the manufacturer's instructions will not have any long-term detriment on tree roots or reside in the soil post application.

When using herbicide, weather conditions should be dry and without wind to avoid drift. Once the grass has died back, the site will be prepared by raking back all debris and plant matter a minimum of seven days' post herbicide application.

Any ruts in the ground will be levelled with the application of a coarse pH neutral sand or clean angular stone applied by hand.

Timber or aluminium edging boards will be installed to provide an upstand of approximately 200mm between the ground level and finished driveway surface to contain the gravel as per the manufacturer's recommendations. A Geotextile Fabric will be laid across the site, overlapping adjacent rolls by a minimum of 150mm. It may be necessary to lightly pin the Geotextile in place until the overlying layers are installed.

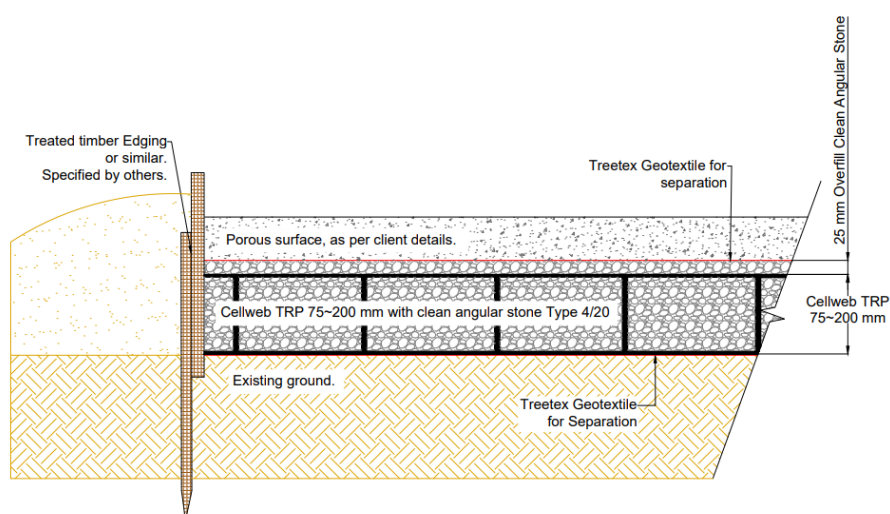


Figure 5 - Indicative no-dig driveway construction using Geosynthetics Cellweb

A Cell web system minimum 150mm deep will then be opened out and pinned in place between the edging boards. Pin spacing will vary according to the site conditions but will generally be required at 1m – 2m centres on flat surfaces, mainly placed around the perimeter of the area and where adjacent sections of the cellular confinement system abut each other, with less in the middle of the area.

The open cells will be filled with clean, open graded aggregate 4/20 mm clean angular stone type 4/20 mm (preferred) or 4/40mm to allow water permeation and gaseous exchange within the rooting environment.

The open cells will be filled with crushed 20/40 stone. If this is not available 4/20 stone can be used. In all situations the infill material should be washed or graded so that it contains no fine particles (fines). The aggregate must have enough internal strength to perform both during installation and in the long term. MOT Type 1, Type 2 and Type 3 are not suitable for use as infill because they contain fines.

Once in place, the geo-cell system will be covered with a base geotextile made of polypropylene or polyester (min. 300g/m²) with a CBR puncture resistance of 4000N. The geotextile must cover the entire area of new roadway within the root protection area of adjacent trees. Sheets will be laid to overlap by at least 30cm.

On completion of the no-dig subbase and prior to the final aesthetic surface being laid, the road can be used for access and storage during construction. Additional temporary protection will be required over the geocell layer to prevent soil compaction during the development process, or as a temporary alternative to the final wearing course which may be damaged during the work. The temporary wearing course will also prevent mud sinking into the stone aggregate, reducing the long-term permeability of the parking area and its effectiveness in maintaining gaseous exchange with the soil.

Options for temporary surfacing include ply boards (for light use), heavy-duty plastic sheets, metal road plates, or a temporary sacrificial geocell layer over the surface. The latter approach is preferred as it is more likely to maintain porosity and permeability – a central concept to maintaining a healthy soil environment beneath the new parking surface.

On completion of the residential construction and landscaping works the temporary surfacing will be removed, and the path can be surfaced with a porous surface layer installed in accordance with the engineers' recommended specifications.

Following the completion of the building work, good quality screened topsoil can be used to grade the edge of the road to meet the adjacent ground levels prior to landscape planting.

3.11 GENERAL CONSIDERATIONS

Building foundations should be constructed in accordance with the guidelines and recommendations in NHBC Chapter 4.2 taking into account the presence of any potentially shrinkable clay soil and the future growth of existing trees adjacent to the property.

All storage and preparation of materials, parking, skips etc. in relation to the build will be outside of the identified Root Protection Areas of trees.

Building waste including lightweight packaging / foam etc. will be stored and disposed of responsibly and will not be permitted to be windblown or deposited into the woodland areas.

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane and outside of the rooting areas of all trees.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Any transit or traverse of plant in proximity to the trees and or tree protection barriers will be conducted under the supervision of a banksman to ensure that adequate clearance from trees is maintained at all times.

Materials will be delivered to site regularly in small quantities to keep vehicle delivery sizes small and on-site storage to a minimum.

There will be no open fires on site during the building works.

3.12 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Documentation
- B. Tree Protection Fencing
- C. Tree Protection Signage
- D. Contacts
- E. Qualifications

APPENDIX A - DOCUMENTATION

Attached as separate pdf document:

Tree Survey:

- Ref: **HIGH HESKET TREE SURVEY 06831 2025**

Tree Constraints Plan:

- Ref: **HIGH HESKET TCP 06831 2025**

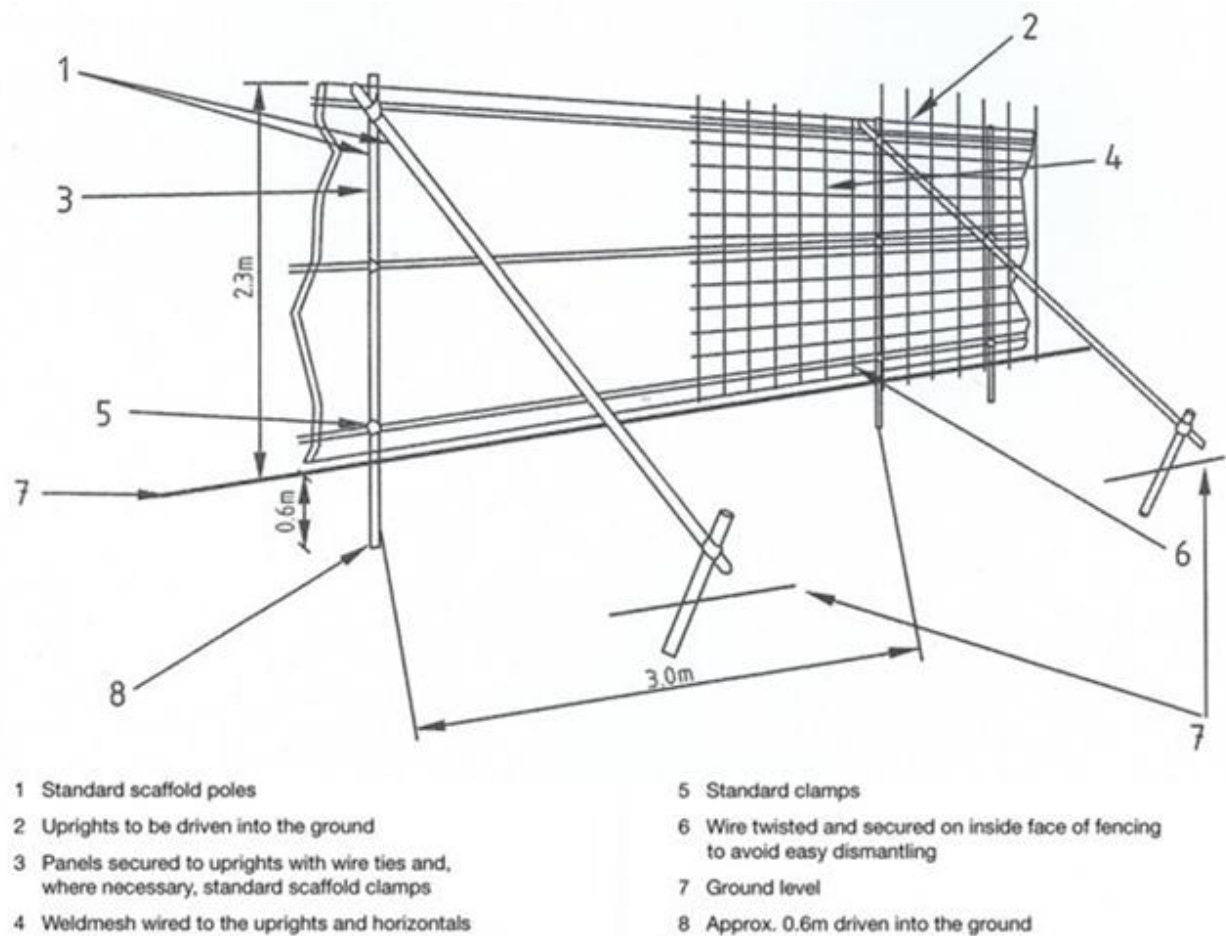
Tree Removal Plan:

- Ref: **HIGH HESKET TREE REMOVAL PLAN 06831 2025 0.2**

Preliminary Tree Protection Plan:

- Ref: **HIGH HESKET TPP 06831 2026**

APPENDIX B – TREE PROTECTION FENCING





**TREE PROTECTION AREA
KEEP OUT !**

**(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF
A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION.**

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

APPENDIX D - CONTACTS

Arboricultural Consultant

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Local Planning Authority

Reading Borough Council

T: 0118 937 3787

Client

RICHARD STIMPSON

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Reading
Berkshire RG30 2BT

E: richardstimpson@outlook.com

APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 17 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a Professional Member of the Arboricultural Association and a LANTRA qualified Professional Tree Inspector.