

Tree Planning Report & Arboricultural Method Statement

Kadampa Meditation Centre, Bath Road, Reading

Date: March 2026

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1. Introduction

- 1.1 This tree planning report & arboricultural method statement ('TPR') details the actions to be taken in order to prevent unacceptable damage being caused to the retained trees on this and the adjacent site during the proposed development at Kadampa Meditation Centre, Bath Road, Reading.
- 1.2 This TPR complies with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). It is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any protective measures specified should be referred to a qualified architect or structural engineer, for further information and specification which may be necessary for their practical implementation in a manner that satisfactorily ensures their protective intention or function.
- 1.3 The trees on the site were surveyed by David Archer Associates and their details are set out in the tree schedule at **Appendix 1**.
- 1.4 Based on this survey, the trees' locations and the constraints associated with them, specifically the extents of their canopies, their root protection areas ('RPAs'), have been drawn in accordance with BS 5837 recommendations, producing a tree constraints plan ('TCP') in order to assess the implications of the proposal.
- 1.5 The TPR should be read in conjunction with, and is to be considered an essential part of, the tree protection plan ('TPP') which is attached to it at **Appendix 2**.

2. Tree Impact Assessment

- 2.1 The TPP at Appendix 2 shows the proposal site plan overlaid onto the tree survey, with tree impacts and tree protection measures shown. The implications assessment below is based on this drawing.

Tree/Group removals

- 2.2 The proposals do not require the removal of any trees or groups of trees/hedges.
- 2.3 Furthermore, no pruning of individual trees or groups of trees/hedges is required to permit construction of the proposed development.

Incursions into root protection areas

- 2.4 The proposed building is located within the RPAs of trees nos. 18 & 19, as such, the foundations as indicated by the brown circles, will comprise of screw micro-piles, with an associated ground beam that will sit above existing ground levels.

- 2.5 With the proposed mitigation measures as mentioned above, and the methodology of tree protection below, the proposals will not compromise the retained trees health or longevity.

3. Pre-start requirements, liaison & communication

- 3.1 Before any works of any description take place on the site, the applicant or landowner of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to act as the supervising arboriculturist for the project, in order to ensure that the specified tree protection measures are carried out during the entire construction process. Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authority ('LPA') before any works commence.
- 3.2 Before any works commence on site, the developer shall convene a pre-start meeting. This should be attended by the project manager, the site manager, the groundwork contractor, the supervising arboriculturist and, if so required by the LPA, the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties. Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in **Section 8** and *Table 1* of this TPR) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties.
- 3.3 A copy of this method statement, together with the TPP, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

4. Demolition

- 4.1 Where indicated on the plan, demolition of the existing structures and removal of existing hard surfacing within RPAs of retained trees shall be undertaken under direct on-site arboricultural supervision. If deemed possible, and following discussions at the pre-start meeting, the existing hard surfaces within retained trees' RPAs shall be left in situ.
- 4.2 Where existing hard surfacing is to be removed within RPAs, the wearing course will be broken up using a hand-held pneumatic breaker, and removed using hand tools and wheelbarrows. Where it is necessary to remove any sub-base that is present, this shall be undertaken using digging forks to loosen the material, which will then be removed using hand tools and wheelbarrows.

- 4.3 Any tree roots exposed by the removal of hard surfaces or foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practicably possible.
- 4.4 Where areas exposed by the removal of hard surfacing are to be reinstated to soft landscaping, the underlying areas shall be lightly decompacted by hand forking over to a maximum of 100mm depth, followed by addition of clean topsoil to BS 3882: 2015, *Specification for topsoil*, to match surrounding levels. If the areas will be exposed to construction traffic movements or activity during the course of remaining construction operations, they shall either be fenced off with protective fencing, or protected by temporary ground protection, in accordance with the specifications given in the relevant sections above.

5. Protective fencing

- 5.1 No vehicles of any kind shall enter the site, nor any works commence, until the root protection areas of the retained trees, as shown on the TPP, have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is denoted by the continuous bold purple lines on the TPP.
- 5.2 The protective fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on rubber or concrete feet. The panels shall be fixed to each other with at least two anti-tamper clamps, installed so that they can only be removed from inside the fence.
- 5.3 The fencing shall be supported on the side closest to the retained trees by stabiliser struts braced to the ground at an angle of 45 degrees, and attached to a base plate secured to the ground with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabiliser struts should be mounted on a block tray. Notices stating "*Tree Protection Zone - Keep Out*" will be attached with cable ties to every other panel.
- 5.4 No activity of any kind shall be undertaken behind the protective fencing; there shall be no topsoil stripping, no storage of materials, no access for vehicles or personnel, and no excavation or changes in soil level of any kind.
- 5.5 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. None of these areas shall be within the area behind the protective fencing, and where possible shall not be within 10m of any retained tree.
- 5.6 No fixtures of any nature shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.

- 5.7 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPA.
- 5.8 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.
- 5.9 The protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

6. Ground protection

- 6.1 In order to provide construction working space, where the setting back of the protective fencing results in unmade ground within the RPAs of retained trees being exposed to construction damage, temporary ground protection shall be put in place for the duration of the construction period, in the locations denoted by magenta hatching on the TPP. In order to protect the structure of the soil adjacent to the areas of construction, the ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the relevant areas without being distorted or causing compaction of underlying soil.
- 6.2 The ground protection shall comprise proprietary inter-linked ground protection boards or 15mm (3/4") steel sheets placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.
- 6.3 The ground protection shall be installed in the specified locations at the same time as the erection of the protective fencing, prior to any works commencing on the site. When its installation is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement the supervising arboriculturist will record the fact and notify the client and LPA.
- 6.4 The ground protection shall be retained in place for the duration of the construction operations, and shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

7. Screw micro-pile foundations

- 7.1 In order to avoid excessive excavations within retained trees' RPAs, the proposed outbuilding will be constructed above existing soil levels on a system of screw micro-piles. Ground levels will remain as existing, and the required number of micro-piles and their depth will be calculated by the project engineer.
- 7.2 Where indicated by the orange circles on the TPP, installation of the proposed screw micro-piles shall be undertaken in the following way, under direct arboricultural supervision.
- 7.3 Due to the small diameter of the proposed micro-piles, rather than determining underlying root presence by undertaking a preliminary excavation, a thin rigid steel bar (e.g. a 10mm or 15mm diameter road pin) will be driven into the ground at each proposed micro-pile location by the arboricultural consultant, to approximately 500mm in depth. Undertaken in a slow, methodical way, this straightforward process will identify whether any substantial roots are located within the proposed micro-pile location, and the arboricultural consultant can accordingly determine if the proposed micro-pile location needs to be moved or adjusted.
- 7.4 Once the arboricultural consultant is satisfied with the proposed location of the micro-pile, the micro-pile shall be inserted and screwed into the ground. This can be either be done by using a bar inserted through the top of the micro-pile enabling it to be screwed manually into the ground, or by using a suitable handheld powered device (e.g. a powered auger).
- 7.5 A timber or metal framework will then be formed and fixed onto the micro-piles, upon which the main structure may then be constructed.

8. Supervision & monitoring

- 8.1 At the start of the construction process the supervising arboriculturist shall visit the site on the occasions specified to inspect the tree protection measures (fencing and ground protection) as installed. If these measures comply with the specifications detailed in this method statement, statements of compliance shall be sent to the developer and copied to the LPA.
- 8.2 The supervising arboriculturist shall then visit the site when specifically required as set out in *Table 1* below, to ensure that the tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required.
- 8.3 The site manager shall give at least 48 hours' notice to the supervising arboriculturist of any operations, e.g. installation of screw micro-piles etc., which may make an impact on the RPAs of the retained trees.

- 8.4 Any alterations or variations in drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes make any kind of impact on the retained trees the supervising arboriculturist shall suggest changes that will either avoid damage to the retained trees or offer solutions to minimize the impact. If required, the supervising arboriculturist will liaise with the LPA's tree officer to agree a way forward, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or this TPR that reflect the changes.
- 8.5 Where any operations carried out by the developer deviate substantially from this TPR, work must cease immediately and the LPA be informed in writing. A meeting will be convened between the developer, the supervising arboriculturist, the LPA tree officer and the site manager to determine the best method to mitigate any damage that may have occurred. Work shall not be recommenced until appropriate action has been agreed to the LPA's satisfaction.

Visit no.	Trees affected / relevant	Timing of visit	Function carried out
1	All	Prior to the start of any construction works.	To lead the pre-start meeting.
2	All	Following erection of protective fencing and installation of ground protection.	To check protective fencing and ground protection have been installed in the correct locations and to the correct standard.
3	18 & 19	During the installation of the screw micro-piles.	To supervise the works.
4	All	At any other time which is sensitive in arboricultural terms.	To ensure retained trees are protected from development activities.

Table 1 - Timings of supervision and monitoring visits

David Archer Associates

March 2026

APPENDIX 1 – Tree Schedule

Notes for the Tree Schedule

This schedule is based on an inspection carried out by Greg Sweeney on the 18th February 2026. Weather conditions at the time were dry. Deciduous trees were not in leaf.

The information contained in this schedule reflects the conditions of those specimens at the time of inspection. They were inspected from the ground only; they were not climbed and no internal investigations were undertaken, thus no guarantee may be given as to their structural integrity.

As trees are dynamic organisms and subject to continual change no dimensions expressed in this schedule may be relied upon for development purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser range finder and expressed in metres.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually and a cumulative total calculated in accordance with BS5837 (2012).
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to each cardinal point of the compass and rounded up to the nearest half metre.
6. **Crown Clearance:** Mean height from adjacent ground level to the lowest point of the crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (100mm) or to crown break from ground level.
8. **Life Stage:** Young, Semi mature, Mature, Veteran/Ancient.
9. **Physiology:** Health and condition of the tree in comparison to a typical specimen of species and age: Good, Average, Below Average, Poor, Dead.
10. **Structure:** The structural condition of the tree based on an assessment of any visible roots, trunk and crown, noting the presence of any defects or decay: Good, Moderate, Indifferent, Poor, Hazardous.
11. **Landscape Value:** Reflecting the importance of the tree in the local landscape. High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of remaining contribution expressed in years <10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to health and condition, structure and form, estimated life expectancy and importance within the local landscape.
14. **Category:** - A rating given to individual trees based on Table 1 in the British Standard, BS 5837 (2012) "*Trees in relation to design, demolition and construction - Recommendations*".

Category 'U' - Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (Normally a minimum of 40 years).

Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (Normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (Normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
1	Red Horse Chestnut	14m	535mm	N4.5m E4m S4.5m W4.5m	5m	5m	Mature	Average	Hazardous	Moderate	<10	Growing c.0.5m above the level of the car park; several cankers/wounds on lower trunk; canker/wound S side at approx. height of 2m - assessed with steel probe indicating cavity/decayed wood to a depth of 10cm; further cankers NW at approx. 2m, SE at 3m and E at 3.5m with visible cavity/decayed wood; small historic unoccluded pruning wound, approx. H:10xW:10cm, at 2.5m to S - probed indicating cavity/decay to a depth of 15cm; trunk 'dog-legs' at approx. heights of 7m and 10m.	U
2	Holly	8m	150mm	2m	2m	2m	Semi-mature	Average	Average	Low	10-20	Off-site tree; small suppressed specimen; sparsely foliated.	C
3	Sycamore	15.5m	780mm	7.5m	5m	6.5m	Mature	Below average	Average	High	20-40	Off-site tree; growing c.0.3m above level of site, which is c.0.3m above level of the car park; growing adjacent to a low brick wall (c.0.75m) which is distorted; trunk leans c.10' to SE; crown with slightly sparse twig and bud density; visible in the street scene.	B
4	Cherry Laurel	2.5m	15 stems @ 60mm est	NE1m SE2m SW1m NW2m	0m	0m	Semi-mature	Average	Average	Low	10-20	Large shrub with multiple stems developed from larger stems coppiced just above ground level; crown well maintained and cut back to car park boundary to a height of 2m, and resembling a 'hedge'.	C
5	Horse Chestnut	20m	1100mm ivy est	N9m E7.5m S9m W7.5m	6.5m	4m	Mature	Average	Average	High	20-40	Growing 0.75m above the level of the car park; ivy on trunk; visible in street scene.	B
6	Purple Leaved Plum	7m	240mm 180mm ivy est	N1m E3m S3.5m W2m	2m	2m	Mature	Below average	Below average	Low	10-20	Growing on boundary line; bi-furcates at 1.5m; recently 'crown lifted' to clear car parking on W side	C

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
7	Purple Leaved Plum	7m	230mm 210mm 160mm 130mm ivy est	NE4m SE6.5m SW4m NW1.5m	2m	0m	Mature	Average	Below average	Low	10-20	Growing on boundary line; ivy on trunk; crown biased to SE.	C
8	~~Hazel~~	Tree no longer present!											
9	Chanticleer Pear	5.5m	100mm 150mm 55mm ivy	NE3m SE3.5m SW2m NW1.5m	1.5m	1m	Mature	Below average	Below average	Low	10-20	Small ornamental tree; dense ivy into upper crown which is suppressed by the ivy.	C
10	Common Lime	12m	850mm est	6m	2m		Mature	Average	Average	Low	20-40	Off-site tree; growing adjacent to 1.5m boundary wall; wall distorted adjacent to trunk of tree; historically heavily crown reduced "topped" at a height of approx. 8m.	B
11	Walnut	12m	3 stems @ 440mm est	NE7.5m SE7.5m SW8.5m W8m NW6.5m	2.5m	1.5m	Mature	Below average	Average	Low	10-20	Triple stemmed from 1.5m (diameter measurements taken at 1.75m); ivy growing over wall and onto trunk; sparse twig and bud density within crown, likely due to age.	C
12	Sweet Chestnut	13m	2 stems @ 360mm & 1 stem @ 280mm	5m	4.5m	0.25m	Semi-mature	Average	Average	Low	20-40	Triple stemmed from 0.25m; recently subject to 'crown lift' pruning; major dead wood in crown.	B
13	Holly	10.5m	270mm	5m	1.5m	2.5m	Mature	Average	Average	Low	10-20	Trunk leans 20' to NW.	C
14	Sweet Chestnut	10.5m	135mm 370mm 295mm 325mm	5.5m	6.5m	0m	Mature	Below average	Below average	Low	10-20	Four stems growing from ground level; the fifth stem has long since failed; sparse twig and bud density with extensive dieback; major dead wood in crown.	C

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
15	Yew	9m	280mm est	4.5m	2m	-	Mature	Average	Average	Low	40+	Off-site tree; small 'squat' crown/form.	B
~~16~~	~~Chanticleer-Pear~~	Tree no longer present!											
17	Holly	13m	270mm est	N3m E4m S4m W2m	1.75m	2m	Mature	Average	Average	Low	10-20	Off-site tree.	C
18	Sycamore	16m	450mm & 300mm est	N2m E5m S5.5m W3m	N9m E9m S7m W9m	7m	Mature	Average	Average	Low	10-20	Off-site tree; ivy on trunk and into upper crown; trunk bi-furcates at 2.5m; crown suppressed by adjacent dominant Horse Chestnut tree; crown biased to S; lateral branches between an approx. height of 1.5-7m on W side recently 'crown lifted'/cut back to in line with boundary wall.	C
19	Horse Chestnut	17m	1200mm ivy est	6m	1.5m	2m	Mature	Average	Average	Moderate	40+	Off-site tree; no access to trunk; ivy on trunk; lapsed pollard which has been historically pollarded at 2.5m with numerous, upright, stems originating from this point; recently sympathetically 'crown lifted', small diameter lateral branches on W side cut back to in line with boundary wall.	B
H1	Mixed Species	2m	Av 30mm est	0.5m	0m	-	Mature	Average	Average	Low	40+	Mixed species hedge including Aucuba, Laurel and Privet; low level ornamental shrubs.	C
H2	Privet	Min 1m Max 3m	Av 10 stems @ 20mm ivy est @1m	0.5m	0m	0m	Mature	Average	Average	Low	40+	Well maintained ornamental hedge.	C

APPENDIX 2 – Tree Protection Plan
