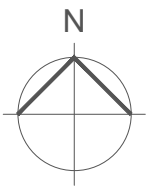
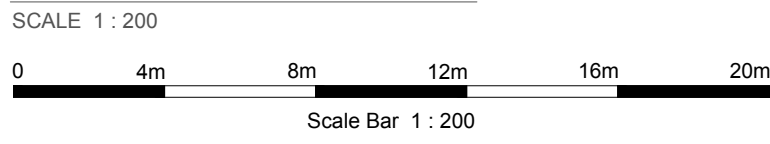


PROPOSED SITE PLAN



TREE MITIGATION & REPLACEMENT PLANTING			
Ref	Category	Reason for Removal	Mitigation
T11	U	Poor condition / low life expectancy	No replacement required
T6	C1	Low arboricultural quality; constrained by developement	Replacement planting
T15	C1	Low arboricultural quality; constrained by developement	Replacement planting
T17	C1	Low arboricultural quality; constrained by developement	Replacement planting
T14	B2	Moderate quality; removal unavoidable to accommodate development	Replacement planting
T28	B2	Moderate quality; removal unavoidable to accommodate development	Replacement planting

NEW TREES TO BE PLANTED				
Ref	Species	Stock Size	Location	Purpose
K	Hawthorn (Crataegus Monogyna)	Feathered	West, boundary edge	Understorey tree to enhance biodiversity and support birds & pollinators
L	Rowan (Sorbus aucuparia)	Feathered	South, bounding driveway within retained woodland	Understorey and bird habitat
M	Wild Cherry (Prunus avium)	Light Feathered / Feathered	Northern boundary understorey	Biodiversity enhancement, seasonal interest and woodland diversity
N	Hornbeam (Carpinus betulus)	Feathered	Southern woodland edge	Structural diversity and future canopy cover
O	Field Maple (Acer campestre)	Feathered	Southeast woodland edge	Succession planting, improving species diversity, contributing seasonal interest and habitat value
P	Silver Birch (Betula pendula)	Light Feathered / Feathered	Southeast woodland edge	Early successional habitat
Q	Oak (Quercus robur)	Feathered / Light Standard	Southeast woodland edge	Long-term canopy continuity and succession planting for woodland edge reinforcement

Planting & Protection Specification

- Replacement trees to be planted outside Root Protection Areas (RPAs) of retained trees
- Final positions to be micro-sited on site to avoid RPAs, in accordance with BS5837:2012
- Planting pits to be hand-dug. No mechanical excavation within RPAs
- Mulch and biodegradable guards to be provided.
- 22 existing trees retained (including the substantial majority of Category B trees)
- All retained trees to be protected during construction in accordance with the approved Tree Protection Plan and Arboricultural Method Statement

The proposal retains the substantial majority of trees on site, with tree removal limited to 1 No. Category U, 3 No. Category C and 2 No. Category B trees.

Replacement planting of 7 No. new trees is proposed, ensuring no net loss of tree numbers and supporting long-term canopy cover.

Replacement planting shall be completed prior to first occupation of the dwelling or during the first available planting season following completion, whichever is sooner.

Any replacement tree which, within a period of five years from planting, is removed, dies, becomes seriously damaged or diseased shall be replaced in the next planting season with a tree of the same species and size, unless otherwise agreed in writing by the Local Planning Authority.

All retained trees shown shall be protected during construction in accordance with the approved Tree Protection Plan and Arboricultural Method Statement.

Tree protection & root protection as specified in Arboricultural Impact Assessment, Protection Plan & Method Statement by ANB Trees & Grounds.

No dig method using cellular system (CCS) for driveway & timber pegged kerbs to protect root zones.

Service routes shall be designed to avoid Root Protection Areas (RPAs) wherever practicable, with hand-dig or air-spade excavation used where unavoidable.



Ecological Enhancement & Protection

Prior to first occupation of the development, the biodiversity enhancement measures set out below shall be implemented in full and thereafter retained and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

- A) Deadwood/Invertebrate Habitat
At least one stag beetle loggery (deadwood habitat pile) shall be created within the retained woodland area.
The loggery shall comprise partially buried untreated hardwood logs and shall be retained in situ for the lifetime of the development.
- B) Woodland Retention & Management
No fencing or lawned areas shall be installed within the site.
Existing woodland understorey vegetation shall be retained and managed on a minimal-intervention basis.
All existing site debris, including bottles, cans, plastics and other anthropogenic waste, shall be safely removed prior to occupation, with no further clearance of natural woodland material thereafter.
- C) Integrated Bat Roost Provision
A minimum of two integrated bat boxes shall be installed within the building fabric at high level, located near roof gables.
The boxes shall be installed in accordance with manufacturer's specifications and retained thereafter.
- D) Swift Nesting Provision
A minimum of two swift nest boxes shall be installed at high level on the building, facing north or east, and retained thereafter.
- E) Tree-Mounted Bat Boxes
A minimum of three Schwegler 1FD bat boxes (or approved equivalent) with triple front panels shall be securely mounted on retained trees T16, T19 and T22 at a height of not less than 3 metres above ground level.
The boxes shall be installed facing different aspects (including southeast and southwest) and retained thereafter.
- F) External Lighting
External lighting shall be designed and installed in accordance with best practice guidance for bats and wildlife.
Lighting shall be low-level, warm-toned (maximum 2700K), downward-facing, time-limited, and positioned to avoid illumination of retained trees, woodland edges, bat flight paths and ecological corridors.
- G) Hedgehog Habitat
A minimum of two hedgehog shelters shall be installed in sheltered and shaded locations adjacent to hedgerows & away from artificial lighting.
No fencing shall be erected within the site that would impede free movement of hedgehogs.
- H) Invertebrate Habitat Panels
Timber-faced habitat panels designed to provide refuge for invertebrates shall be installed within the retained woodland edge and retained thereafter.
- I) Pollinator Provision
At least one bee brick shall be installed within the external wall of the dwelling, positioned on a south-facing elevation.
- J) New native hedging consisting of Blackthorn 40%, Field Maple 30% & Hornbeam 30% - 40/60cm bareroot in locations as shown.

NOTES

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Rev A 22.05.26 Drawing re-titled. Red line amended. Section Lines. Driveway amended.



email: mail@spaceoffice.com mobile: 07974 707832

Client:
MR TIM PEARCE

Project:
TRAINSPOTTER'S LODGE
PROPOSED NEW DETACHED DWELLING

Location:
LAND AT OXFORD ROAD
TILEHURST, READING RG31 6TH

Drawing Title:
PROPOSED SITE PLAN WITH ECOLOGY & TREES

Date: MAR 2026 Sheet Size: A1 Drawn: MC

Drawing No: P2503-04 Revision: A