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Ground Level Tree Assessment

Survey site:

Land at Oxford Road (next Tilehurst Station) Reading RG31 6TH

Client:

Tim Pearce

Survey date:

30th March 2026

Project:

This report is prepared to inform a planning application with the Reading Borough Council. The proposal is described as the construction of a single detached dwelling

GLTA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Beth Ellison-Perrett BSc (Hons) MSc, MRSB, Senior Ecologist, an ecologist with four years of experience, and holder of Natural England survey licences for bats [2023-11066-CL17-BAT] and great crested newt [2024-11998-CL08-GCN].					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
30/03/2026	11	71	10	10	None
PRA Survey Factor		Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.			
See GLTA plan in Appendix 1, location plan in Appendix 2.					
Background and Site Location					
Summary of site and desk study		The site is located at National Grid Reference SU 67442 75174 and is approximately 0.114 ha in size. The site is comprised of mixed deciduous woodland and non-native ornamental hedgerow. The site was situated within an urban context, with immediate surroundings that include roads, pavements and footpaths, residential dwellings and gardens. The site is adjacent to Tilehurst station to the east, with the trainline to the north, the A329 (Oxford Road) to the south and additional mixed deciduous woodland to the west. The River Thames is located approximately 75m from the site boundary beyond the railway line. A previous Preliminary Ecological Appraisal was completed by Leigh-Ann Barran Ecology (January 2026). Results found that the site provides suitable habitat for a range of protected and notable species, including badger, bats, breeding birds, Hazel Dormouse, invertebrates, reptiles, and other notable species. The majority of key habitat features, including woodland and hedgerows, will be retained, and where minor losses occur, appropriate mitigation and ecological enhancement measures have been identified.			
Trees – Ground Level Tree Assessment					
Survey Findings		An inspection of six trees from ground level was carried out. Of these six trees, three trees (T14, T17 and T28) within the development site had a small number of features (PRFs), the remaining trees were of negligible habitat value for roosting bats. The table below shows the six trees surveyed.			

	Tree	Comments	Photos	
	6	Located to the west of the site. Grid reference: SU 67425 75183 No features were identified on this tree during the survey. As such the tree is concluded as being NONE (i.e. no roosting features present). This tree will be removed as part of the proposed works.		

	11	Dead tree. Located centrally within the site, to the east of T6. Grid reference: SU 67434 75180 No features were identified on this tree during the survey. As such the tree is concluded as being NONE (i.e. no roosting features present). This tree will be removed as part of the proposed works.		
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	14	Located centrally within the site, to the east of T11. Grid reference: SU 67438 75175 PRF-1: The trunk of the tree is covered by a layer of ivy. The ivy may provide limited roosting opportunities for individual or low numbers of bats (PRF-I). However, no features were noted on the trunk of the tree beneath the ivy. The tree (T14) is considered suitable for only individual or low numbers of bats (PRF-I). This tree will be removed as part of the proposed works.		
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	15	Located centrally within the site, to the south of T14 and T28. Grid reference: SU 67441 75175 No features were identified on this tree during the survey. The ivy towards the base of the tree is very thin and does not create a suitable roosting feature, nor does it cover the trunk to prevent a full inspection. As such the tree is concluded as being NONE (i.e. no roosting features present). This tree will be removed as part of the proposed works.		
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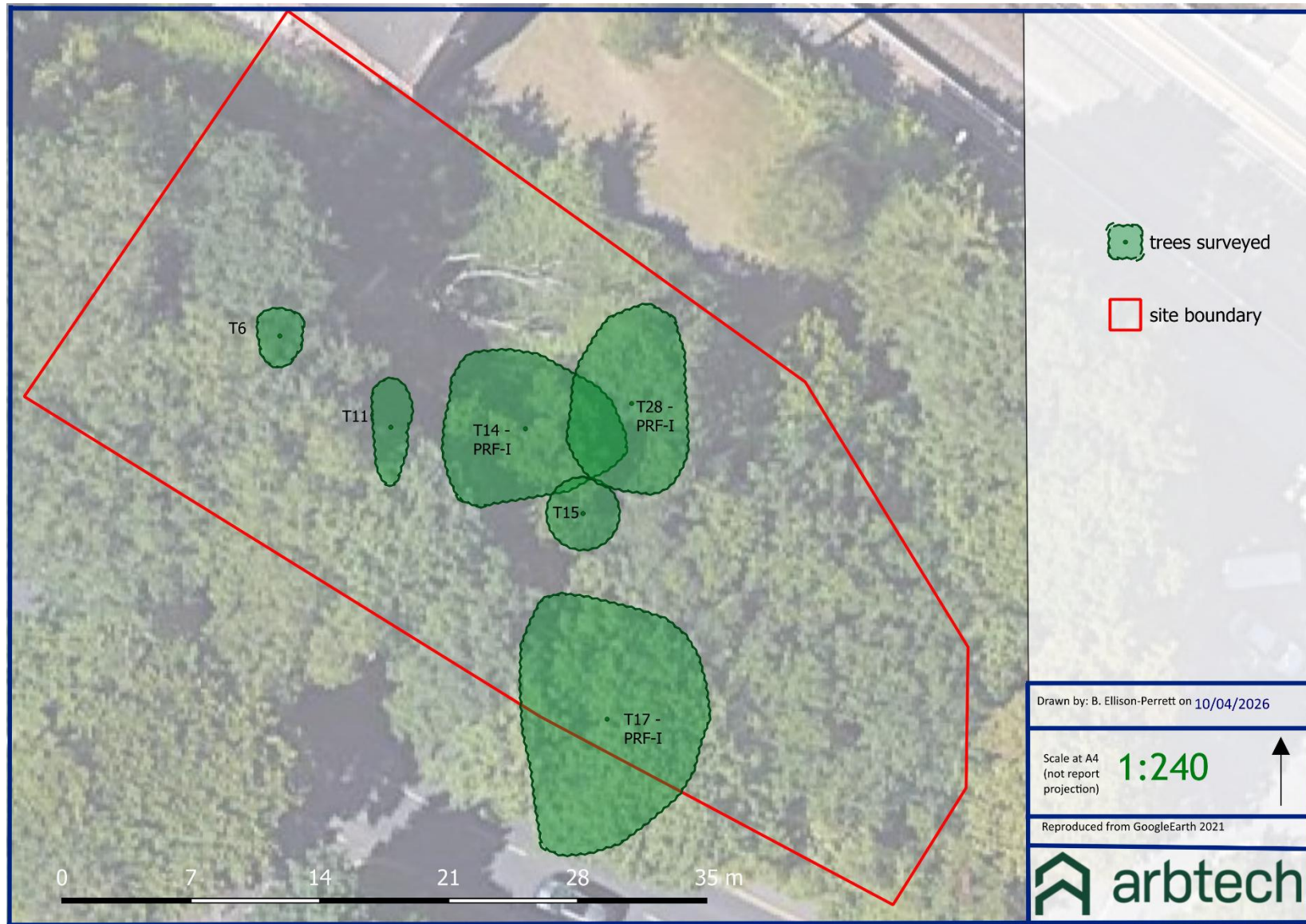
	17	Located along the southern boundary, to the south of T15. Grid reference: SU 67447 75160 PRF-1: The trunk of the tree is covered by a layer of ivy. The ivy may provide limited roosting opportunities for individual or low numbers of bats (PRF-I). However, no features were noted on the trunk of the tree beneath the ivy. The tree (T17) is considered suitable for only individual or low numbers of bats (PRF-I). This tree will be removed as part of the proposed works.		
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	28	Located towards the northern boundary, to the north-east of T14. Grid reference: SU 67447 75178 PRF-1: The trunk of the tree is covered by a layer of ivy. The ivy may provide limited roosting opportunities for individual or low numbers of bats (PRF-I). However, no features were noted on the trunk of the tree beneath the ivy. The tree (T28) is considered suitable for only individual or low numbers of bats (PRF-I). This tree will be removed as part of the proposed works.		
Foreseen Impacts	Roosting habitat [Trees]			

	All six trees will be felled as part of the proposed plans. This could result in destruction of any bat roosts present within the identified features (ivy) and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will result in the loss of small areas of six trees within the woodland habitat but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Trees] As per Tables 6.3 and 7.1 of the Bat Survey Guidelines (2023) trees with PRF-I's only do not require further survey effort, however compensation for lost features should be installed prior to tree felling works, and works should be carried out under a precautionary working method statement (PWMS). The PWMS includes: • Prior to any PRF removal, suitable compensation should be provided onsite (i.e. bat boxes in appropriate locations) • Felling to be done under supervision by an ecologist • An inspection of any features to be carried out by the arborist under supervision of the ground-based ecologist on site • Any identified PRF-I feature(s) will be soft felled in conjunction with an experienced arborist. This will involve sections of the tree with the PRF to be cut away and lowered to the ground and inspected by a licenced ecologist • Any PRFs felled will be left in-situ on the ground within a 10m exclusion zone for 24 hours • In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice Foraging and commuting habitat

	No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2
Nesting Birds	
<i>Summary of Survey Findings</i>	The site comprises lowland mixed deciduous woodland and a managed hedgerow, which provide foraging and commuting opportunities for birds. The six trees being felled had no evidence of bird's nests within; however, they all provide suitable nesting opportunities.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	Any tree removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the trees should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

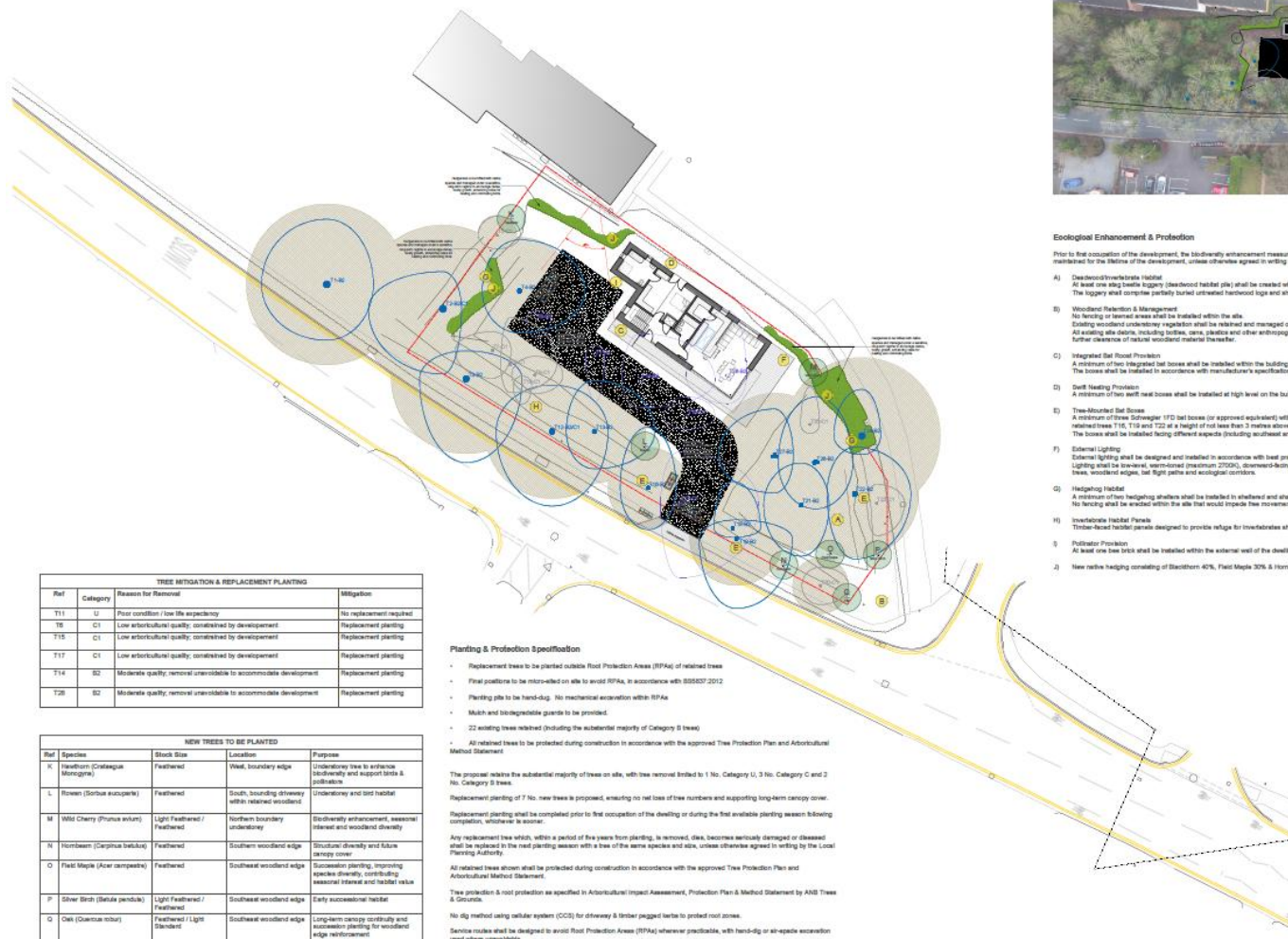
Appendix 1: Tree map



Appendix 2: Location map



Appendix 3: Proposed plans



Ecological Enhancement & Protection

Prior to final 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/struck tree hazard**
Deadwood or struck tree hazard (deadwood hazard) shall be created within the related windward area.
Lopping and/or cutting (partially but not completely) hazardous trees shall be assessed in line with the *Method of development*.
- B) **Windbreaking / Retention Management**
No fencing or barrier areas shall be installed within the site.
Windbreaking windbreakers, vegetation and/or trees shall be planted and managed on a minimal/intermediate level.
All integrated site details, including barriers, trees, plantations and other anthropogenic works, shall be safely removed prior to occupation, with no further existence of nature-related material thereafter.
- C) **Exceeding set flood Protection**
A minimum of two integrated belt zones shall be installed within the building's fabric at high level, isolated near roof eaves.
The zones shall be installed in accordance with manufacturer's specifications and related standards.
- D) **Sea flooding Protection**
A minimum of two sea wall belt zones shall be installed at high level on the building, facing north or east, and assessed thereafter.
- E) **Two-Minimum Belt Zones**
A minimum of two *Swissloger V12* belt zones (or approved equivalent) with triple front panels shall be securely mounted.
The zones shall be 116, 119 and 222 at a height of not less than 3 metres above ground level.
The zones shall be installed facing different aspects (predominant windward and leeward) and related thereafter.
- F) **External Lighting**
Outdoor lighting shall be designed and installed in accordance with best practice guidelines for buildings and public buildings.
Lighting shall be low-voltage, warm-white (maximum 2700K), downward-facing, lime- or white, and prohibited to avoid illumination of related trees, vegetation, and/or built, but light paths and emergency controls.
- G) **Hedgeplanting habitat**
A minimum of two hedging wall areas shall be installed in sheltered and/or sheltered locations adjacent to hedgerows & away from windfacing light.
The hedging shall be installed within the site that would impede future movement of hedgerows.
- H) **Inventoriable Habitat Panels**
Three-faced habitat panels designed to provide refuge for invertebrates shall be installed within the related windward edge and related thereafter.
- I) **Pollinator Protection**
At least one area shall be installed within the estate wide of the dwelling, positioned on a south-facing aspect.
- J) **Native hedging containing of Hedgerows**
40% Native hedging containing of Hedgerows 40% of Hedgerows 30% - 40% Native hedging in locations as shown.

NOTES

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MR TIM PEARCE

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Figure 2

REBORN NEW DETACHED DWELLING

Location:

LAND AT OXFORD ROAD

TILEHURST, READING RG31 6TH

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

Case	Speed (km/h)	Control
1000000000	0.0	0.00

DATE	TIME	LOCATION
MAR 2025	AT	MC

Drawing: Population:

D0500 00

P2503-03

1000000

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