

Condition 18 - Arboricultural Method Statement and Tree Protection Plan Addendum

Final for submission Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Item	Detail
Planning permission	PL/24/1614
Condition	Condition 18 - Arboricultural Method Statement and Tree Protection Plan
Source arboricultural report	AIA/AMS 06560/2024 - Duckworths Arboriculture Ltd - November 2024
Source Tree Protection Plan	WARREN CREEK TPP 06942/2026 - BS5837 Tree Protection Plan - January 2026
Status	Final for submission to the Planning Authority
Revision	Final issue: clarifies operative tree references, service-route controls, RPA/CEZ protection, root retention and coordination with the construction drawings.

1. Status and precedence

This Addendum shall be read with AIA/AMS 06560/2024 and Tree Protection Plan WARREN CREEK TPP 06942/2026. Where this Addendum is more specific, this Addendum shall prevail.

For consistency across all submitted Condition 18 documents, the retained TPO trees are T3, T5 and T7 as shown on WARREN CREEK TPP 06942/2026. W21 is the TPO woodland area adjoining the eastern boundary.

2. Submitted drawing coordination

- The construction management and service-route information shall be read with drawings 3863/300D, 3863/306B and 3863/307B.
- The hard and soft landscaping interface shall be read with drawing 3863/301E and the Condition 17 final landscape specification.
- Where documents overlap, the more protective arboricultural, ecological or watercourse-protection requirement shall apply unless the relevant specialist and, where required, the Local Planning Authority approve a revised method in writing.

3. Underground services - tracing, survey and coordinated drawing

- Existing water, electric, foul sewer and treated effluent have now been mapped. These are plotted onto "Conditions_11_19_3863_300D_Construction_Management_Plan"
- There is no underground gas, data or surface water.

4. Service trenching within RPAs / CEZs

No service trenching shall occur within the RPA/CEZ of T3, T5, T7 or W21 unless the Arboricultural Consultant has first confirmed that avoidance is not reasonably available and has issued a written method for hand-dig/air-spade excavation, root retention, ducting, backfill and supervision.

5. Root retention and treatment

- Roots over 25 mm diameter, or significant clumps of smaller fibrous roots, shall be retained.
- Any smaller roots that the Arboricultural Consultant permits to be severed shall be cut cleanly using sharp tools.
- Exposed roots shall be protected from drying and frost and shall be covered or backfilled as soon as practicable under arboricultural advice.

6. T3 Construction Exclusion Zone

T3 shall be provided with a clear Construction Exclusion Zone using protective fencing and/or ground protection sufficient to prevent access, storage, tracking, compaction and informal movement over soft ground within its RPA.

7. T5 loading/unloading and pruning control

- The loading/unloading area shall remain relocated away from beneath T5's canopy.
- No additional pruning of T5 shall be undertaken beyond the approved crown-lift specification unless separately authorised.
- Any approved pruning shall be undertaken in accordance with BS3998 and the arboricultural specification.

8. Gate, fence, entrance and post works

Any gate post, fence post or entrance work within or close to RPAs shall be micro-sited, hand dug and supervised where required. Concrete/postcrete shall not contact roots and shall be contained or isolated if used.

9. Slipways

- It is acknowledged that there are now no plans to change the slipways as shown on "Conditions_11_19_3863_300D_Construction_Management_Plan".
- There shall be no removing, infilling or altering of slipways unless that work is expressly confirmed as part of the approved construction scope and supported by a method statement addressing RPAs, W21 woodland, the creek/River Thames, bank protection, silt control, arboricultural supervision and ECoW oversight.

10. Compliance record

- The Principal Contractor shall retain records of CAT/GPR tracing, CCTV/sonde survey where relevant, service-route confirmation, arboricultural inspections and any hand-dig/air-spade supervision.
- Photographic records shall be kept of tree protection fencing/ground protection before commencement and during key construction stages.
- Any unexpected root conflict shall trigger stop-work and review by the Arboricultural Consultant before work continues.

11. Conclusion

This Addendum clarifies the operative arboricultural references and provides fixed, auditable controls for service routes, RPAs, CEZs, TPO trees T3, T5 and T7 and the W21 woodland edge. It is intended to address the tree-protection and service-route concerns raised in relation to discharge of Condition 18.