



ARBORICULTURAL REPORT



12 Grafton Road, Tilhurst, Reading RG30 4QJ

Arboricultural Impact Assessment

30th July 2026

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1. INSTRUCTIONS

- 1.1 The following report was prepared on the instruction of Michelle Thomas (12 Grafton Road, Reading RG30 4QJ)
- 1.2 To visit the site and to make an inspection of specific trees in order to assess their form and general condition and quality, specifically in order to consider what degree of constraint they may represent with regard the proposed development to the site in line with *BS 5837 Trees in relation to construction 2012*.
- BS:5837 Tree Survey (Trees within influencing distance)
 - Arboricultural Impact Assessment (AIA)

1.3 Executive Summary

- 1.4 This Arboricultural Impact Assessment has been prepared to assess the potential effects of the proposed development on existing trees in accordance with **BS5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations**.
- 1.5 The proposal requires the removal of one low-quality tree group (G4) to facilitate the development. All retained trees have been considered within the site design, and appropriate tree protection measures have been specified to safeguard their Root Protection Areas (RPAs) throughout the construction phase. Protective fencing will be installed in accordance with the accompanying Tree Protection Plan prior to the commencement of works and maintained for the duration of construction.

1.6 Subject to the implementation of the recommended arboricultural protection measures, the proposed development can be undertaken without causing unacceptable harm to the health, longevity or amenity value of the retained trees. It is therefore concluded that the proposal is arboriculturally acceptable, complies with the principles of BS5837:2012, and will not result in any significant adverse effects on the existing tree resource or the character of the surrounding street scene.

2.0 LIMITATIONS

2.1 The present assessments are based upon the site conditions as they existed at the time of the inspection which was carried out on the 27th of July 2026.

2.2 Only those features apparent at the time of the inspection can be considered and no liability can be accepted regarding trees or their parts that were inaccessible or obscured in part or in whole. Where trees could not be accessed dimensions will be estimate.

2.3 Although the health and safety of trees is part of the assessment methodology used, this report is intended for planning purposes only; it should **NOT** be construed as an assessment of the trees safety. Faults may be identified and recorded as part of this study but no management recommendations will normally be made and it remains the client's responsibility to take appropriate action. The assessor can take no liability for damage or injury sustained as a result of the failure of any tree or its parts.

2.4 The findings in this report will be valid for a period of one year, however trees are a living organism and the condition of some trees may change relatively quickly.

2.5 In producing this report documents provided to Tree Assessments UK were limited to the following:

Name Doc/Plan	Doc/Plan REF	Rev/Date
HAC Drawings	26071.PP 01-08	1/May 2026

2.6 The survey was undertaken without the use of a topographical survey. Trees were plotted by the use of a combination of lazer measuring equipment and approximate location relative to structures onsite and with the use of aerial photography.

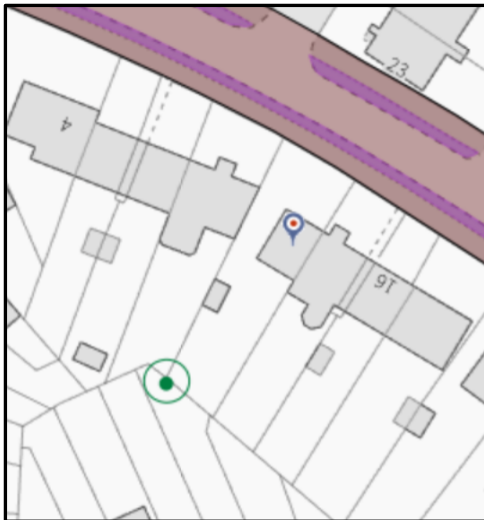
3.0 SITE INFORMATION/DATA

Soils and Geology

- 3.1 Bedrock geology showing as London Clay Formation-Clay, silt and sand. With superficial fines noted as Gerrards Cross Gravel Member-Sand and gravel.

Tree Preservation Orders and/or Conservation Area Status

- 3.2 A Tree Preservation Order (TPO 30/06) protects a Silver Birch within the neighbouring property at 6 Maiwand Gardens. Confirmation was received from Reading Borough Council on 17 July 2026. No part of the site lies within a Conservation Area.



Ancient Tree Inventory

- 3.3 A review of the Ancient Tree Inventory (ATI) confirms that there are no recorded ancient or veteran trees within the site or its immediate vicinity.

National Planning Policy & Guidance (NPPG)

- 3.4 The National Planning Practice Guidance (NPPG), introduced in March 2014 and most recently updated on 14 February 2024, supports the delivery of the National Planning Policy Framework (NPPF) (updated 12 December 2024) and is a material consideration in planning decisions.
- 3.5 The NPPG supports and promotes the early and effective consideration of trees within the planning and design process, encouraging the retention of existing trees, the integration of trees into development layouts, and the use of planning conditions to secure appropriate protection, long-term management, and successful new planting. In respect of irreplaceable habitats, the NPPG reinforces NPPF paragraph 193(c), which affords strong protection to ancient woodland and ancient and veteran trees, stating that development resulting in their loss or deterioration should be refused unless wholly exceptional reasons are demonstrated and suitable compensation is secured.

4.0 SITE OBSERVATIONS

- 4.1 The site is located within an established residential area surrounded by public highway and residential properties.
- 4.2 The property is accessed directly from the residential road immediately to the north of the site via an existing driveway.
- 4.3 The area to the north of the site comprises the public highway, beyond which are residential properties with associated gardens.
- 4.4 The areas to the east, south and west of the site comprise adjoining residential properties and their private rear gardens.
- 4.5 A grass verge and footpath are present adjacent to the northern site frontage, separating the property from the public highway.



Figure 1 – Approximate site boundary and surroundings

5.0 TREE SURVEY SUMMARY

- 5.1 A total three individual trees and five groups were surveyed.
- 5.2 Figure 2 summarises the BS5837 tree categorisation.
- 5.3 All trees were categorised in accordance with current British Standard 5837.
- 5.4 Inspection Data located in **appendix 1**.

	Individual Trees	Total	Groups of Trees	Total
Category U - Unsuitable	0	0	0	0
Category A (High Quality / Value)	0	0	0	0
Category B (Moderate Quality / Value)	0	0	0	0
Category C (Low Quality / Value)	T1, T2 & T3	3	G1-G5	5

Figure 2 - table summarises the tree categorisation

6.0 ARBORICULTURAL IMPACT ASSESSMENT (AIA)

Overview

- 6.1 The following paragraphs are based on survey data collected and discussed in the context of the relationship between proposed works and existing tree coverage. A Tree Protection Plan & Tree Constraints Plan has been attached separately which will aid visual understanding of impact.
- 6.2 The survey results show 1 Group (G4) within in close proximity to the current proposal. The group is a low category group (Category C).

Root Protection Areas (RPAs)

- 6.3 Protection under the terms of BS 5837:2012. For those specimens that have some potential to be retained, a Root Protection Area (RPA) has been calculated.
- 6.4 Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure are treated as a priority. *(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).*

- 6.5 Section 4.6.2 of BS5837:2012 states the following:

The RPA of each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.

(British Standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations – The British Standard Institute 2012).

Key Arboricultural Considerations

- 6.6 In relation to the proposed development, a range of arboricultural considerations have been assessed. The following matters are considered key considerations in relation to the proposal:
- Tree Removal
 - Tree Preservation Order
 - Proximity of trees to structures
 - Tree Protection

Tree/Group Removal

- 6.7 G4 has been identified for removal to facilitate construction of proposed extension.
- 6.8 The group (G4) is a low category group (C) with limited individual and collective landscape contribution

fencing, is considered appropriate to clearly define the construction exclusion area and minimise the risk of accidental damage to retained trees during the works.

Tree Preservation Order

- 6.9 A Tree Preservation Order (TPO 30/06) protects a Silver Birch within the neighbouring property at 6 Maiwand Gardens. The tree has been considered as part of this assessment, and the Tree Constraints Plan demonstrates that the proposed development provides adequate separation to ensure its protection and retention.

Proximity of trees to structures

- 6.10 The proposal has been positioned outside the Root Protection Areas (RPAs) of retained trees, thereby avoiding direct impacts to the rooting environment and limiting any potential arboricultural constraints both during construction and in the future.

Tree Protection

- 6.11 Appropriate tree protection measures have been specified within the accompanying Tree Protection Plan to ensure the retained trees are safeguarded throughout the construction period. Subject to the installation and maintenance of the recommended protective fencing, no significant adverse impacts on retained trees are anticipated.
- 6.12 Given the small scale and limited nature of the proposal, the use of full BS5837:2012 compliant protective fencing is not considered proportionate. A reduced form of tree protection, in the form of stake-mounted chestnut pale

7.0 CONCLUSION & RECOMMENDATIONS

- 7.1 The proposal requires the removal of one low-quality tree group (G4) to facilitate the proposed development.
- 7.2 Protective fencing shall be installed in accordance with the Tree Protection Plan prior to the commencement of works and maintained throughout the construction period to safeguard the Root Protection Areas (RPAs) of retained trees where these are not afforded protection by existing hard surfacing.
- 7.3 Subject to the implementation of the recommended tree protection measures, the proposed development can be undertaken without resulting in an unacceptable impact on the health, longevity or amenity value of the retained trees.
- 7.4 It is therefore considered that the proposal is arboriculturally acceptable and complies with the objectives of BS5837:2012, with no significant adverse effects on the existing tree resource or the character of the surrounding street scene.

Appendix 1 – Tree Schedule



Tree & Group Schedule

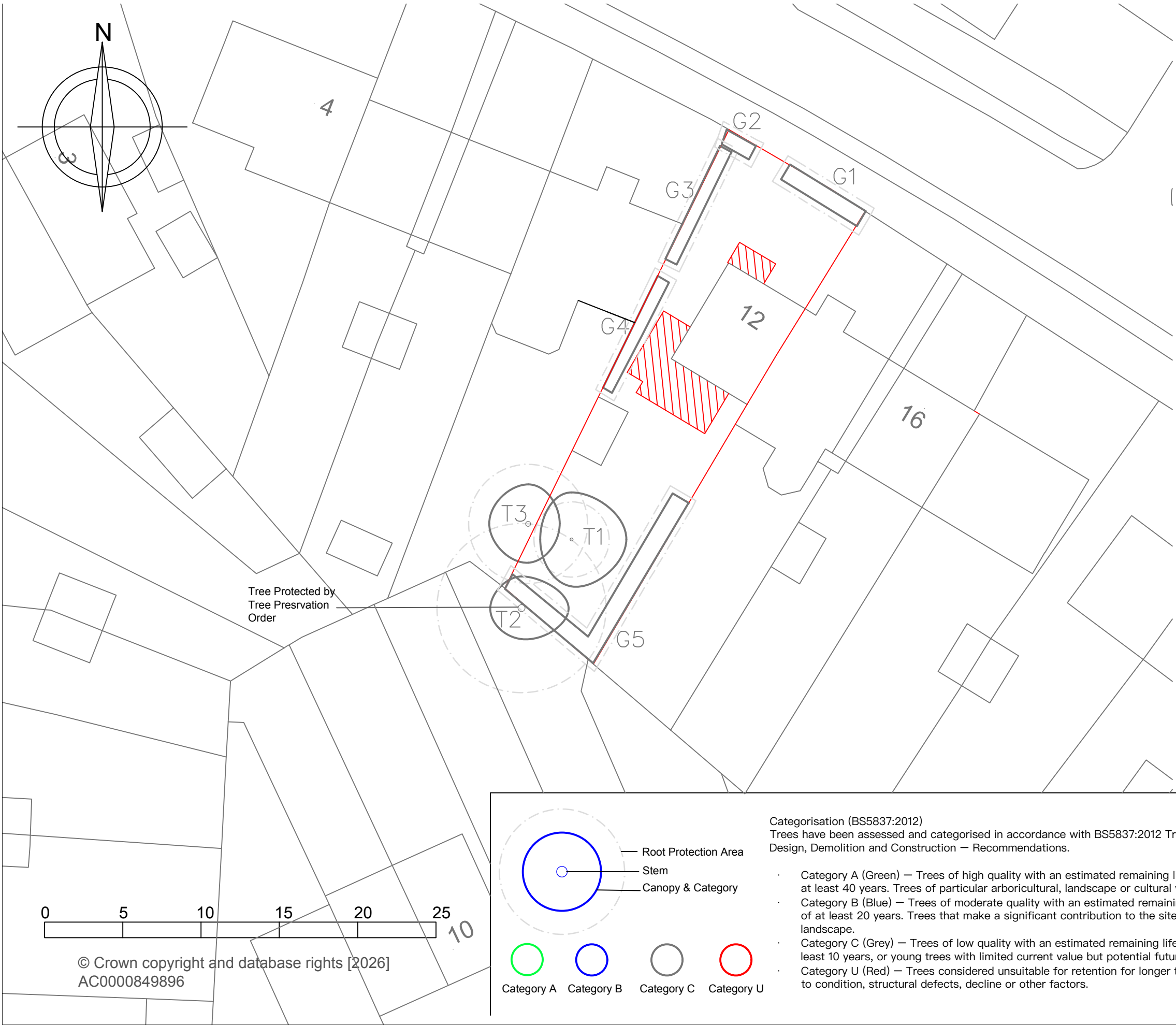
12 Grafton Road, Reading RG30 4QJ



Ref.	Species	Measurements	Survey Notes	Retention Category	RPA	Condition	Recommendations
T1	Magnolia (<i>Magnolia sp.</i>)	Height (m): 3 4 stems (mm): 110, 100, 90, 90 Spread (m): 3N, 3.5E, 3S, 2W Crown Clearance (m): 1.5 Lowest Branch (m): 1.5(N) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Multi stemmed. Crown. Shape distorted. Minor deadwood.	C1	Radius: 2.4m. Area: 18 sq m.	Physiological Condition: Good Structural Condition: Fair	None
T2	Silver birch (<i>Betula pendula</i>)	Height (m): 8 Stem Diam(mm): 450 Spread (m): 2N, 3E, 2S, 2W Crown Clearance (m): 4 Lowest Branch (m): 4(E) Rem. Contrib.: 10+ Years	A boundary third party tree. Identified to be protected by TPO. Previously reduced dead stem in crown, with birch polypore present. Limited views from client land only.	C1	Radius: 5.4m. Area: 92 sq m.	Physiological Condition: Fair Structural Condition: Fair	Advise Tree Owner to inspect tree in full (within 3 months)
T3	Hawthorn (<i>Crataegus sp.</i>)	Height (m): 5 Stem Diam(mm): 320 Spread (m): 2.5N, 2E, 2.5S, 2.5W Crown Clearance (m): 3 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Third party tree. Twin stemmed at 2m above ground level. Previously reduced. minor deadwood.	C1	Radius: 3.8m. Area: 45 sq m.	Physiological Condition: Good Structural Condition: Fair	None
G1	Plum Spp	Height (m): 2 Stem Diam(mm): 60 Crown Clearance (m): 0 Lowest Branch (m): 0 Rem. Contrib.: 10+ Years	A maintained front hedge (plum spp). No significant features.	C2	Area: 31 sq m.	Physiological Condition: Good Structural Condition: Good	None
G2	Plum Spp	Height (m): 2 Stem Diam(mm): 60 Crown Clearance (m): 0 Lowest Branch (m): 0 Rem. Contrib.: 10+ Years	A maintained front hedge (plum spp). No significant features.	C2	Area: 31 sq m.	Physiological Condition: Good Structural Condition: Good	None
G3	Mixed species (<i>Mixed species</i>)	Height (m): 1.5 Stem Diam(mm): 50 Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A linear hedge group, maintained. Lilac and	C2	Area: 45 sq m.	Physiological Condition: Good Structural Condition: Good	None
G4	Mixed species (<i>Mixed species</i>)	Height (m): 1.5 Stem Diam(mm): 50 Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A linear hedge group, maintained. Privet, plum.	C2	Area: 39 sq m.	Physiological Condition: Good Structural Condition: Good	None
G5	Lawson Cypress	Height (m): 2.5 Stem Diam(mm): 200 Crown Clearance (m): 0 Lowest Branch (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A linear group of maintained hedge (lawson cypress). Some dieback due to over pruning.	C2	Area: 76 sq m.	Physiological Condition: Fair Structural Condition: Good	None

Appendix 2 – Drawings





This Tree Constraints Plan has been prepared without a topographical survey and tree survey undertaken on 27th July 2026 by Lee Garner

TREE CONSTRAINTS PLAN (TCP)

The Tree Constraints Plan (TCP) has been prepared in accordance with BS5837:2012 and identifies the location, quality and category of existing trees on and adjacent to the site. It highlights the constraints that trees may impose on future development, including canopy spread, Root Protection Areas (RPAs), shading and future growth requirements.

The purpose of the TCP is to inform the design process at an early stage, allowing the development layout to respond positively to existing tree constraints while maximising opportunities for tree retention. Trees identified as suitable for retention should be incorporated into the design wherever practicable, with proposed buildings, infrastructure and hard surfaces positioned outside their RPAs and canopy spreads.

Development located within RPAs may require specialist design solutions and construction techniques to minimise impacts on rooting environments. Such measures can increase construction costs and may not always be supported by the Local Planning Authority (LPA). Consequently, it is generally preferable for development to be located outside identified tree protection constraints wherever possible.

In addition to below-ground protection, consideration should also be given to canopy clearance requirements, future tree growth and the practical space required for construction activities. As a general guide, adequate working space should be maintained between retained trees and proposed structures to facilitate construction and future management.

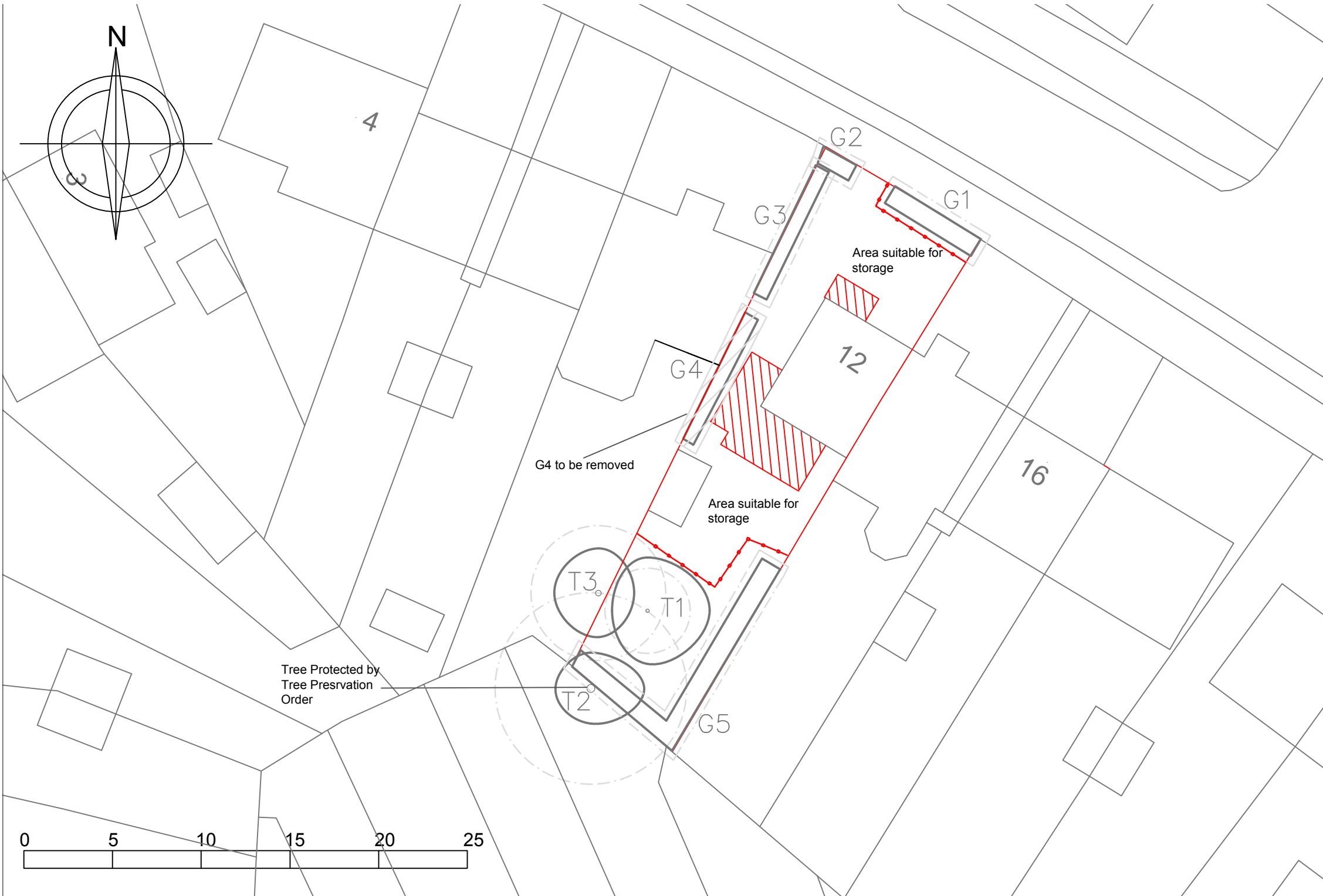
The TCP should be used by the project team to guide the initial design process. Once a preferred layout has been established, an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) should be prepared, where required, to demonstrate how retained trees will be protected throughout the construction process and to support any planning application.



Project: 12 Grafton Road, Tilhurst, Reading RG30 4QJ

Drawing: Tree Constraints Plan

Date: July 2026	Based on: N/A	Rev: -
Scale: 1:250 @A2	Drawing No: 02/2026	Drawn: LG



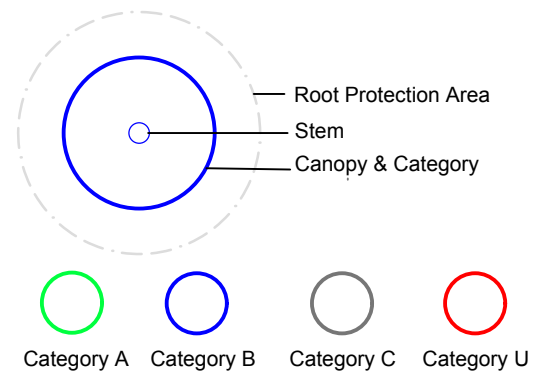
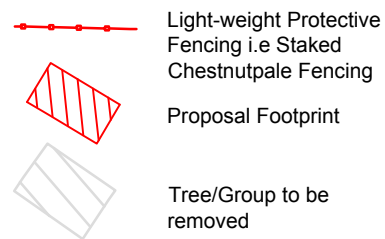
All areas excluded by protective tree fencing shall be treated as CEZs and the following restrictions shall apply:

- No construction activity can occur within these areas.
- No works on trees unless agreed by the Project Arboriculturist.
- No alterations of ground levels or conditions.
- No chemicals or cement washings.
- No excavation.
- No temporary structures.
- No storage of soil, rubble or other materials.
- No vehicles or machinery to be used or parked within CEZs
- No fixtures (lighting, signs etc.) to be attached to trees.
- No fires within 10 metres of the canopies of any tree or hedgerow.



Read in conjunction with Tree Assessments UK - AIA Report ref: dated 30/07/2026

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Categorisation (BS5837:2012)
Trees have been assessed and categorised in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction — Recommendations.

- Category A (Green) — Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees of particular arboricultural, landscape or cultural value.
- Category B (Blue) — Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees that make a significant contribution to the site and surrounding landscape.
- Category C (Grey) — Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with limited current value but potential future contribution.
- Category U (Red) — Trees considered unsuitable for retention for longer than 10 years due to condition, structural defects, decline or other factors.



Project: 12 Grafton Road, Tilhurst, Reading RG30 4QJ

Drawing: Tree Protection Plan

Date: July 2026	Based on: N/A	Rev: -
Scale: 1:250 @A2	Drawing No: 02/2026	Drawn: LG

Appendix 3 - Photos





T1



T3



T2



G1



G2 & G3



G5 (T2 in the background)



G4