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DUCKWORTHS
ARBORICULTURE LTD.

1st September 2026

Ref: 07111 / 2026

Planning application: PL/24/1614

Discharge application: PL/26/0952

Site: Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Condition: 18 - Arboricultural Method Statement and Tree Protection Plan

Dear Amy,

RE: ARBORICULTURAL REVIEW AND ENDORSEMENT OF COORDINATED PLAN 3863/308 REV B (WC-SCAC-001)

I have been asked to review the architect's revised coordinated service arrangements for Warren Creek, The Warren, Caversham, and their potential arboricultural effects.

In response to this request, and in light of the concerns raised in relation to the discharge-of-conditions application, I visited the site to inspect the trees and review the potential effect of the proposed service routes on tree roots.

Following discussion with the client and architect, I recommended modifications to the coordinated plan so that the service arrangements avoid the Root Protection Area (RPA) of T7 (Ash). The final revised plan removes the proposed new service trenches previously shown within that RPA.

The revised arrangement comprises:

- 1) Retaining and reusing the existing water supply, with no new water-supply trench.
- 2) Routing the new power and associated electrical/control cabling through the existing redundant sewage duct running from north of Warren Creek, across the bridge and to the new utility-room location, without requiring a new trench within the RPA of T7.
- 3) In addition, the treated-effluent outfall has also been amended to route through the existing redundant sewage duct running from north of Warren Creek.

As a result of these changes, I confirm that the final coordinated service arrangements require no excavation, trenching or digging within the RPA of T7 (Ash). I further confirm that AIA/AMS 06560/2024 and Tree Protection Plan WARREN CREEK TPP 06942/2026 0.2 can be implemented in full during the construction works.

I therefore endorse coordinated plan 3863/308 Rev B (WC-SCAC-001). Subject to compliance with the documents identified above, I am satisfied that the proposed landscaping and coordinated service arrangements can be implemented without unacceptable harm to the trees on the site.

From an arboricultural perspective, I have no objection to the discharge of Condition 18 on the basis of this coordinated package. Any material departure from the endorsed routes, layout or methods shall be referred back to me as the appointed Arboricultural Consultant before the affected work proceeds. Where required, I will liaise with Reading Borough Council and obtain its agreement before implementation.

Notes on the condition of T7 (Ash)

Please note - for the avoidance of doubt, the updated assessment of T7's condition does not alter the conclusions above regarding the revised service routes or the suitability of the current tree-protection measures for Condition 18. Unless and until removal is separately authorised, T7 will remain treated as a retained tree and protected in accordance with AIA/AMS 06560/2024 and TPP 06942/2026 0.2.

During my site visit, I noted that T7 (Ash) is now in an advanced state of decline. The tree has shown some canopy dieback throughout the five years in which I have inspected the property, and this has materially increased.

The recent drought conditions and fire affecting the garage building appear to have accelerated the decline. Approximately 25-30% of the canopy is now dead, and the remaining canopy is retrenching and in advanced decline. I now categorise T7 as a BS 5837 Category U tree with an anticipated remaining contribution of less than 10 years and recommend its removal, subject to the necessary separate consent or notification process.

Mr Arnold has consistently sought to retain T7 and has made substantial efforts to protect it throughout the development process. However, in my professional opinion, its decline is terminal and long-term retention is no longer sustainable. Pending any separate decision on removal, the existing protection measures shall nevertheless remain in force.

I have attached a series of three photographs with this correspondence confirming the condition of the tree.

Given the TPO status of T7, I would welcome guidance on the appropriate separate consent or notification process for its removal and replacement. Mr Arnold proposes replacement planting, potentially a native oak positioned near the existing location but set slightly farther back from the bank, subject to the Council's advice and any necessary approval.

Do contact me if you have any further questions.



Sarah Duckworth – Arboricultural Consultant
Dip Arb (RFS), MArborA, Tech. Arbor.A, BA Hons
LANTRA Professional Tree Inspector



Photo 1 – Canopy of T7 (Ash)



Photo 2 – Dieback in canopy of T7 (Ash)



Photo 3 – Dieback in canopy of T7 (Ash)